

FOR SALE
1918 B St
Floresville ,Tx
78114

20.56 Acres



BEK Real Estate
 Advisors

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OVERVIEW

20.56 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: \$1,567,288 | \$1.75 per sqft | \$76,230 per Acre Current Zoning:
- R1 (Single-Family Residential District) . *Includes multiple other uses. See Floresville TX Code of Ordinances.*
- Lot Size: 20.56 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



FLOOD PLAIN MAP

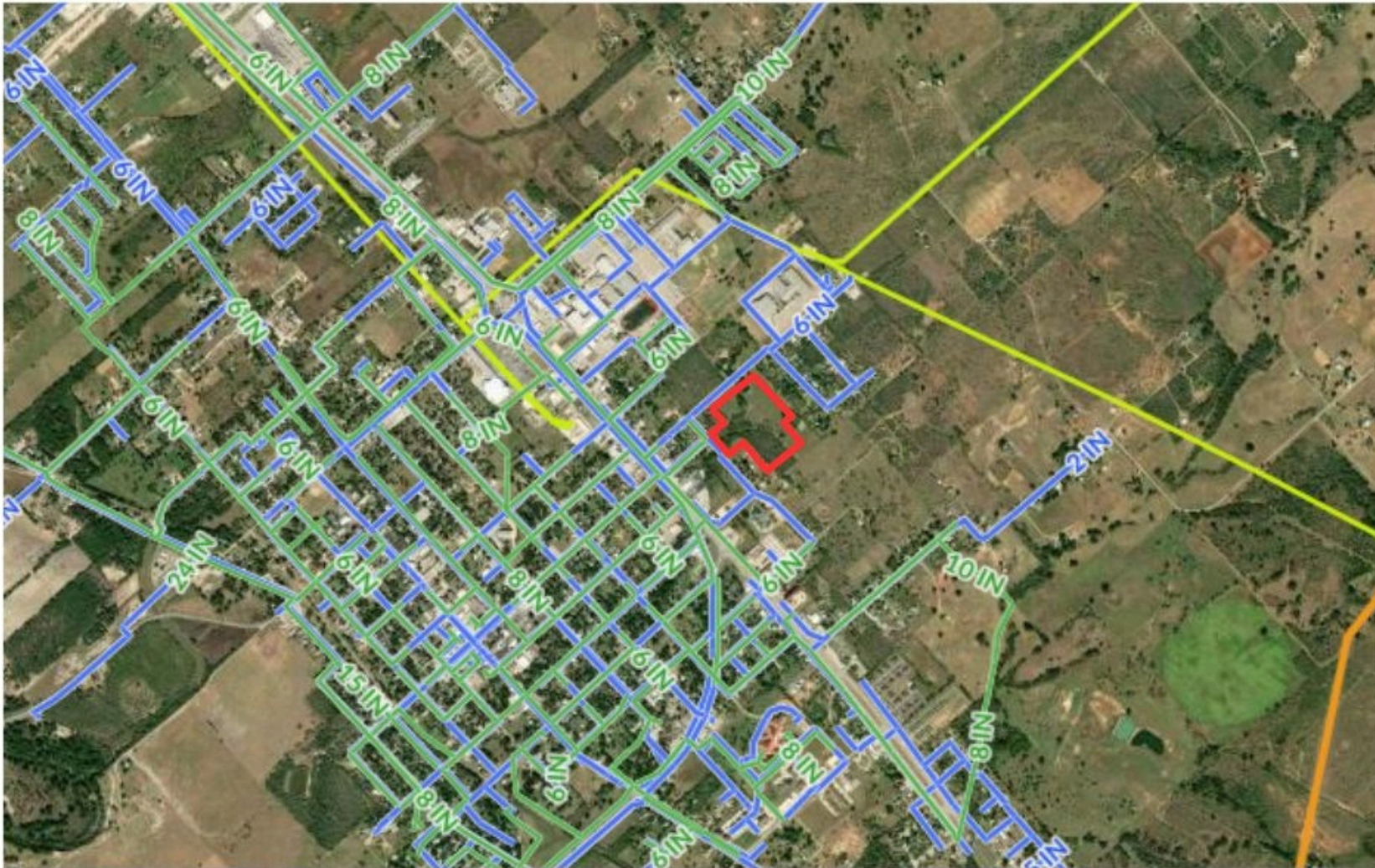


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UTILITY MAP



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		

