



## LAND

- 5.58 +/- Acres
- Commercial Zoning
- Center of Floresville
- Business Corridor

### RE/MAX ASSOCIATES

**DANIEL GARCIA**

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# PROPERTY SUMMARY

**1521 A. ST (5.58 +/- ACRES)**

1521 A Street  
Floresville, TX 78114



## Property Summary

|          |                   |
|----------|-------------------|
| Lot size | 5.58 +/- Acres    |
| Zoning   | C                 |
| Location | Business corridor |

## Property Overview

This 5.58+/- acre commercial property is located next to HEB center in Floresville, TX, offers an exceptional opportunity for a wide range of business ventures. The lot is ideally positioned near key local amenities, including the tax appraisal office, HEB, hotels, restaurants. Its prime location also offers easy access to major highways, including Hwy 181, connecting directly to San Antonio, just a short drive away. With its size and strategic position, this property is perfect for development, self storage, retail, office space, flex space, warehousing, or service-oriented businesses looking to establish a presence in a growing market.

## Location Overview

Floresville, Texas, is strategically located just 30 miles southeast of San Antonio, offering easy access to a major metropolitan market while maintaining a more affordable, business-friendly environment. As the county seat of Wilson County, it provides a strong local infrastructure and a growing economy with deep agricultural roots. The city's rich history and strategic location make it an ideal spot for industries seeking to expand into the South Texas region. Floresville also hosts the annual Peanut Festival, drawing visitors and enhancing opportunities for local businesses.



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# PROPERTY PHOTOS

1521 A. ST (5.58 +/- ACRES)

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# PROPERTY PHOTOS

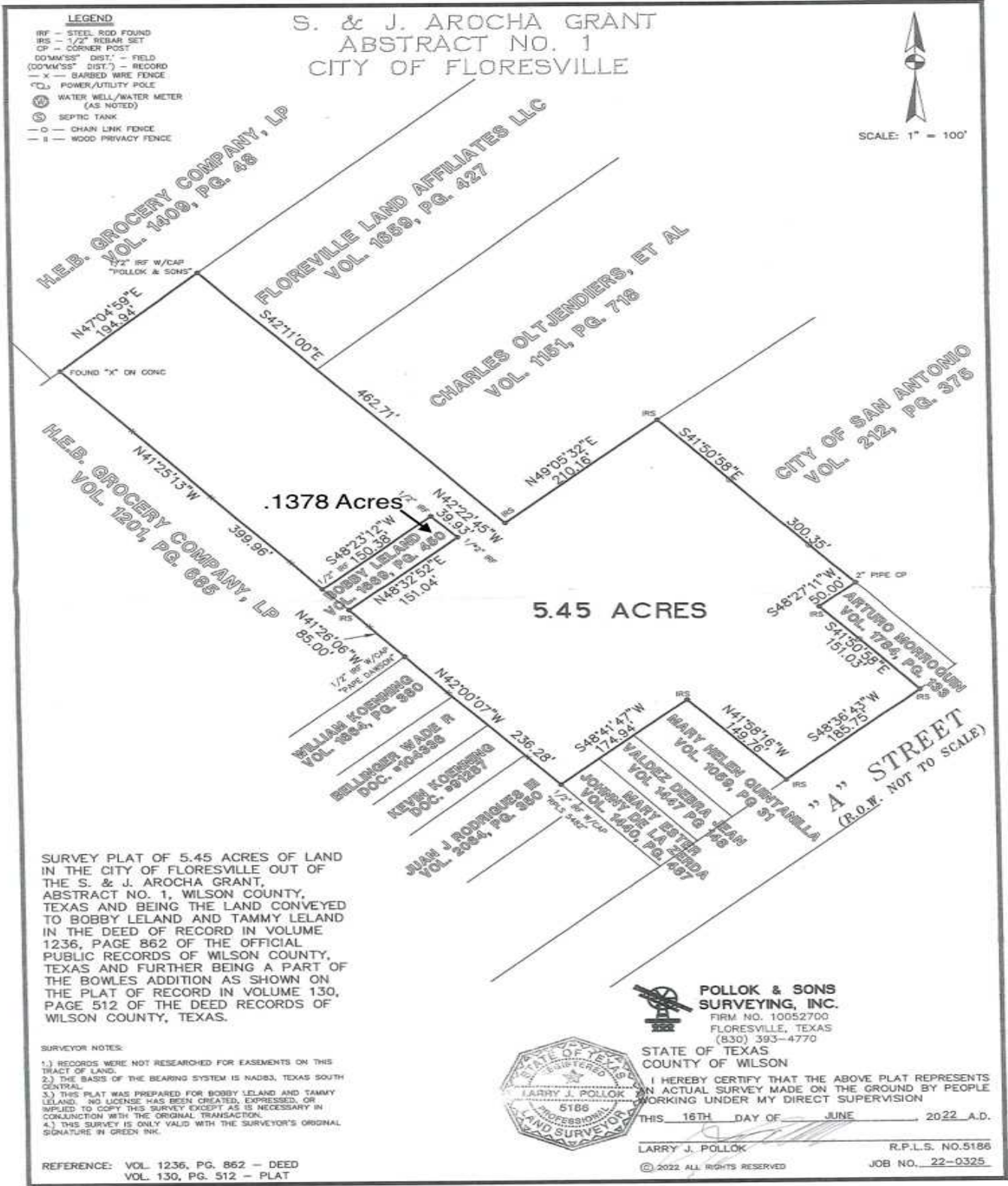
1521 A. ST (5.58 +/- ACRES)

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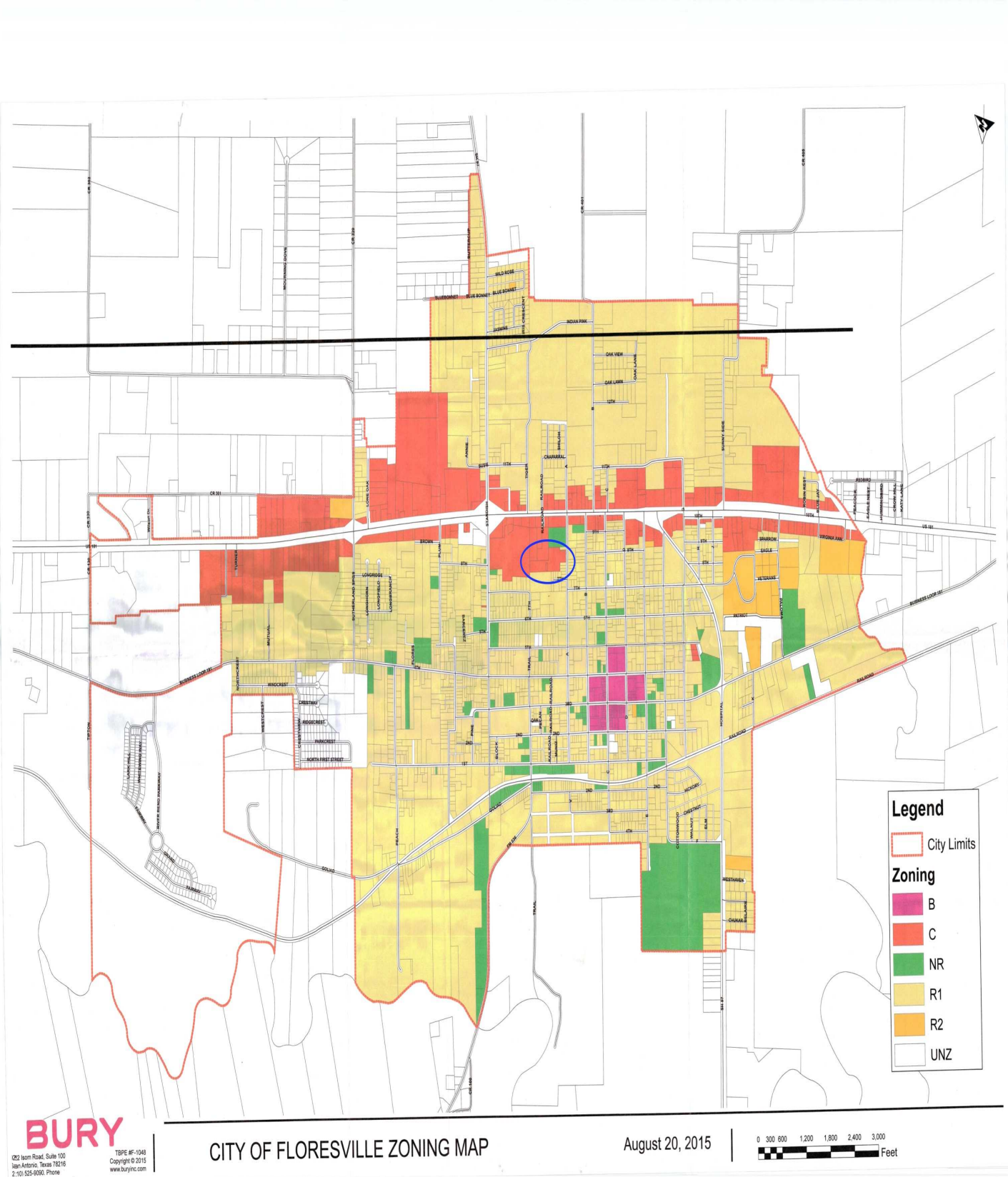
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ZONING MAP

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# LOCATION MAPS

1521 A. ST (5.58 +/- ACRES)

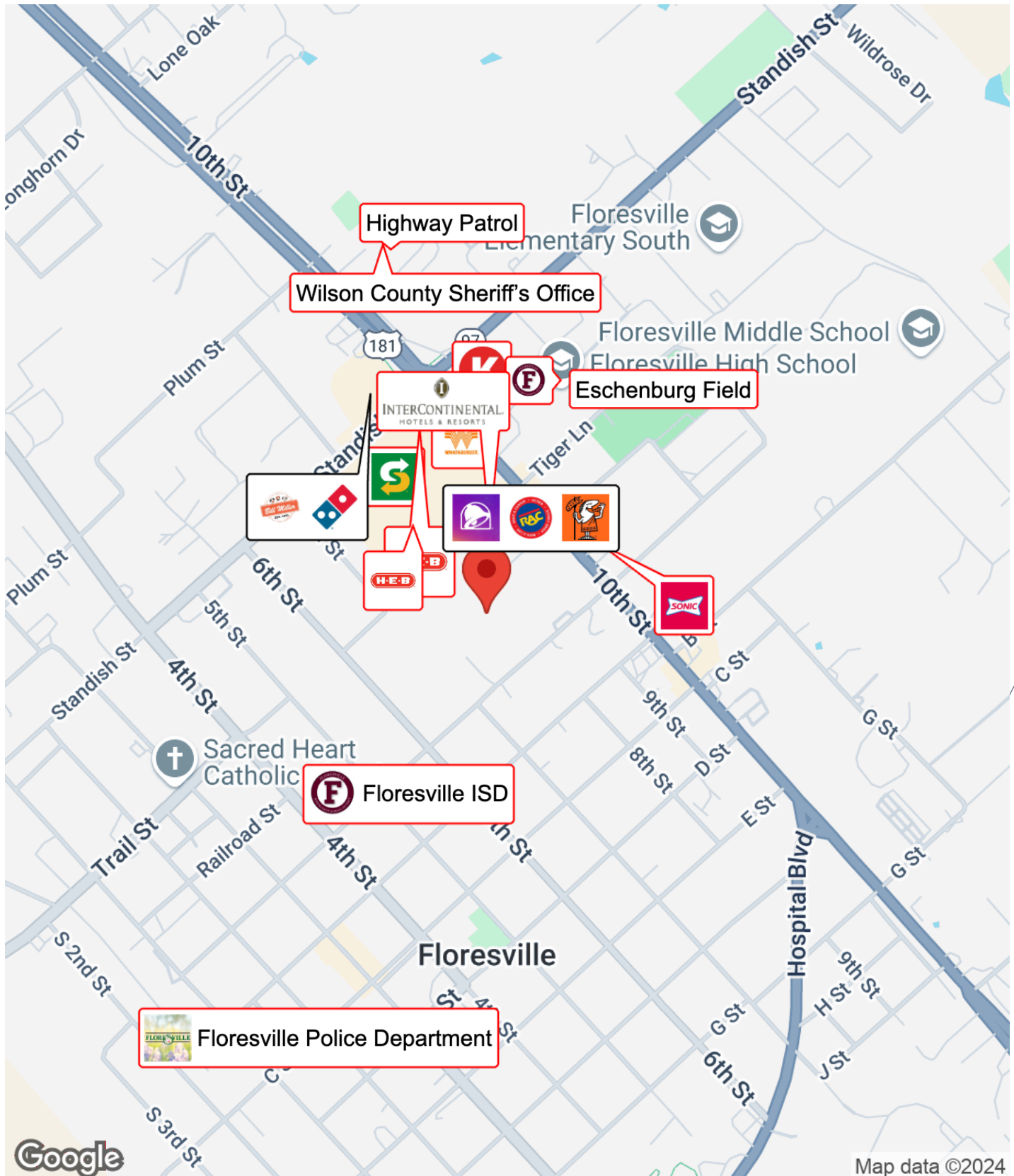
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# BUSINESS MAP

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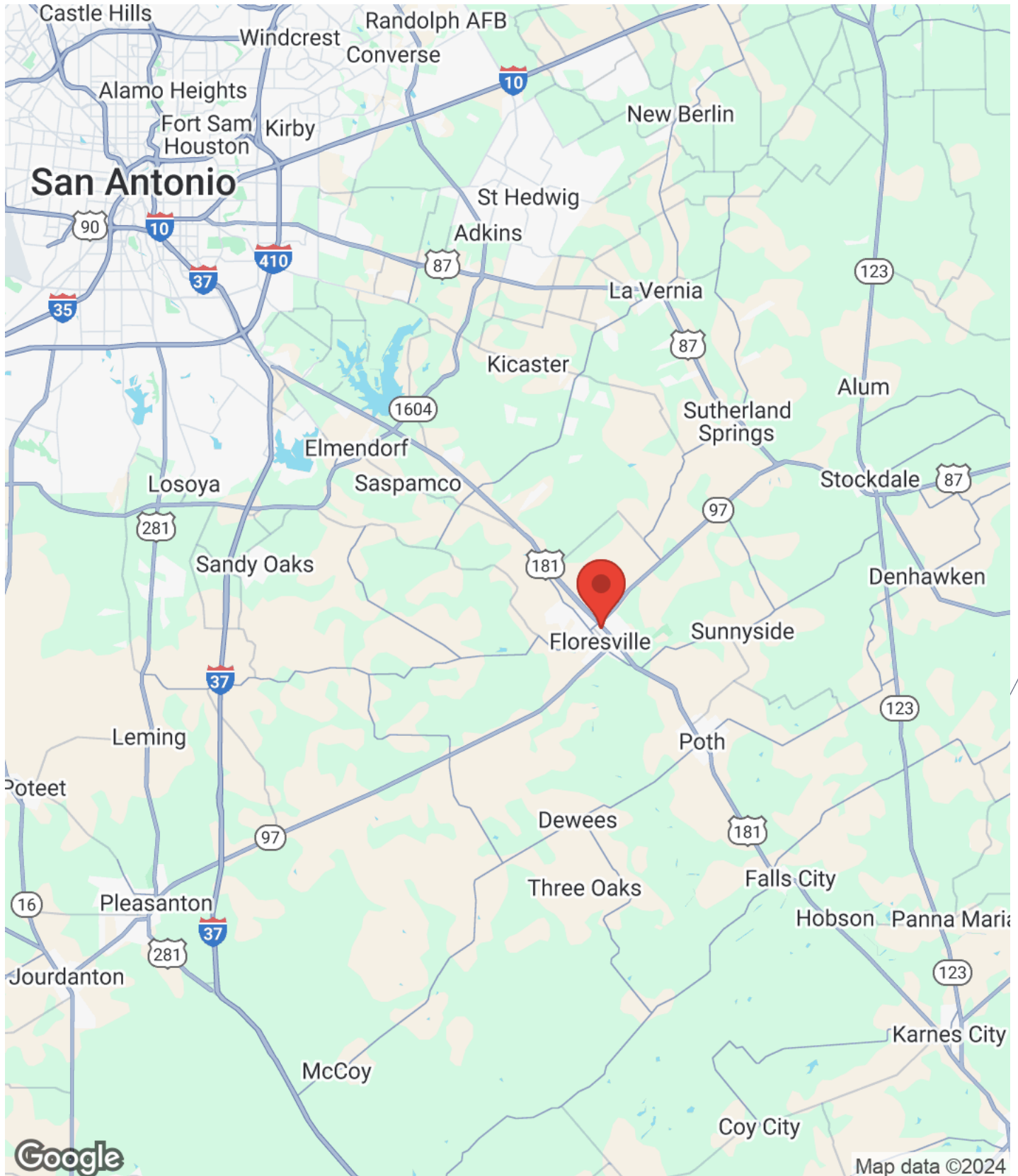
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# REGIONAL MAP

1521 A. ST (5.58 +/- ACRES)

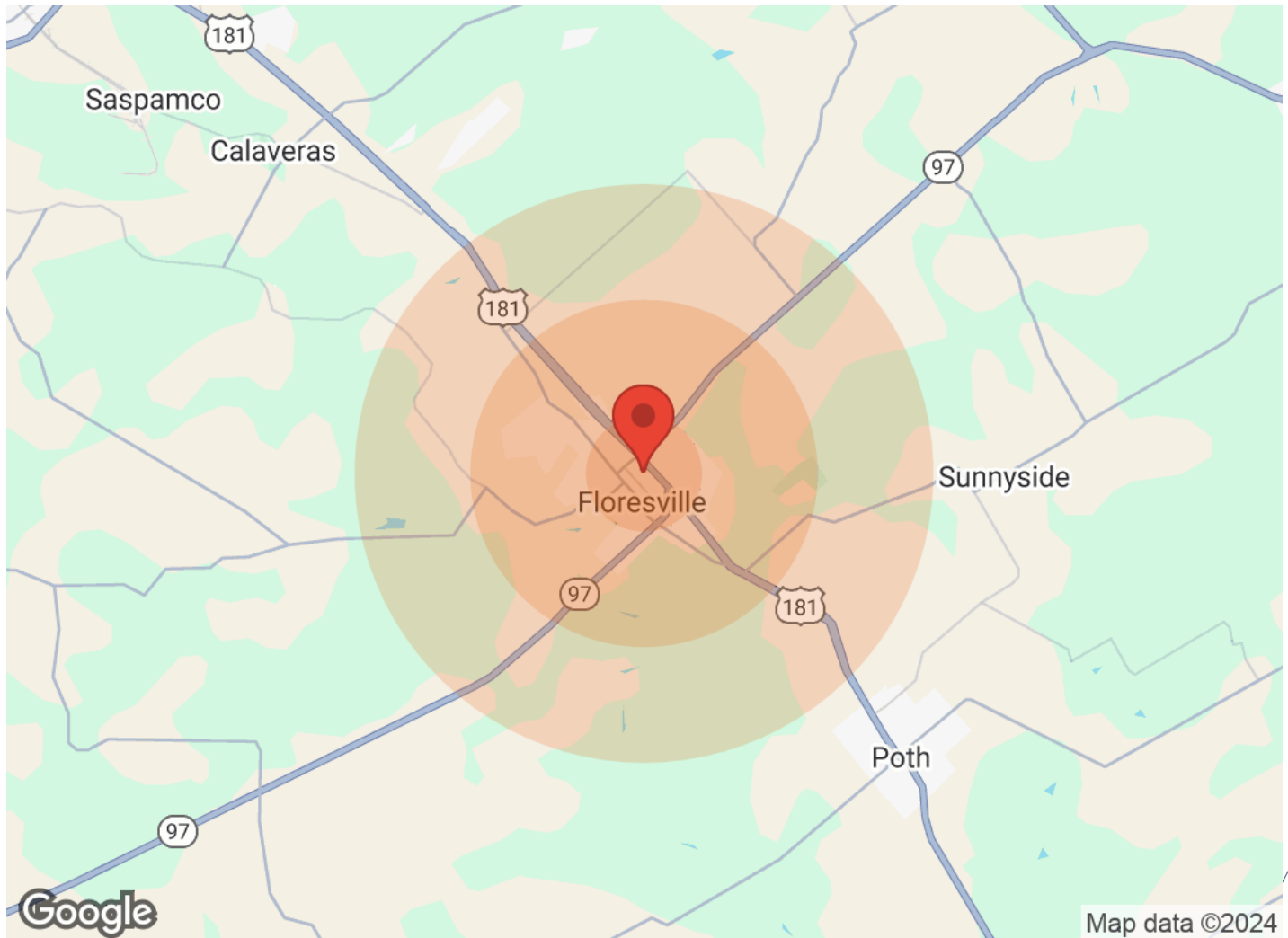
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# DEMOGRAPHICS

1521 A. ST (5.58 +/- ACRES)

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| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | N/A    | 2,509   | 3,735   |
| Female           | N/A    | 2,879   | 4,115   |
| Total Population | N/A    | 5,388   | 7,850   |

| Age        | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14  | N/A    | 1,188   | 1,638   |
| Ages 15-24 | N/A    | 781     | 1,126   |
| Ages 25-54 | N/A    | 2,041   | 3,044   |
| Ages 55-64 | N/A    | 554     | 902     |
| Ages 65+   | N/A    | 824     | 1,140   |

| Race         | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White        | N/A    | 4,815   | 7,067   |
| Black        | N/A    | 22      | 54      |
| Am In/AK Nat | N/A    | 7       | 9       |
| Hawaiian     | N/A    | N/A     | N/A     |
| Hispanic     | N/A    | 3,566   | 4,549   |
| Multi-Racial | N/A    | 1,088   | 1,440   |

| Income              | 1 Mile | 3 Miles  | 5 Miles  |
|---------------------|--------|----------|----------|
| Median              | N/A    | \$40,990 | \$44,110 |
| < \$15,000          | N/A    | 252      | 285      |
| \$15,000-\$24,999   | N/A    | 368      | 410      |
| \$25,000-\$34,999   | N/A    | 193      | 293      |
| \$35,000-\$49,999   | N/A    | 275      | 332      |
| \$50,000-\$74,999   | N/A    | 323      | 630      |
| \$75,000-\$99,999   | N/A    | 185      | 334      |
| \$100,000-\$149,999 | N/A    | 156      | 342      |
| \$150,000-\$199,999 | N/A    | 18       | 18       |
| > \$200,000         | N/A    | 20       | 20       |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | N/A    | 2,119   | 3,038   |
| Occupied        | N/A    | 1,899   | 2,742   |
| Owner Occupied  | N/A    | 1,282   | 2,057   |
| Renter Occupied | N/A    | 617     | 685     |
| Vacant          | N/A    | 220     | 296     |



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**RE/MAX ASSOCIATES**1862 W. Bitters Rd. #300  
San Antonio, TX 78248

Each Office Independently Owned and Operated

**PRESENTED BY:****DANIEL GARCIA**

Real Estate Advisor

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