

WEST VIEW PROPERTY: 2.84± ACRES

537 10TH STREET, FLORESVILLE, TX 78114



Walmart

Connally
Memorial
Medical Center

Ford

RBFCU

McDonald's

Plaza Shopping
Center

GOLDEN
CHICK

SITE

3.59± ACRES

Sutherland Springs Rd

US Highway 181 N

HEB

TRANSWESTERN

MULTI-USE DEVELOPMENT OPPORTUNITY WITH HWY 181 FRONTAGE

Executive Summary



Transwestern Commercial Real Estate has been retained to offer this 3.59±-acre development tract located at 537 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

ADDRESS	537 10th St, Floresville, TX 78114
LAND SIZE	2.84± Acres
PRICING	Lot 2: \$439,000 (\$18.00 PSF) Rear Lots: \$8.00 - \$10.00 PSF
ZONING	C-COMMERCIAL
PARCEL NUMBERS	2999-00000-00200
TRAFFIC COUNTS	Annual Average Daily Traffic: 22,330
FRONTAGE & ACCESS	Major City Street

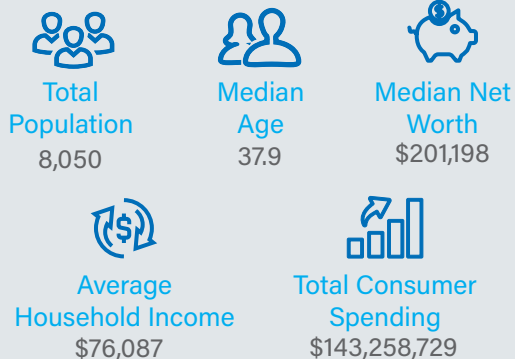
Community Profile

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.

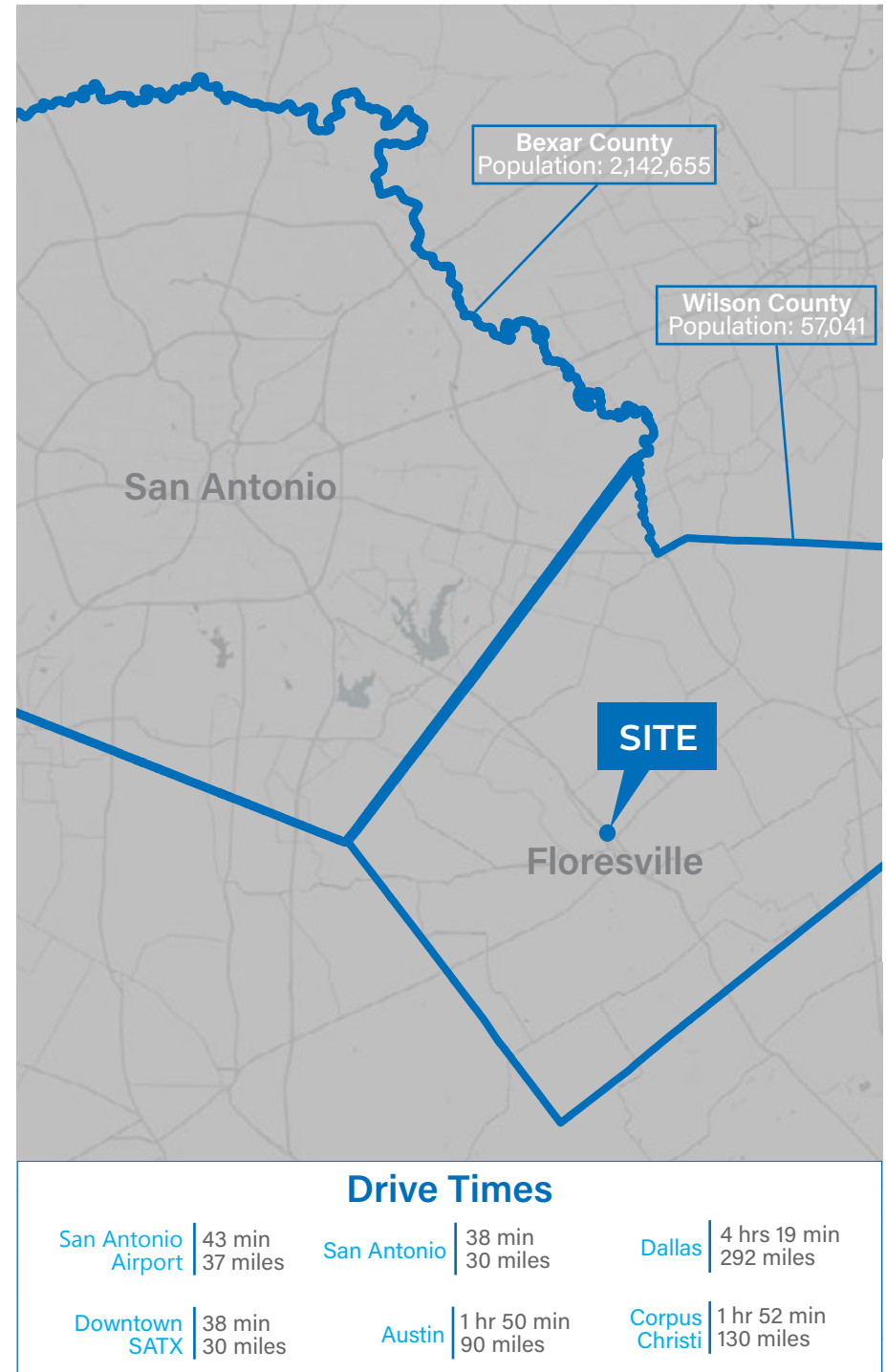
Demographics

5 - mile radius (2024 Census Data)

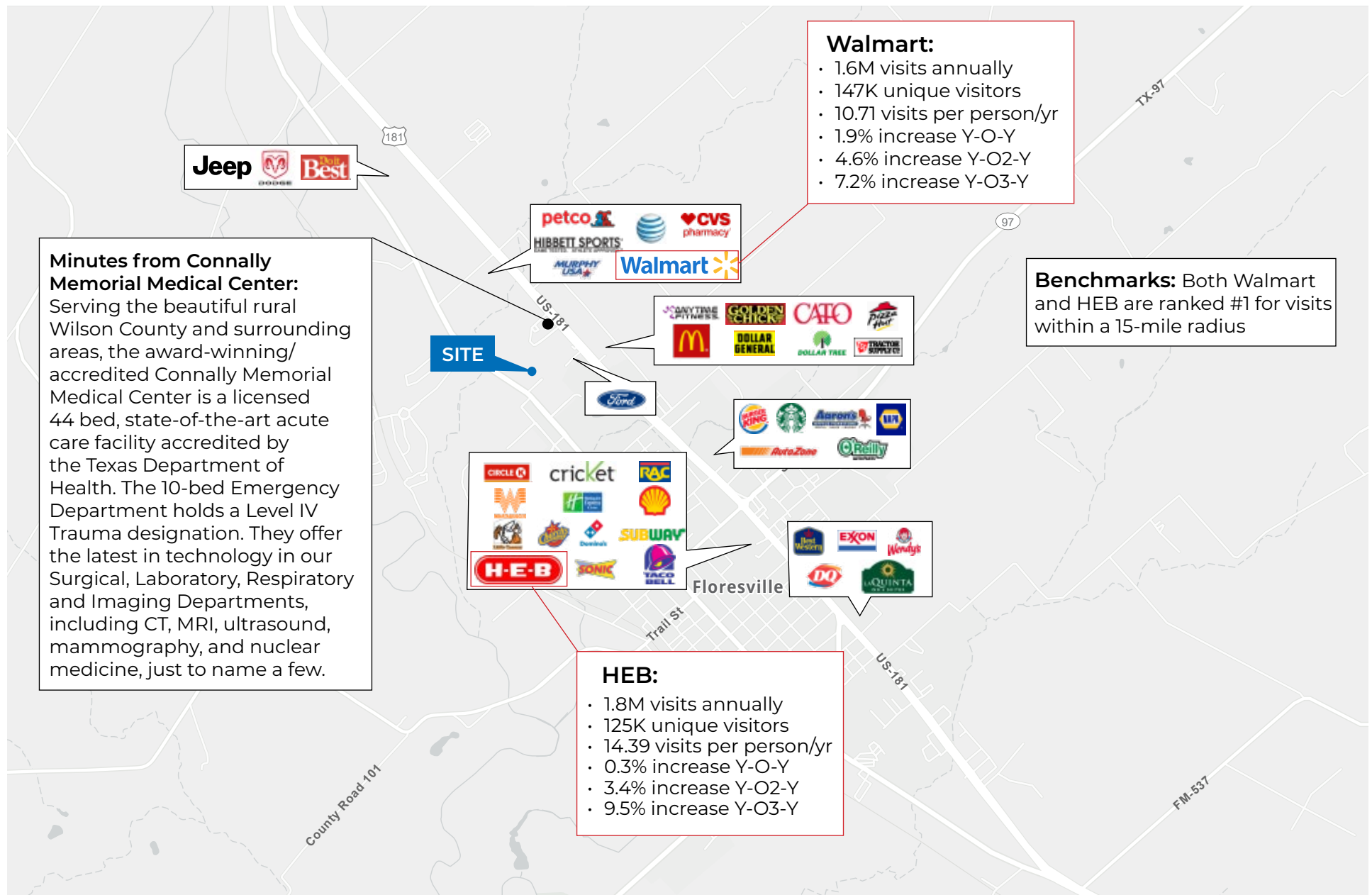


Why Floresville?

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

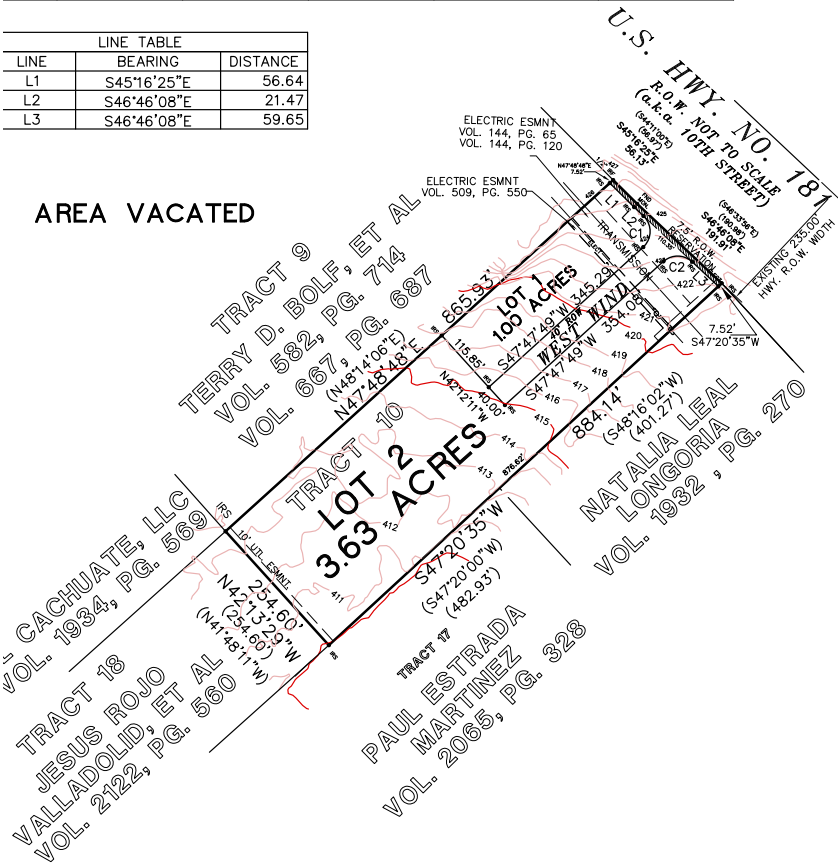
Subdivisions Currently in Development 2025

- | | | |
|--|---------------------------------------|------------------------------------|
| 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> | | |



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD DIST
C1	57.77	35.00	94°33'57"	S00°30'51"W	51.43
C2	52.19	35.00	85°26'03"	S89°29'09"E	47.49

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°16'25"E	56.64
L2	S46°46'08"E	21.47
L3	S46°46'08"E	59.65



WATER & SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF FLORESVILLE.

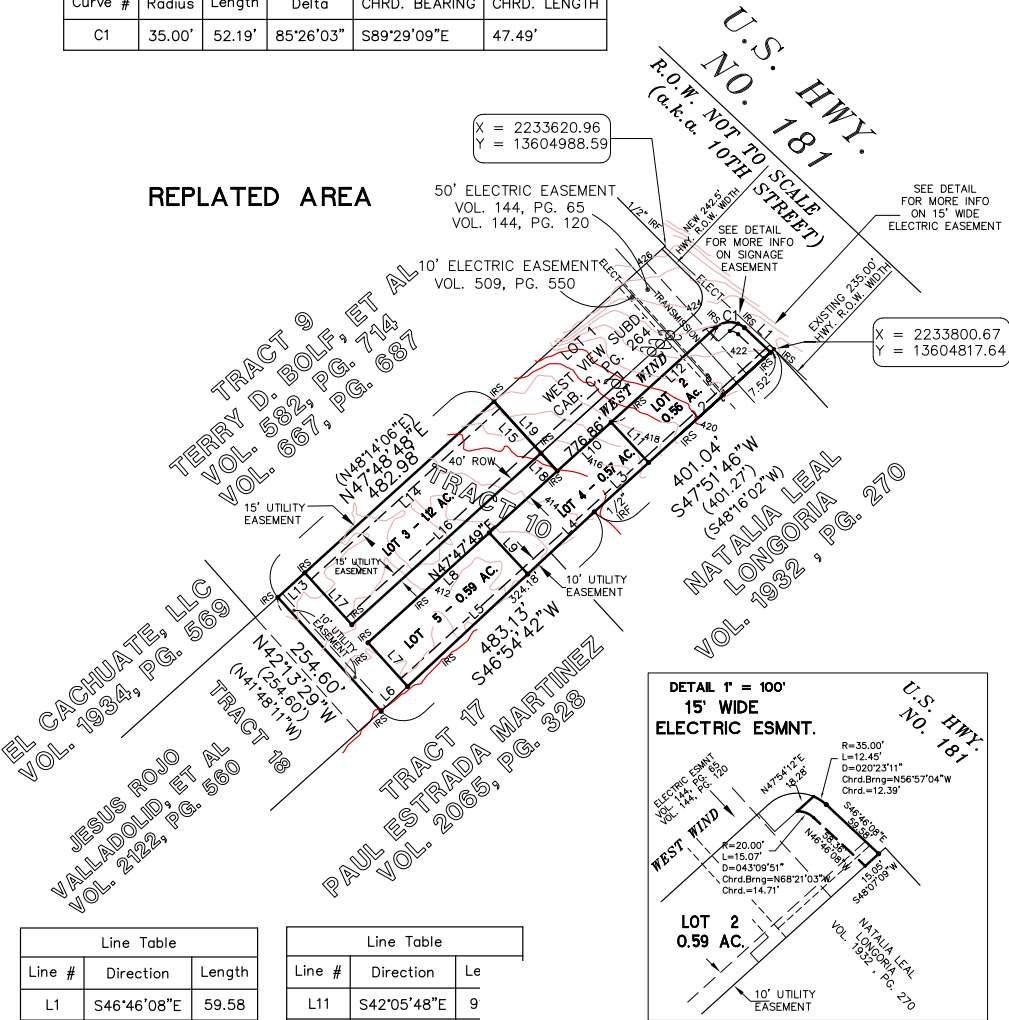
ELECTRIC SERVICE IS TO BE PROVIDED BY: FLORESVILLE ELECTRIC LIGHT AND POWER SYSTEM

HERE IS HEREBY DEDICATED A FIVE (5) FOOT WIDE ELECTRIC DISTRIBUTION LINE EASEMENT ALONG THE SIDE AND A TEN (10) FOOT ALONG THE REAR LOT PROPERTY LINES.

LOT 2, LOT 4 AND 5, IS ALSO SUBJECT TO A FLOATING TWENTY (20) FOOT WIDE BY FORTY (40) FOOT LONG ELECTRIC GUY WIRE EASEMENT AS REQUIRED BY THE ELECTRIC UTILITY.

ALL ELECTRIC UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS AND REPAIR

Curve Table					
Curve #	Radius	Length	Delta	CHRD. BEARING	CHRD. LENGTH
C1	35.00'	52.19'	85°26'03"	S89°29'09"E	47.49'



Line Table		
Line #	Direction	Length
L1	S46°46'08"E	59.58

Line Table		
Line #	Direction	Le
L11	S42°05'48"E	9

Properties Map



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SITE

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