

# YOSKO PROPERTY: 5.27± ACRES

531 10TH ST, FLORESVILLE, TX 78114



Walmart

Connally  
Memorial  
Medical Center

Ford

RBFCU

McDonald's

Plaza Shopping  
Center

GOLDEN  
CHICK

5.27± ACRES

SITE

Sutherland Springs Rd

Business Loop 181 N

US Highway 181 N

TRANSWESTERN

MULTI-USE DEVELOPMENT OPPORTUNITY WITH HWY 181 FRONTAGE



# Executive Summary



Transwestern Commercial Real Estate has been retained to offer this ±5.27-acre development tract located at 531 10th Street ("the Property") for Sale. The Property's significant size, strategic location, and strong regional connectivity make it an ideal site for commercial or mixed-use development. Positioned near US Highway 181 N, the site offers excellent accessibility, substantial frontage, and exposure to steady traffic in a rapidly growing corridor. The Property is in close proximity to US Hwy 281 & IH-37, San Antonio International Airport, and a range of retail, industrial, and residential growth centers in Bexar & Wilson Counties.

## Property Profile

<b>ADDRESS</b>	531 10th Street, Floresville, TX 78114
<b>LAND SIZE</b>	5.27± Acres
<b>PRICING</b>	2 AC± frontage: \$1,568,000 (\$18.00 PSF) 3.27 AC± rear: \$1,567,000 (\$11.00 PSF)
<b>ZONING</b>	C-Commercial
<b>PARCEL NUMBERS</b>	0815-00000-00800
<b>TRAFFIC COUNTS</b>	Annual Average Daily Traffic: 22,376
<b>FRONTAGE &amp; ACCESS</b>	278.5' Frontage along US Hwy 181 N



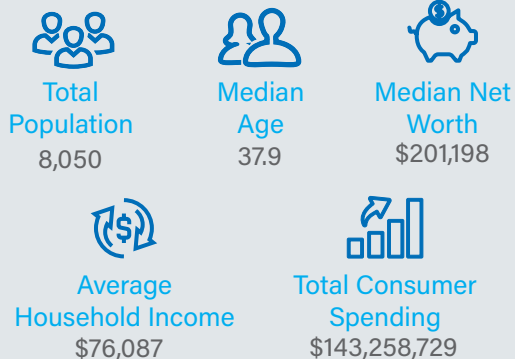
# Community Profile

In recent years, the economy of Floresville has become increasingly service and energy oriented. This shift has been driven in part by proximity to rapidly growing San Antonio (25 minutes to the north); significant oil and gas discoveries in the region of South Texas known as Eagle Ford Shale (just to the south); and steady growth of retail businesses (particularly along the US 181 corridor) serving area residents. Regional offices of Fortune 500 energy companies Halliburton, Baker-Hughes, and Weatherford, are within 30 minutes from Floresville. The city of Floresville works with the Floresville Economic Development Corporation and the Floresville Chamber of Commerce to maintain a positive business climate to foster more opportunities.

While Floresville continues rapid growth and expansion in the 21st century, area residents feel it is important to reflect on the past, maintain the character of the historic downtown business sector, and appreciate cultural influences and the diversity of the city.

## Demographics

5 - mile radius (2024 Census Data)

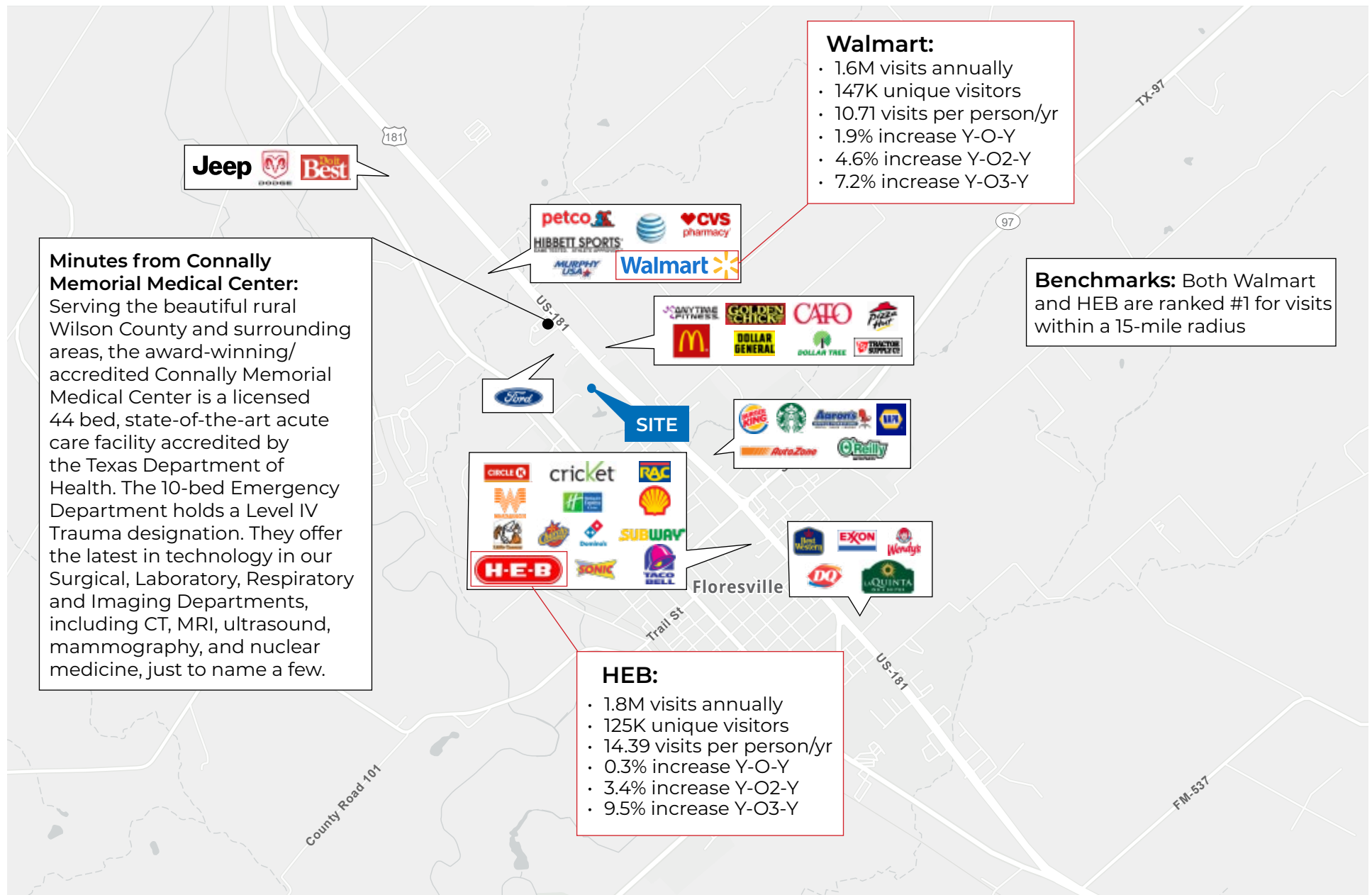


## Why Floresville?

Community Profile   Strategic Location  
Low Cost of Living   Business Climate  
Projected Market Growth



# Retail Trade Area



These retailers pull visitors from surrounding communities within a 25-mile radius including Elmendorf, Calaveras, Poth, Sandy Oaks, Stockdale, and Sutherland Springs going as east as Nixon, and north as Kicaster along Hwy 181 towards San Antonio.

Placer.AI 2025 Data



# Residential Development

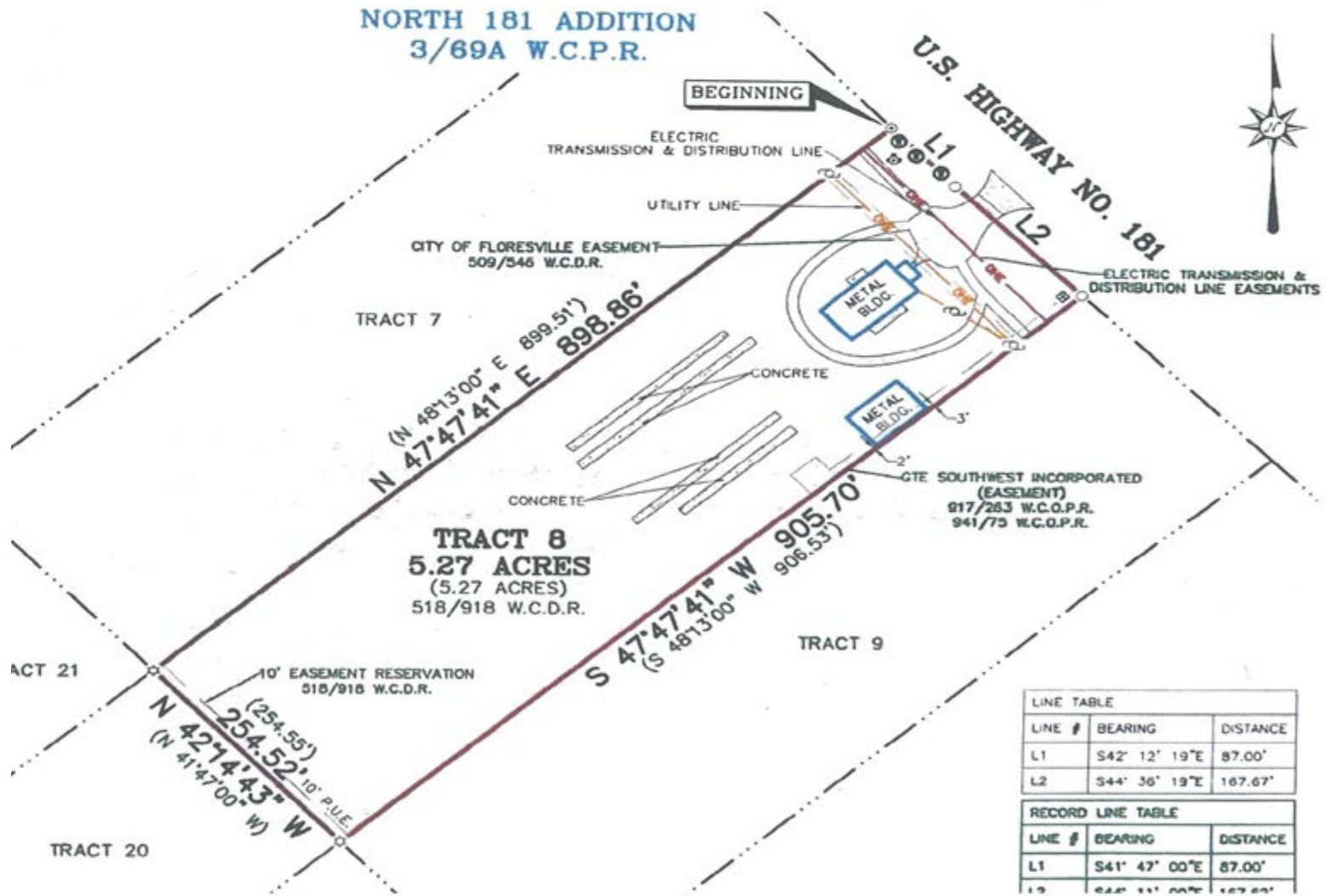
## FLORESVILLE & VICINITY

Subdivisions Currently in Development 2025

- |  |                                       |                                    |
|--|---------------------------------------|------------------------------------|
| ① 6,000 Lots - <i>Malinche/Lennar</i>        | ⑤ 530 Lots - <i>Falou</i>             | ⑧ 40 Lots - <i>Chapparal Ranch</i> |
| ② 2,450 Lots - <i>Fink</i>                   | ⑥ 184 Lots - <i>Goliad Road</i>       | ⑨ 25 Lots - <i>Cantu</i>           |
| ③ 913 Lots - <i>Bellas Ranch</i>             | ⑦ 102 Lots - <i>Villas Las Flores</i> | ⑩ 28 Lots - <i>Green Acres</i>     |
| ④ 972 Lots - <i>The Villas at River Bend</i> |                                       |                                    |



# Survey





# Properties Map





# YOSKO PROPERTY: 5.27± ACRES

531 10TH ST, FLORESVILLE, TX 78114

SITE

## For Information, Contact:

Alan Grilliette  
Executive Managing Director  
(210) 253-2943  
[Alan.Grilliette@transwestern.com](mailto:Alan.Grilliette@transwestern.com)

Yesenia Smith  
Senior Associate  
(210) 563-7070  
[Yesenia.Smith@transwestern.com](mailto:Yesenia.Smith@transwestern.com)

Michelle Grilliette Di Filippo  
Senior Associate  
(210) 253-2922  
[Michelle.Grilliette@transwestern.com](mailto:Michelle.Grilliette@transwestern.com)

Ben Lamberth  
S. Texas Realty  
(956) 286-8574  
[BenLamberth4@gmail.com](mailto:BenLamberth4@gmail.com)