

# FOR SALE

1918 B St  
Floresville, TX 78114

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

**± 20.56 ACRES | LAND**



# 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



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

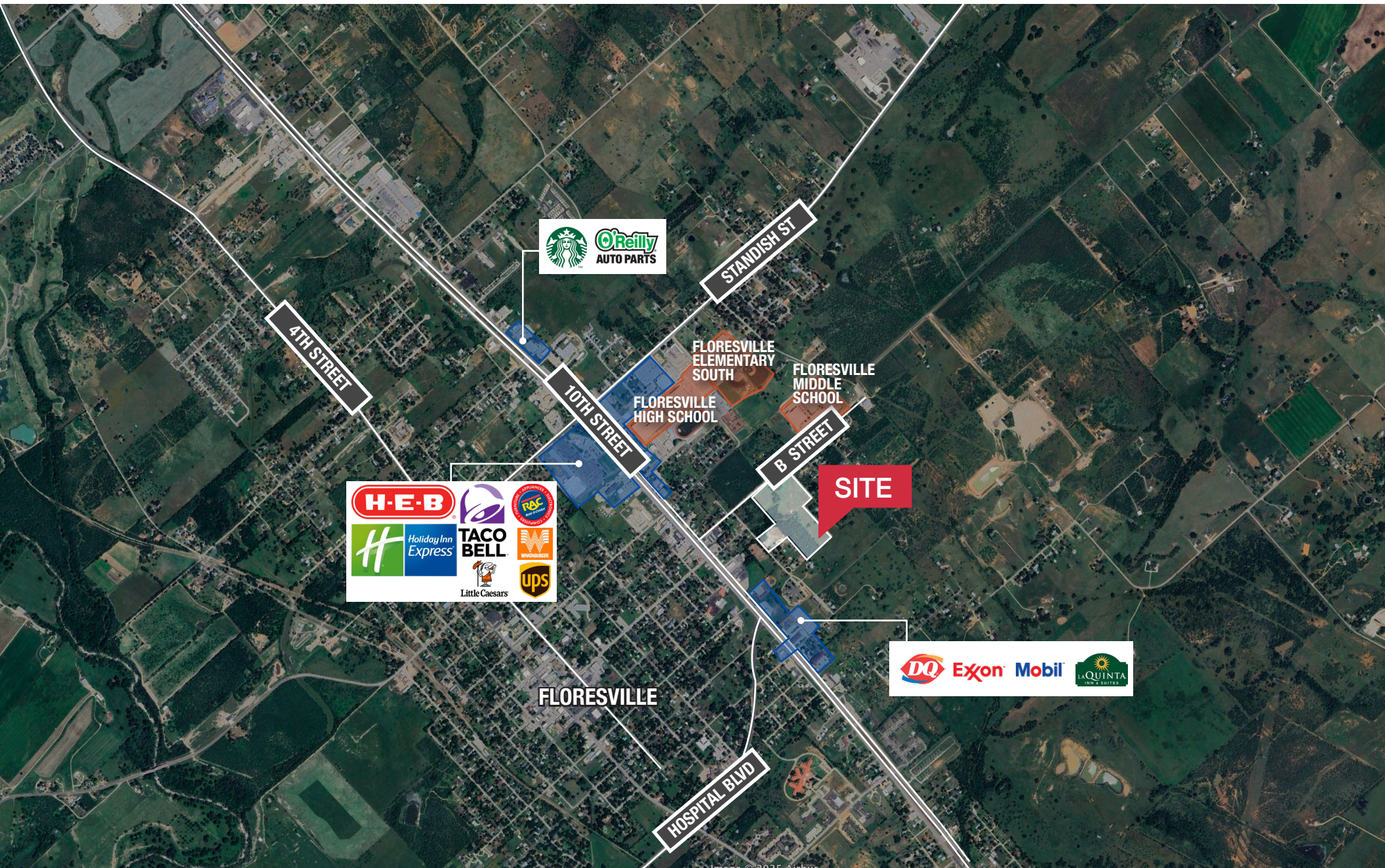
**± 21.3**  
TOTAL ACRES AVAILABLE





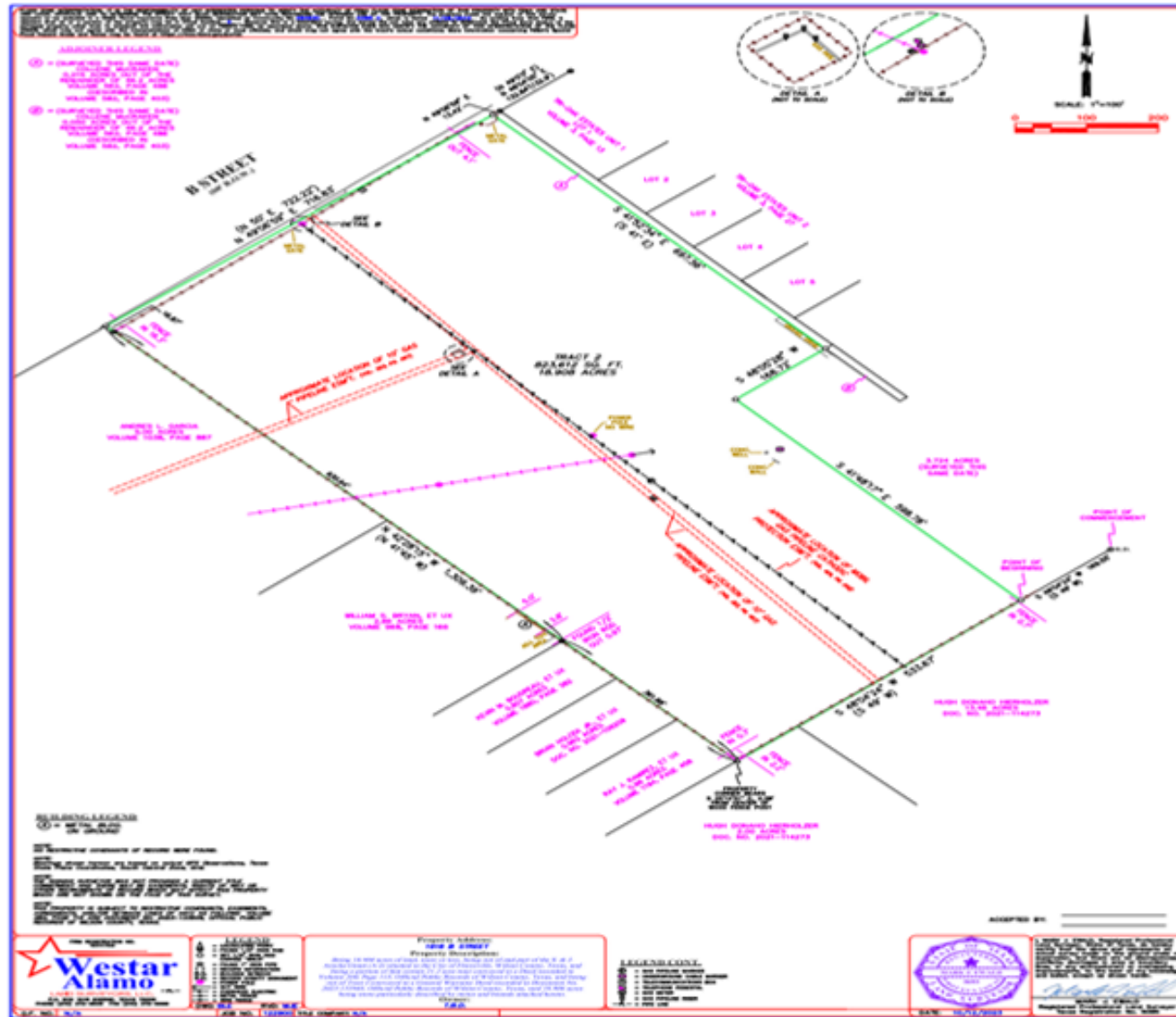
# AREA MAP

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

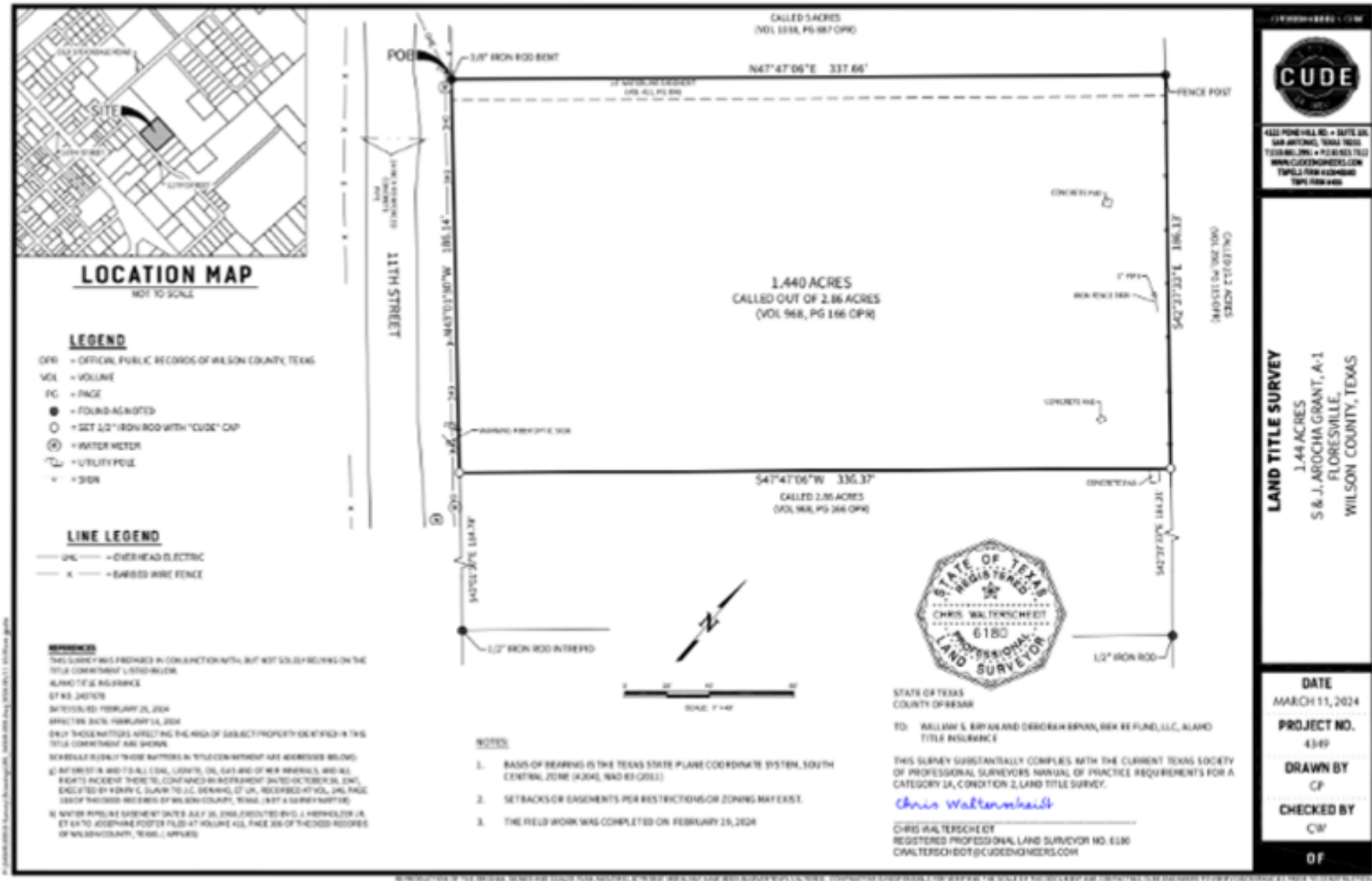




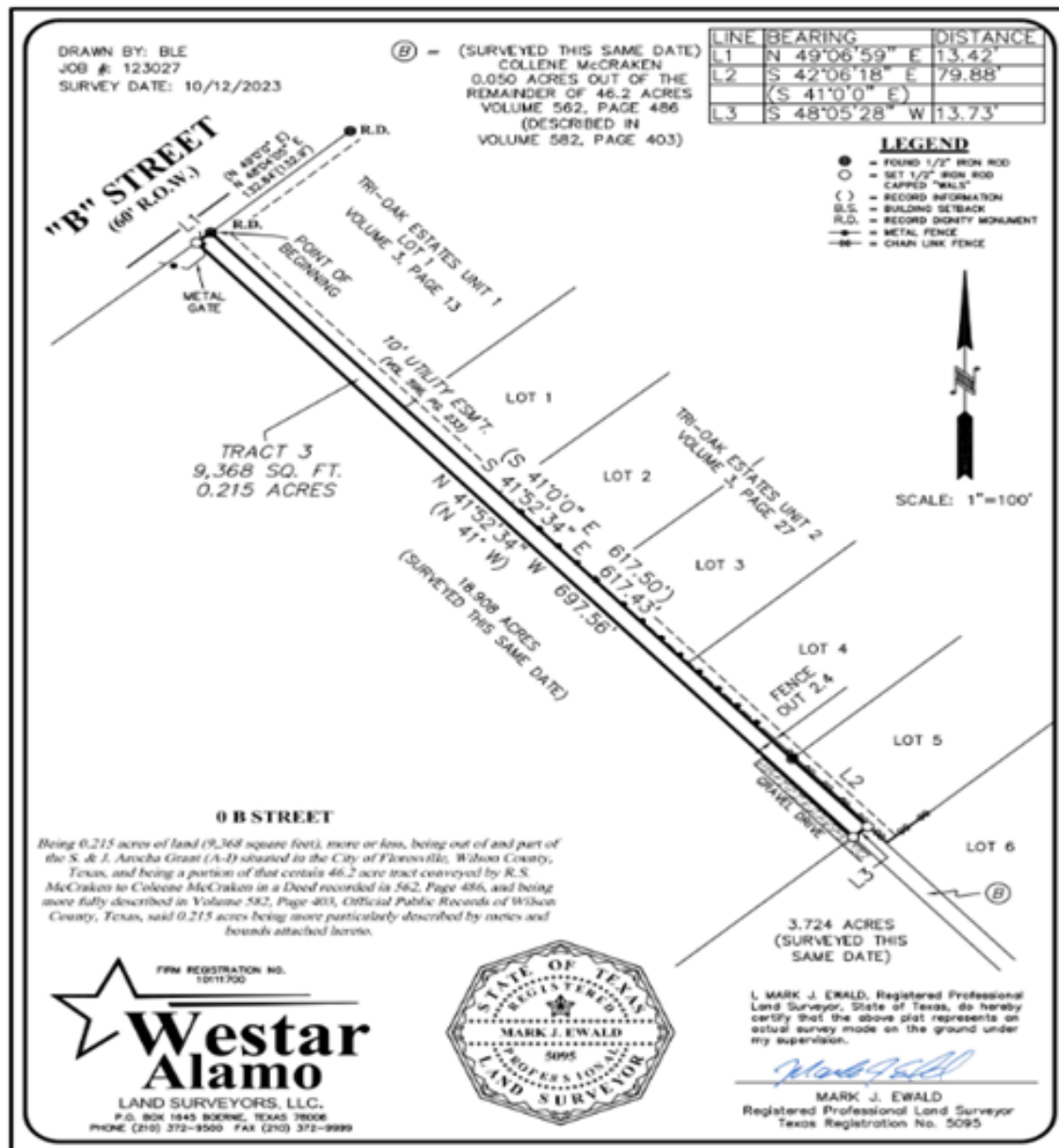
# SURVEY 1



# SURVEY 2



# SURVEY 3





# DEMOGRAPHICS

POPULATION	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.

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## 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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