

FOR LEASE



PRIME SECOND GENERATION COMMERCIAL RETAIL FOR LEASE NEXT TO HEB

±3,990 SF Freestanding Building on ±0.46 Acres

927 10th St | Floresville, TX 78114

DONNIE WALKER BROKER ASSOCIATE

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KW COMMERCIAL CITY VIEW
15510 Vance Jackson, Suite 101, San Antonio, TX 78249



EXECUTIVE SUMMARY

PRIME COMMERCIAL RETAIL FOR LEASE

927 10th St | Floresville, TX 78114

POSITIONING SUMMARY

927 10th St offers a rare freestanding retail opportunity in the heart of Floresville's primary retail corridor, directly adjacent to H-E-B and across from Floresville High School's 1,254 students. The ±3,990 SF building sits on ±0.46 acres along 10th St (US-181), which carries over 20,800 vehicles per day, giving tenants outstanding visibility in a trade area defined by sustained population and income growth. Flexible commercial zoning supports retail, restaurant, or professional/medical office use, making this an ideal fit for users looking to capture both institutional daytime traffic and the area's expanding rooftop base.

LOCATION

927 10th St
Floresville, TX 78114

AVAILABLE

±3,990 SF Freestanding Building on ±0.46 AC

- » **Year Built:** 1999
- » **Zoning:** Commercial
- » **County:** Wilson
- » **Parcel ID:** 2710-09000-01402
- » **Legal:** FLORESVILLE COMMONS SUBDIVISION, BLOCK 1, LOT 2 (PT), ACRES .46
- » **Best Use:** Retail, Restaurant, or Professional/Medical Office

PRICE

Call Broker

TRAFFIC COUNTS (TXDOT)

10th St : 20,854 VPD ('25)
Standish St: 9,102 VPD ('25)

HIGHLIGHTS

- » **BUILDING** — ±3,990 SF freestanding second generation building on ±0.46 AC, suited for retail, restaurant, or professional/medical office
- » **VISIBILITY** — Prime 10th St (US-181) frontage with 20,854 VPD ('25), next to H-E-B
- » **FOOT TRAFFIC** — Steps from Floresville High School (1,254 students) and Eschenburg Field
- » **CO-TENANCY** — Positioned in Floresville's core retail node alongside Five Below, OneMain Financial, Circle K, and Whataburger
- » **GROWTH** — Population up across all rings, with 1.29%–1.44% annual growth forecast through 2031
- » **INCOME** — Average household income of \$93,643 within 5 miles (\$81,532 within 1 mile)
- » **LOCATION** — Commercial zoning, built 1999, in downtown Floresville's established civic and retail hub

SITE AERIAL

PRIME COMMERCIAL RETAIL FOR LEASE

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REGIONAL AERIAL

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DEMOGRAPHICS

PRIME COMMERCIAL RETAIL FOR LEASE

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POPULATION — 1 MILE

4,545

↑ 1.29%/yr → 2031

POPULATION — 3 MILES

9,358

↑ 1.44%/yr → 2031

POPULATION — 5 MILES

11,451

↑ 1.37%/yr → 2031

DAYTIME POP — 5 MILES

12,554

6,145 workers in area

METRIC	1 MILE	3 MILES	5 MILES
Avg household income	\$81,532	\$86,018	\$93,643
Median household income	\$69,839	\$71,944	\$75,965
Per capita income	\$29,013	\$31,106	\$33,905
Avg household size	2.88	2.73	2.71
Owner occupied	64.9%	64.9%	68.2%
Median home value (current)	\$240,964	\$275,716	\$289,269
Median home value (forecast)	\$367,722	\$407,692	\$422,355
Median age	39.0	38.6	39.4
Hispanic origin	64.5%	61.3%	58.1%
Employment rate	95.0%	95.5%	95.7%

POPULATION GROWTH 2010–2031

	2010	2026	2031
1 mile	4,037	4,545	4,847
3 miles	7,336	9,358	10,049
5 miles	9,104	11,451	12,256

1 MI/YR

1.29%

3 MI/YR

1.44%

5 MI/YR

1.37%

INCOME DISTRIBUTION — ALL RINGS

	1 mile	3 miles	5 miles
<\$35K	20.4%	22.9%	21.9%
\$35K–\$75K	33.2%	28.6%	27.5%
\$75K–\$150K	37.2%	37.2%	36.6%
\$150K+	9.1%	11.2%	14.2%

Avg (1 mi)

\$81,532

Avg (3 mi)

\$86,018

Avg (5 mi)

\$93,643

HOUSING SNAPSHOT

	1 MI	3 MI	5 MI
Owner occupied	64.9%	64.9%	68.2%
Renter occupied	26.1%	26.4%	24.0%
Vacant units	9.0%	8.7%	7.8%
Total HH (current)	1,523	3,317	4,113

MEDIAN HOME VALUE CURRENT → FORECAST

1 mile

\$241K

→ \$368K

3 miles

\$276K

→ \$408K

5 miles

\$289K

→ \$422K

AGE & EMPLOYMENT (5 MI)

AGE DISTRIBUTION — CURRENT YEAR

Under 18	22.9%
18–34	21.3%
35–54	24.8%
55–74	22.6%
75+	8.9%

TOP INDUSTRIES — 5 MI (CURRENT YEAR)

Services	45.6%
Construction	12.5%
Manufacturing	12.5%
Retail Trade	7.9%
Transportation/Utilities	7.8%

Source: Esri forecasts. U.S. Census Bureau data. KW Commercial City View.





DONNIE WALKER
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PROFESSIONAL BACKGROUND

Donnie Walker and his team have closed 125M in volume since November 2017 and have been recognized as a consistent top producer within Keller Williams City View ranking #1 multiple times in the monthly categories across various categories.

Mr. Walker has been ranked by the San Antonio Business Journal as a top agent multiple times. He enjoys selling unique properties and puts in the work ethic and grit to get the job done well with integrity. He is also a finalist in the San Antonio Platinum 50 group in 2022, 2023, and Platinum 50 winner for 2024.

Donnie Walker achieved a BBA in Finance from the Mays Business School. He also walked on the Varsity swim team and was voted co-captain of the swim team by his team members and coaches. In addition, he is a member of the highly renowned Titans of Investing network.

Mr. Walker is heavily involved in his faith community and has a passion for helping people and teaching them the faith. He receives the greatest joy when serving the client well and with integrity.

AFFILIATIONS

RLI: Realtors Land Institute

NAR: National Association of Realtors

TAR: Texas Association of Realtors

EDUCATION

Texas A&M Mays Business School

BBA in Finance



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov