

1918 B St
Floresville ,Tx
78114

21.3 Acres



SUBJECT PROPERTY
1918 B STREET
FLORESVILLE, TX

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CONTENTS

OVERVIEW	3
PROPERTY PHOTOS	4
AERIAL MAPS	5
TOPO MAP	6
FLOOD PLAIN MAP	7
UTILITY MAP	8
COMMUNITY OVERVIEW	9
SURVEYS	10,11,12



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OVERVIEW

21.3 acres located in the City of Floresville with potential residential or commercial development opportunity.

PROPERTY HIGHLIGHTS

- Street Frontage: 735ft on B Street and 186ft on 11th Street
- Ag Exemption
- Utilities Available

PROPERTY SUMMARY

- Asking Price: \$1,855,656 | \$2 per sqft | \$87,120 per Acre
- Current Zoning: R1 (Single-Family Residential District) . *Includes multiple other uses. See Floresville TX Code of Ordinances.*
- Lot Size: 21.3 Acres | 927,828 SF

LOCATION HIGHLIGHTS

- In city of Floresville
- 0.3 miles from Floresville Middle School
- 1.1 Miles from Floresville High School
- 0.9 Miles from Floresville Elementary School South
- 30 Miles from San Antonio
- 0.18 miles from Hwy 181
- 0.8 miles from HEB

PROPERTY PHOTOS



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AERIAL MAP



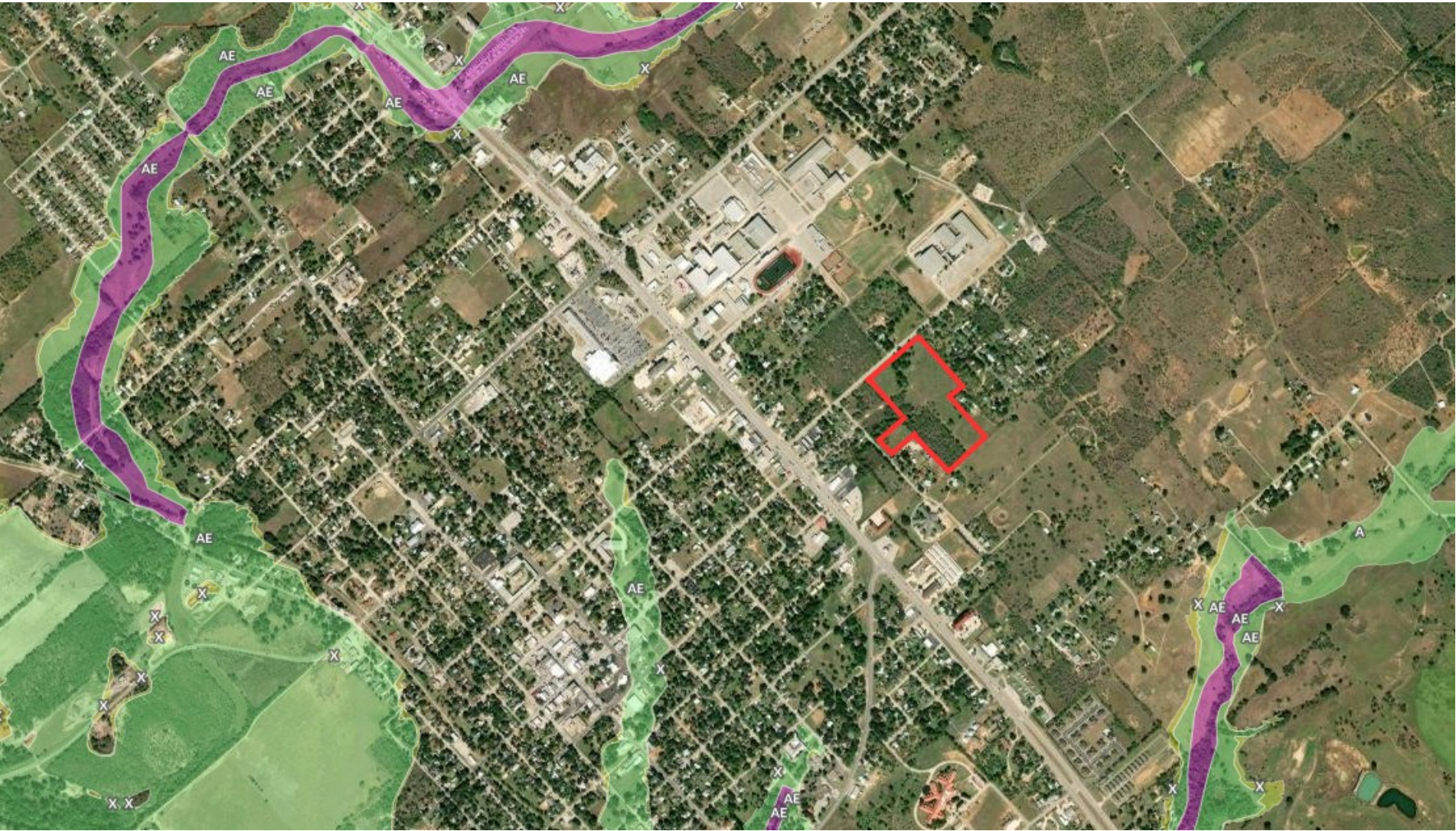
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TOPO MAP



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FLOOD PLAIN MAP



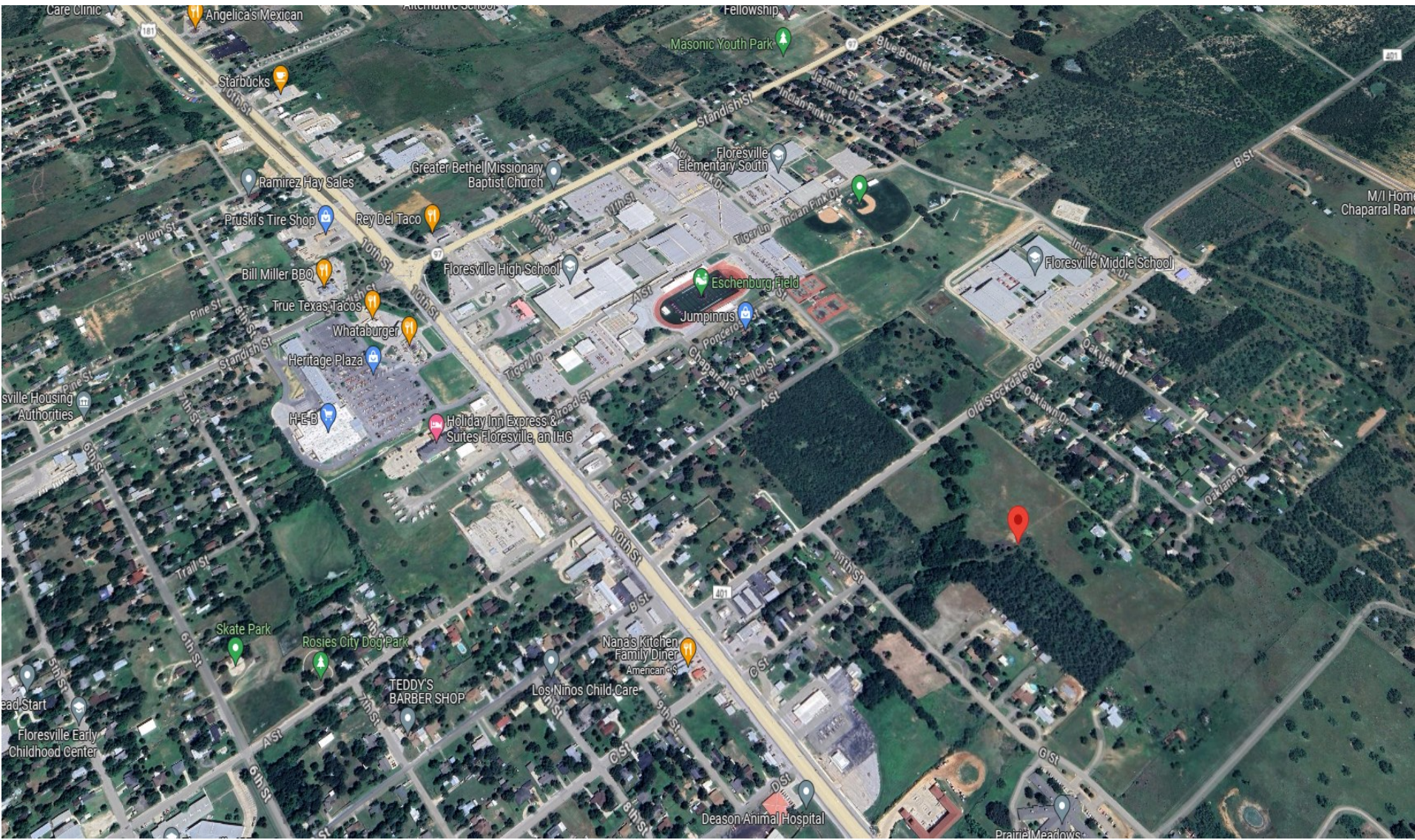
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UTILITY MAP



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STREET MAP



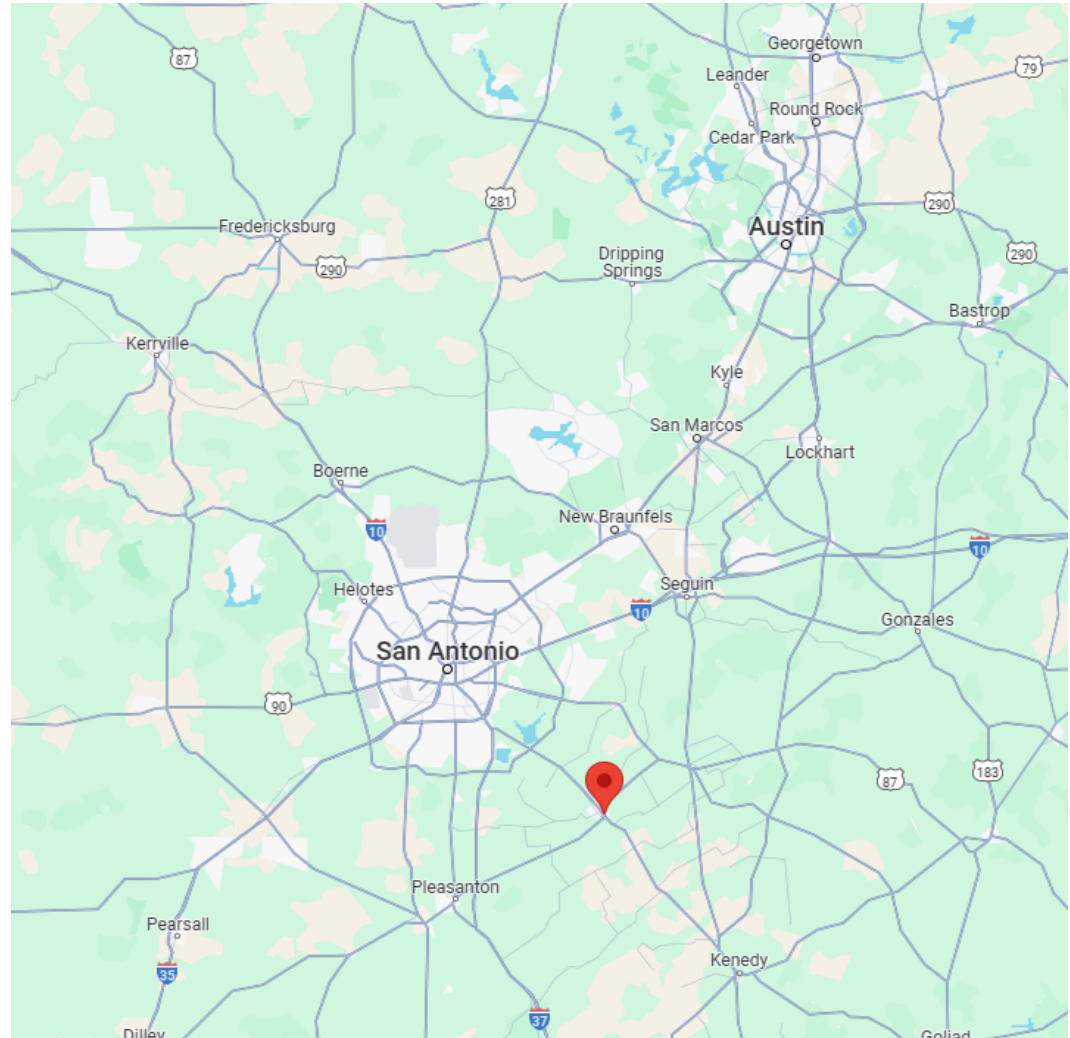
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COMMUNITY OVERVIEW

- **Floresville**, located in Wilson County, Texas, is a thriving small town with a rich agricultural heritage, positioned about 30 miles southeast of San Antonio. Its proximity to the larger San Antonio metropolitan area offers both residents and businesses access to a growing urban economy while maintaining a quieter, rural lifestyle.
- **Economic Base:** Historically an agricultural town, Floresville's economy has expanded in recent years to include sectors like retail, services, and light manufacturing. However, agriculture and oil production remain significant contributors to the local economy. The growth of nearby San Antonio has positively impacted Floresville's real estate market, making it an attractive option for residential development and commercial investments.

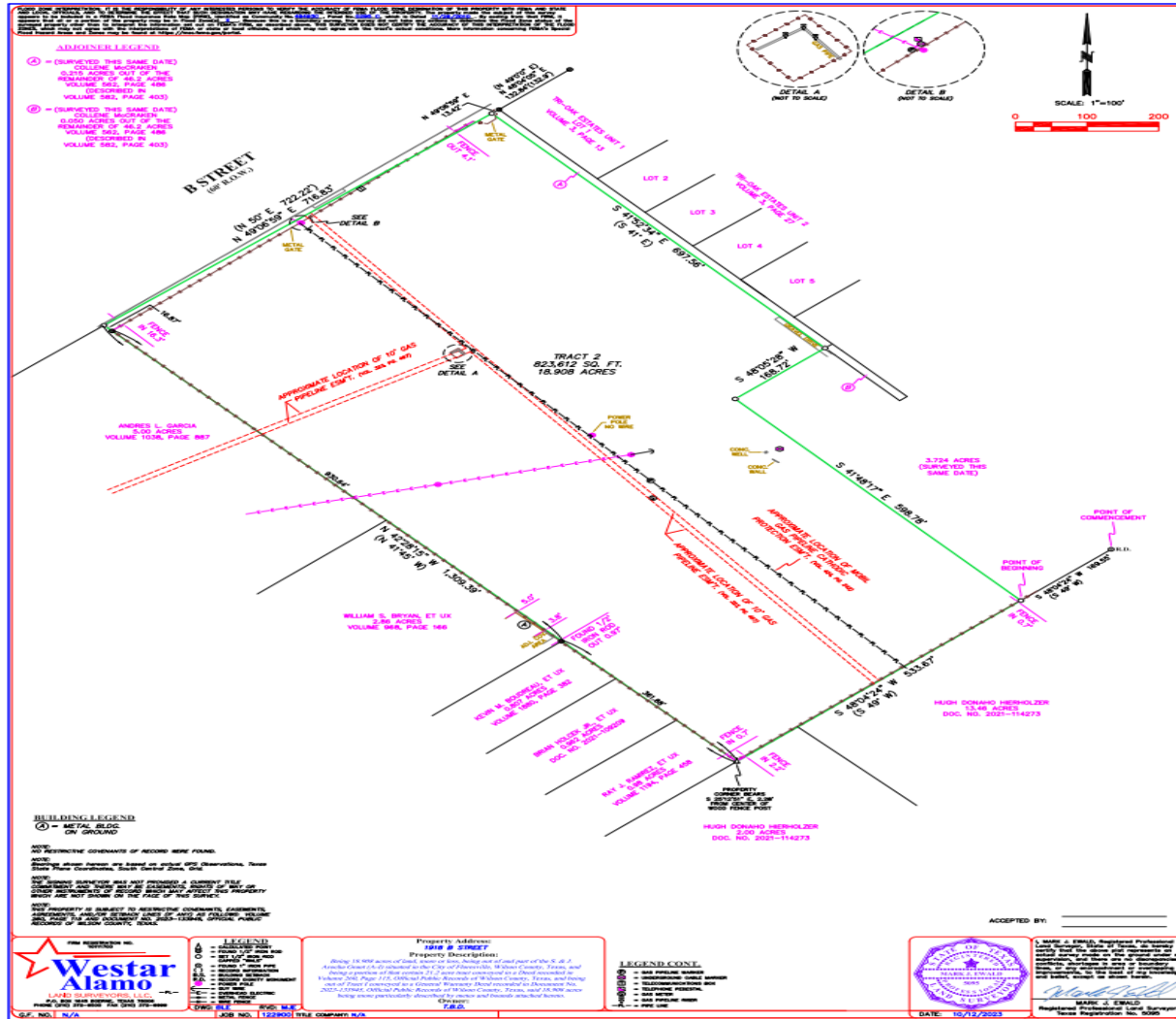
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,833	44,028	94,691
MEDIAN HH INCOME	\$60,000	\$70,000	\$80,000
MEDIAN AGE	37.6	39	41
HOUSEHOLDS	1,569	10,905	22,400
DAILY TRAFFIC	Approximately 7,000 to 8,000 vehicles pass through the vicinity daily		



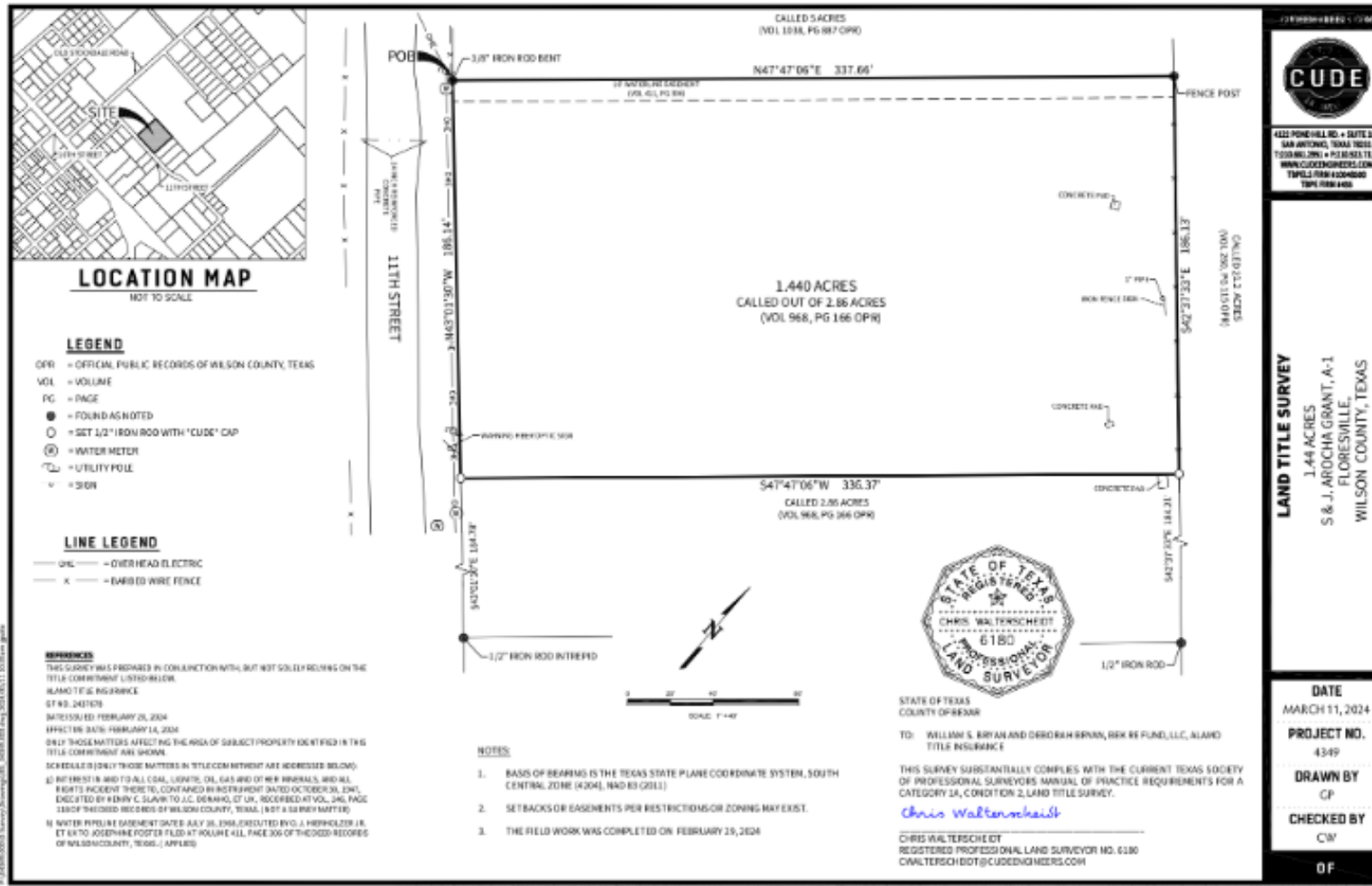
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Surveys (1 of 3) 19.9 Acres



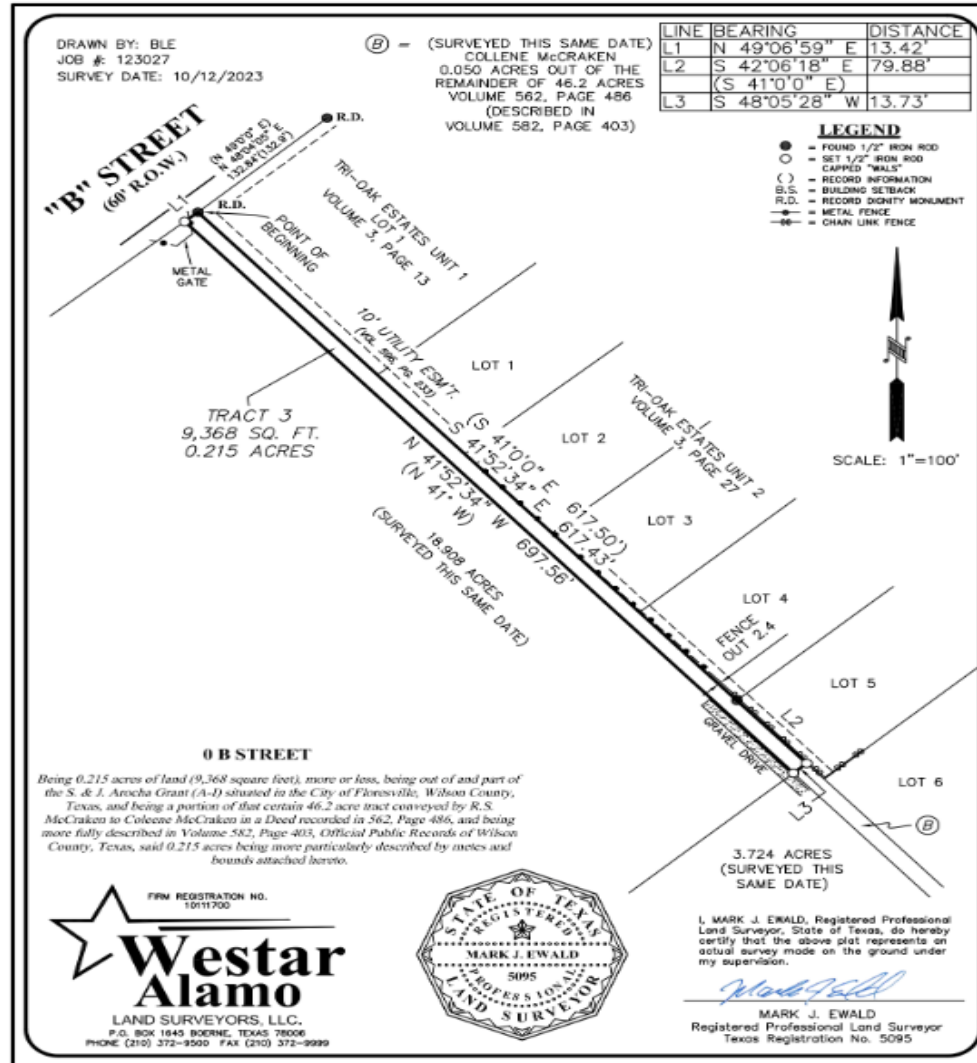
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Surveys (2 of 3) 1.44 Acres



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Surveys (3 of 3) 18.908 Acres



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