



FOR SALE

1918 B St
Floresville, TX 78114

- Potential residential or commercial development opportunity.
- Ag Exemption
- 30 Miles from San Antonio

± 20.56 ACRES I LAND

NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SUMMARY

Property Specs

PRICING	Call Broker
LOT SIZE	± 20.56 Acres
UTILITIES	Available
TYPE	Land
ZONING	R1

- Located in the City of Floresville with potential residential or commercial development opportunity.
- Ag Exemption
- 0.3 miles from Floresville Middle School
- 1.1 Miles from Floresville High School
- 0.9 Miles from Floresville Elementary School
- 30 Miles from San Antonio
- 0.18 miles from Hwy 181
- 0.8 miles from HEB



FOR MORE INFO
CLICK HERE

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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PHOTOS

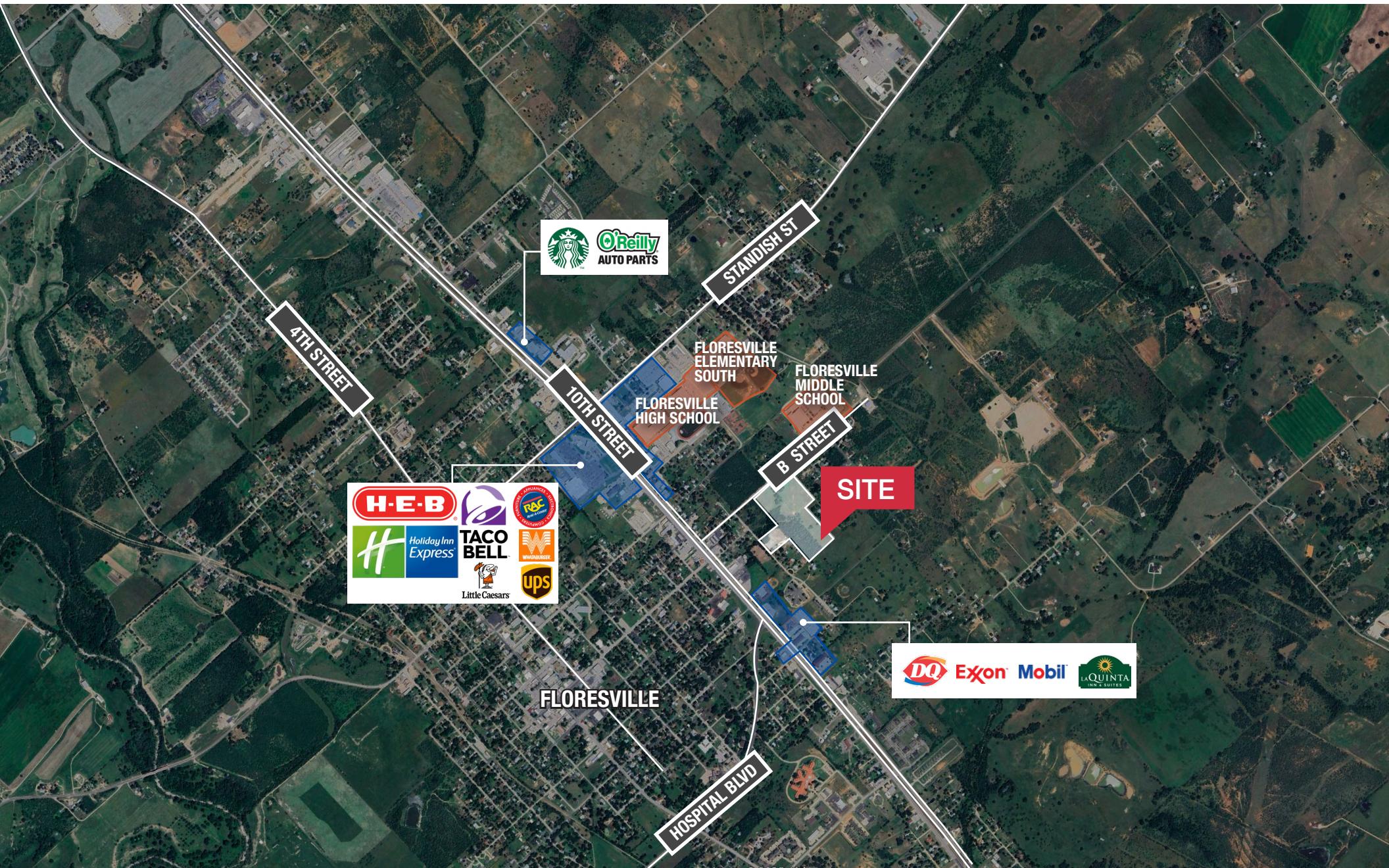
R1
ZONING

± 21.3
TOTAL ACRES AVAILABLE

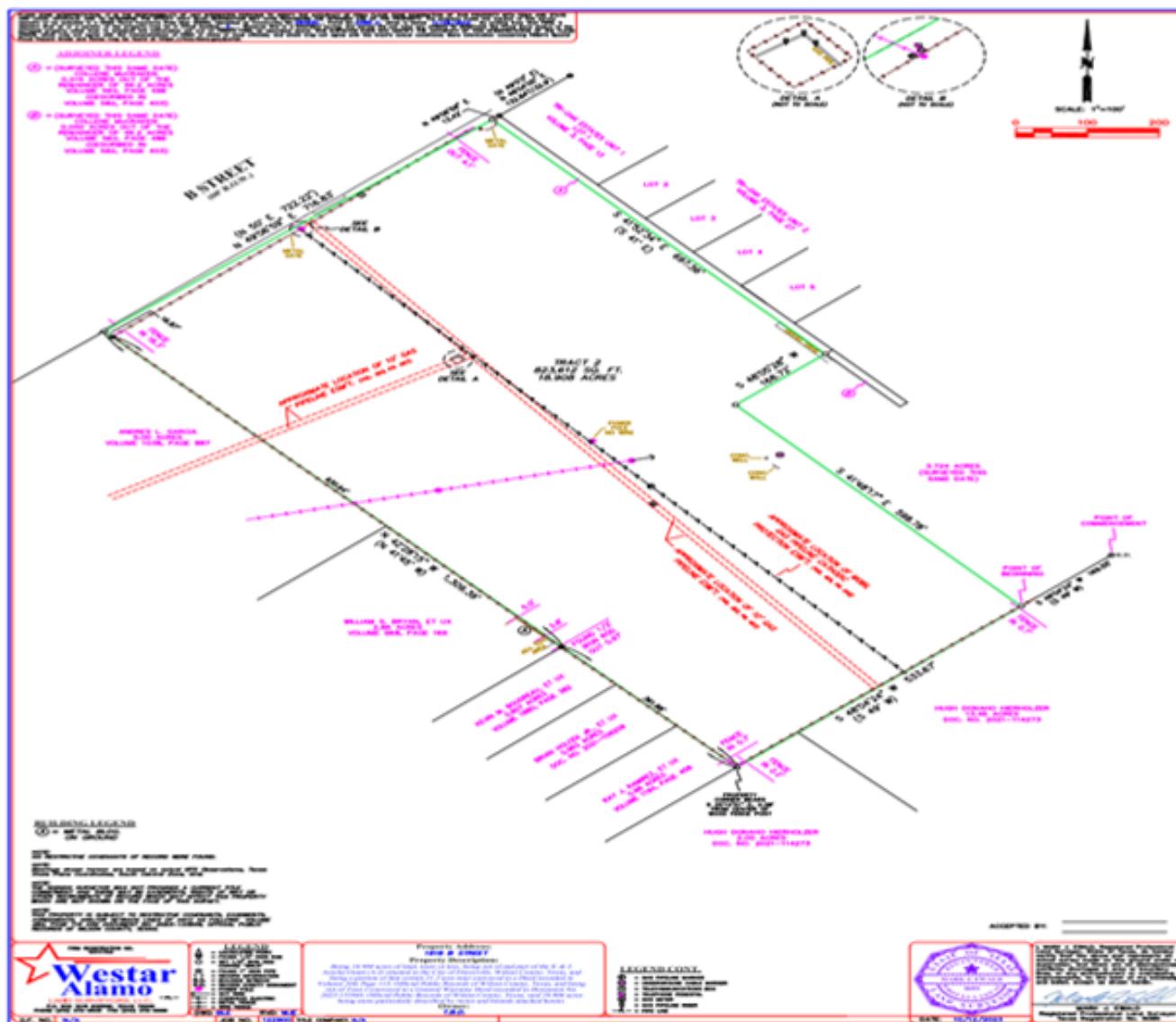


AREA MAP

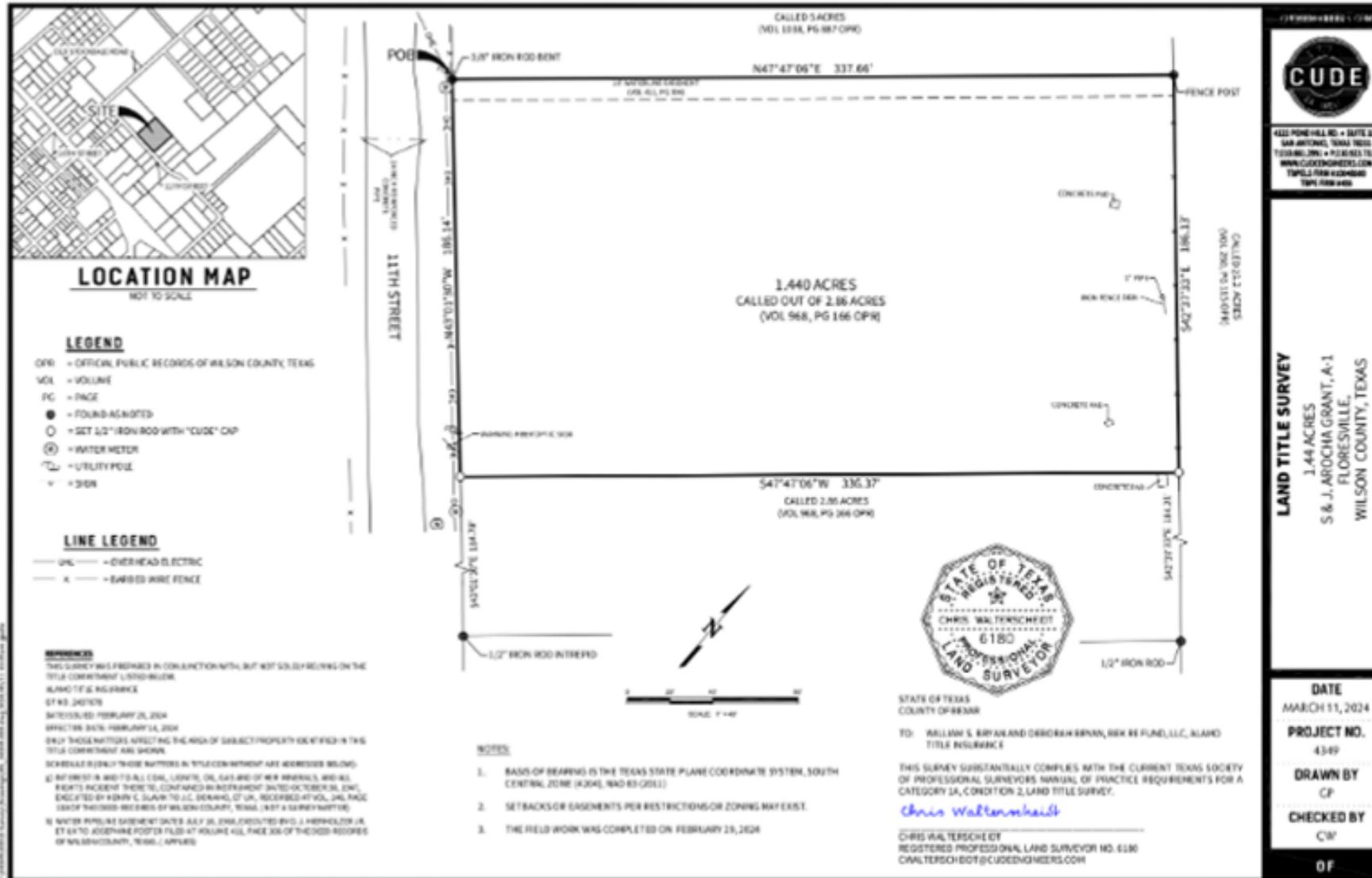
- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



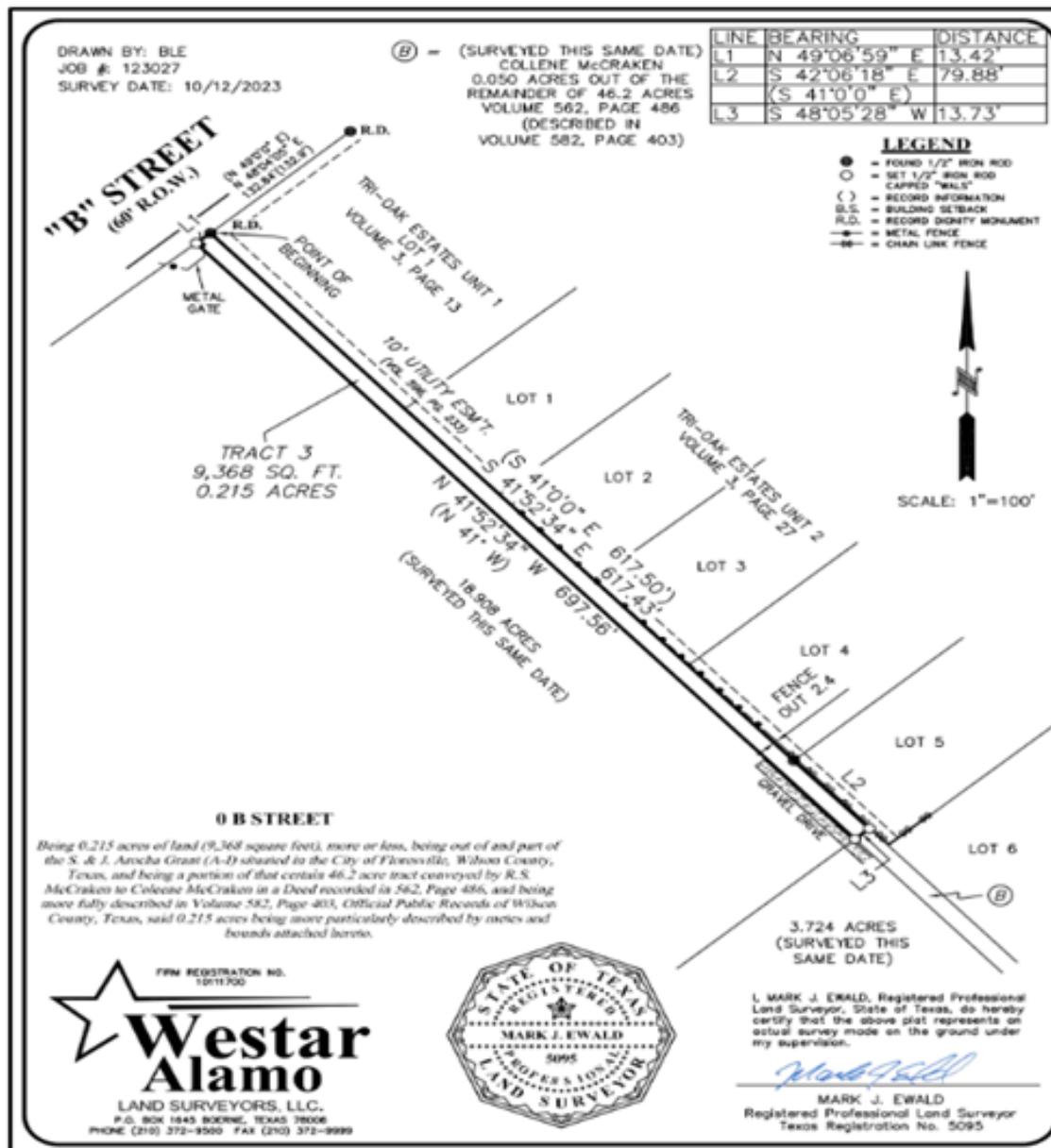
SURVEY 1



SURVEY 2



SURVEY 3





DEMOGRAPHICS

	1-mile	5-mile	10-mile
2025 Population	4,682	10,713	25,251
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	1,654	3,842	9,111
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$73,916	\$89,180	\$118,356

Traffic Counts

STREET	AADT
Hwy-181	16,364

Cities Nearby

San Antonio, Texas	30 miles
Austin, Texas	88 miles
Laredo, Texas	158 miles
Houston, Texas	187 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Vegas. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



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TOP 6

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