

LENDER FORCLOSURE SALE



8453 US HIGHWAY 181 N
FLORESVILLE, TX 78114

Fully Improved Restaurant With 8 Acres Of Land

David Maling

Executive Vice President
626.204.1506
dmaling@naicapital.com
CA DRE #01139115

Juan Carlos Flores, CCIM

Sales Associate
702.366.1400
jflores@naiexcel.com
TX #676148

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



FULLY IMPROVED RESTAURANT

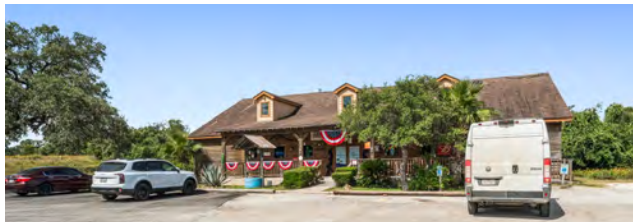
Property Overview

Introducing a prime retail/restaurant investment opportunity in Floresville, TX. This immaculate 4,416 SF building, constructed in 2008, offers a strategic location in a thriving area with approximately Eight (8) Acres of Land, zoned C1 for maximum flexibility. The property's exceptional visibility and high traffic volume make it an optimal choice for a retail or restaurant venture. With its modern construction and ideal size, this property presents an enticing opportunity for investors seeking a lucrative position in the vibrant retail or restaurant market of the Floresville area. Please Note: FORECLOSURE SALE - Lender has taken back this property via a foreclosure and has very little information on the property. Buyer to conduct their investigation and understand Seller is providing in "AS-IS" condition with no Representations or Warranties.

Location Overview

Discover the bustling community surrounding this prime retail investment opportunity in Floresville, TX. Situated in a rapidly growing area, the location offers excellent visibility and convenient access to major highways, making it an ideal destination for retail businesses. Nearby attractions such as the Floresville Town Square, River Bend Golf Club, and the Wilson County Courthouse provide a vibrant atmosphere for locals and visitors alike. With a strong retail presence and an array of dining and entertainment options, the area holds great potential for

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LENDER FORCLOSURE SALE

Address: 8453 Us Highway 181 N

Sale Price: \$1,150,000

Building Size: 4,416 SF

Lot Size: 348,044 SF/ Approx 8 Acres

APN 18188

Price / SF: \$260.42

Zoning: C1

Year Built: 2008

No. of Stories 1



PROJECTED FINANCIAL INFORMATION

Sale Price	\$1,150,000
------------	--------------------

Location Information

Building Name	Fully Improved Restaurant with 8 Acres of Land
Street Address	8453 Us Highway 181 N
City, State, Zip	Floresville, TX 78114
County	Wilson

Building Information

Building Size	4,416 SF
Estimated NOI	\$72,000.00
Estimated Cap Rate	6.26
Occupancy %	0.0%
Tenancy	Single
Number of Floors	1
Year Built	2008
Condition	Average

Property Information

Property Type	Retail
Property Subtype	Restaurant
Zoning	C1
Lot Size	348,044 SF
APN #	18188
Amenities	Fully Improved Sit-down Dinning Restaurant and Bar with Kitchen and ancillary rooms for storage. Ample parking with land of approximately 8 Acres.

Parking & Transportation

Parking Type	Surface
--------------	---------

ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

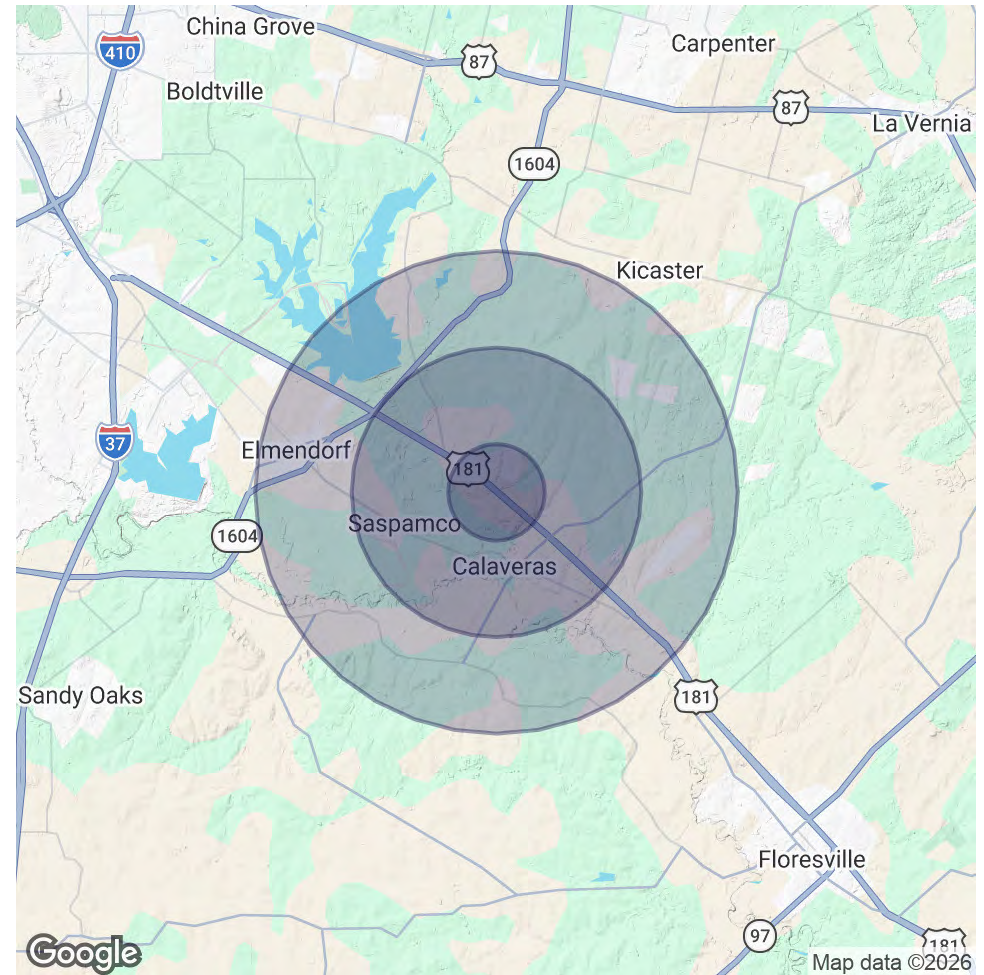
Population

	1 Mile	3 Miles	5 Miles
Total Population	829	5,206	13,720
Average Age	47.5	43.7	41.1
Average Age (Male)	37.5	39.8	39.5
Average Age (Female)	47.9	42.9	40.6

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	283	1,678	4,364
# of Persons per HH	2.9	3.1	3.1
Average HH Income	\$88,447	\$108,758	\$122,029
Average House Value	\$236,909	\$275,148	\$289,858

2023 American Community Survey (ACS)



MEET THE TEAM



NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

David Maling

Executive Vice President

Direct: 626.204.1506 **Cell:** 213.453.1770
dmaling@naicapital.com
CalDRE #01139115



NAI Global

Juan Carlos Flores, CCIM

Sales Associate

Direct: 702.366.1400
jflores@naiexcel.com
TX #676148

NAI EXCEL - TEXAS

1390 E Bitters , San Antonio, TX 78216
702.366.1400