



11th ST – 2.74 Acres For Sale

Floresville, Texas



WAYNE ASHABRANER | ALEC GUERRA

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PROPERTY HIGHLIGHTS



INVESTMENT SUMMARY

Location: 1400 10th St
Floresville, TX 78114

Tract Size: 2.745 AC

Zoning: C (Commercial)

Utilities: Water: City of Floresville
Sewer: City of Floresville
Electricity: AEP

Prospective buyers should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

Area Overview: This is an excellent development opportunity, located along 11th street, just off 181. In close proximity to Floresville High School, Middle, & Elementary

Price: \$360,000.00

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SURVEY

LEGAL DESCRIPTION: Being 2.745 acres of land within the corporate limits of the City of Floresville, Wilson County, Texas, out of the S. & J. Arocha Grant, Abstract No. 1 in Wilson County, Texas and also being a portion of that certain tract of land described in Volume 350, Page 156 and a portion of that certain 3.0324 acre tract described in Volume 555, Page 164 both aforementioned tracts being of the Deed Records of Wilson County, Texas; Said 2.745 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in October, 2015:

BEGINNING at a 1/2 inch iron rod found in the southwest line of "11th" Street for the north corner of that certain 2.18 acre tract described in Volume 1640, Page 470 of the Official Public Records of Wilson County, Texas, the east corner of said Volume 350, Page 156 and the east corner hereof;

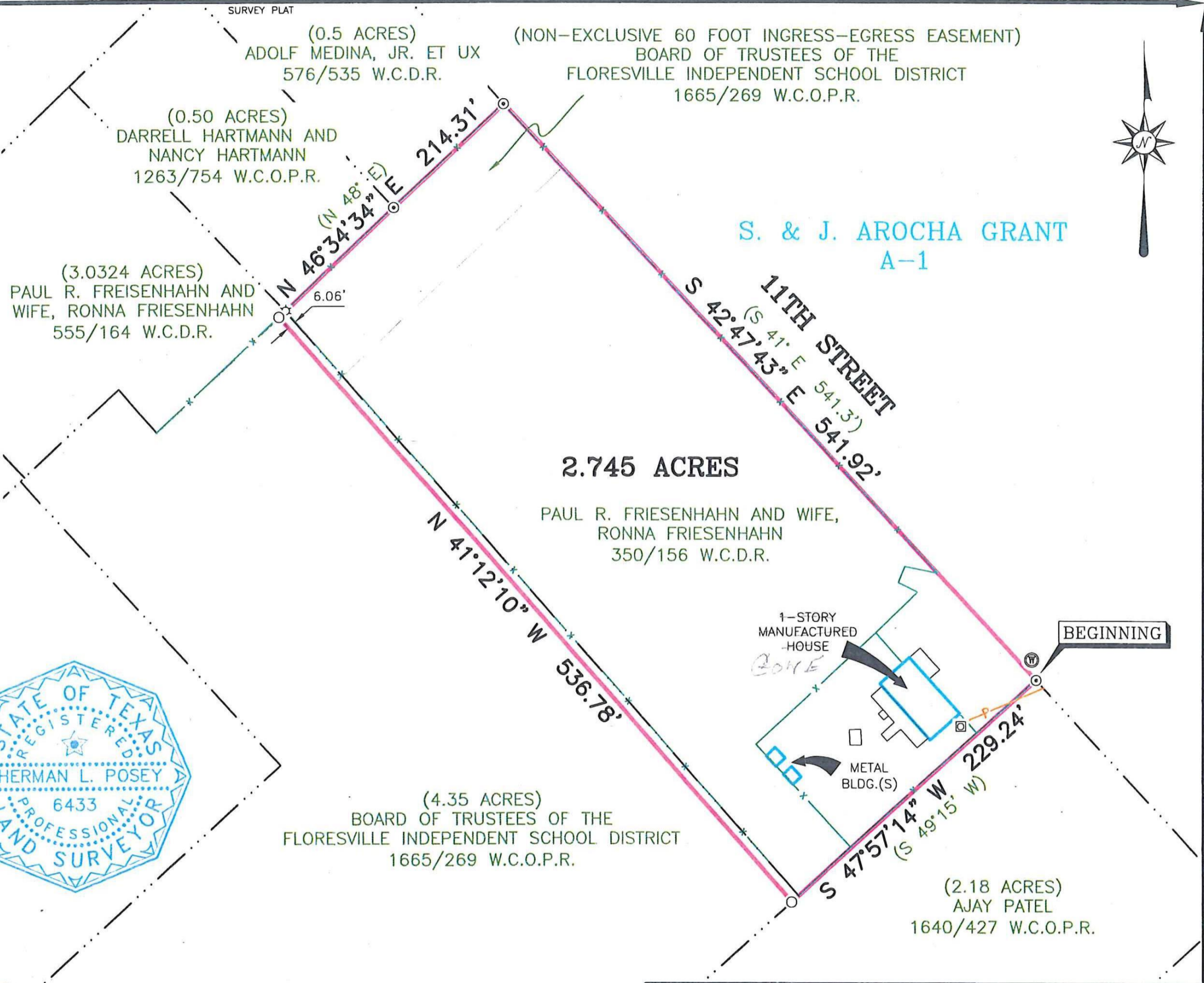
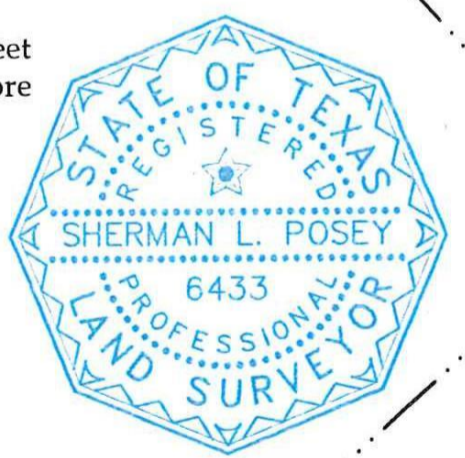
THENCE South 47°57'14" West a distance of 229.24 feet along the northwest line of said 2.18 acre tract, the southeast line of said Volume 350, Page 156 and the southeast line of said 3.0324 acre tract to a 1/2 inch iron rod set for the east corner of that certain 4.35 acre tract described in Volume 1665, Page 269 of said Official Public Records and the south corner hereof;

THENCE North 41°12'10" West a distance of 536.78 feet over and across said 3.0324 acre tract along the northeast line of said 4.35 acre tract to a 1/2 inch iron rod set for the north corner of said 4.35 acre tract for the west corner hereof;

THENCE North 46°34'34" East over and across said 3.0324 acre tract at a distance of 6.06 feet pass a 1 inch iron pipe found in the northeast line of said 3.0324 acre tract for the south corner of that certain 0.50 acre tract described in Volume 1263, Page 754 of said Official Public Records and a west corner of said Volume 350, Page 156 and continue in all a total distance of 214.31 feet along the southeast line of said Volume 1263, Page 754, the southeast line of that certain 0.5 acre tract described in Volume 576, Page 535 of said Deed Records and the northwest line of said Volume 350, Page 156 to a 1/2 inch iron rod found in the southwest line of "11th" Street for the east corner of said Volume 576, Page 535, the north corner of said Volume 350, Page 156 and the north corner hereof;

THENCE South 42°47'43" East a distance of 541.92 feet along the common line of "11th" Street and said Volume 350, Page 156 to the **POINT OF BEGINNING** containing 2.745 acres more or less, and as shown hereon.

LEGEND:	
— BOUNDARY LINE	● POINT
- - - ADJOINER LINE	⊙ 1/2" IRON ROD FOUND
— SURVEY LINE	○ 1/2" IRON ROD SET
- - - FENCE	△ 120D NAIL FOUND
— BURIED PIPELINE	☆ IRON PIPE FOUND
— OVERHEAD ELECTRIC LINE	⊙ NAIL SET
— UNDERGROUND UTILITY LINE	⊕ 3/8" IRON ROD FOUND
— WATER LINE	⊗ PIPE FENCE CORNER POST FOUND
P.U.E. - PUBLIC UTILITY EASEMENT	⊙ WOOD FENCE CORNER POST FOUND
B.L. - BUILDING SETBACK LINE	● AS MARKED
U.D.E. - UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT (BRG.-DIST.) RECORD CALL	⊞ A/C
XXX/XXX VOLUME/PAGE	⊞ ELECTRIC METER
W.C.P.R. - WILSON COUNTY PLAT RECORDS	⊞ TELEPHONE PEDESTAL
W.C.D.R. - WILSON COUNTY DEED RECORDS	⊞ SEPTIC
W.C.O.P.R. - WILSON COUNTY OFFICIAL PUBLIC RECORDS	⊞ GAS METER
FILE: 2015\Boundary\Wilson\PENDING\15-0685 Ronna Friesenhahn	⊞ WATER METER
	⊞ UTILITY POLE
	⊞ FIRE HYDRANT



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TBPLS #10193936 • TBPE #16550

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR IMPLIED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

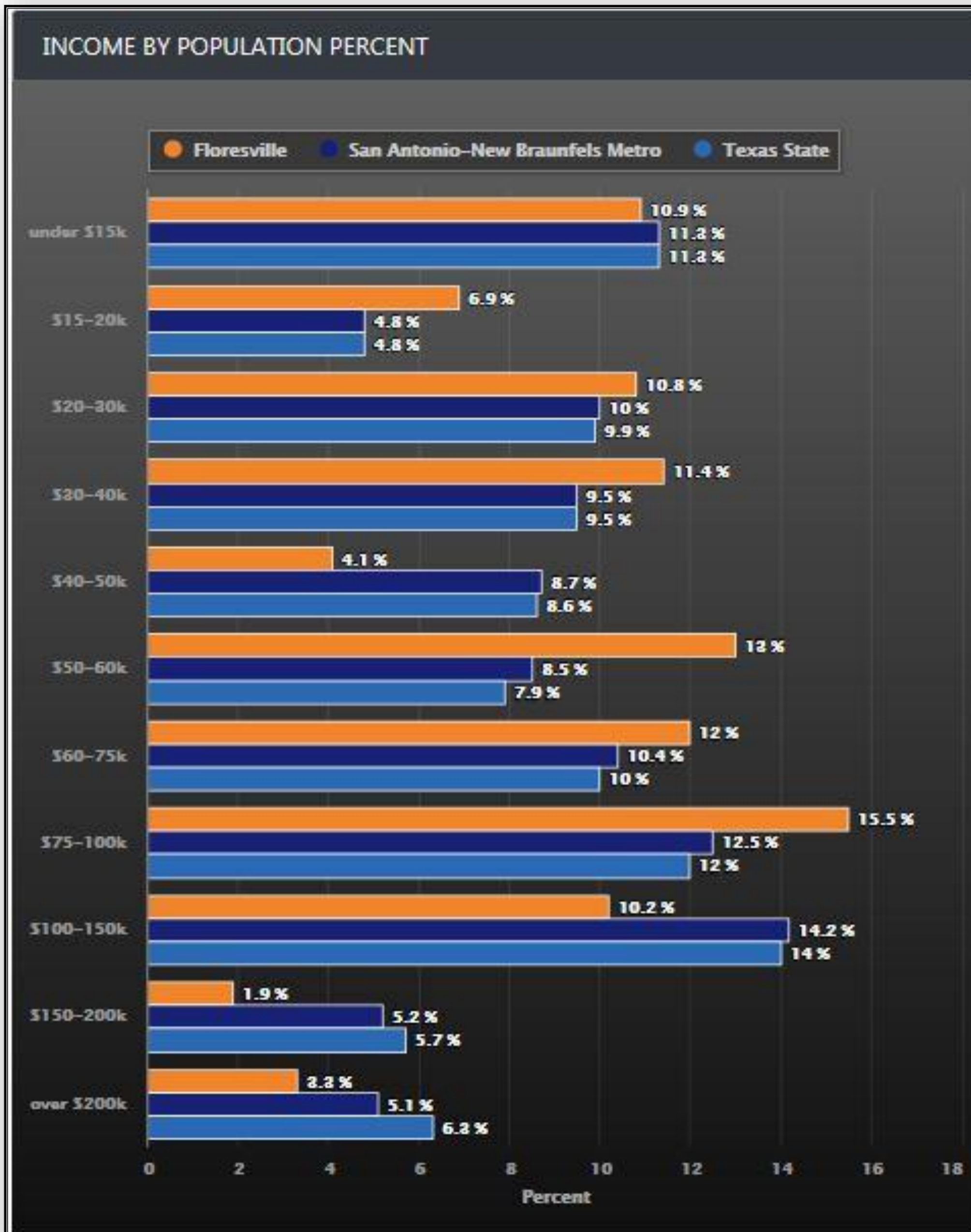
11/2/2015
REGISTERED PROFESSIONAL LAND SURVEYOR



NOTE:
1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTREPID"

REFERENCE: RONNA FRIESENHAHN
LEGAL DESCRIPTION: BEING 2.745 ACRES WITHIN THE CORPORATE LIMITS OF THE CITY OF FLORESVILLE, WILSON COUNTY, TEXAS OUT THE S. & J. AROCHA GRANT, ABSTRACT NO. 1 IN WILSON COUNTY, TEXAS.
JOB NO. 15-0685 REV. 0
DRAWN BY: SP FIELD BOOK: 17/74

Economy in Floresville



Floresville has an unemployment rate of 3.1%. The US average is 3.9%.

Floresville has seen the job market increase by 1.6% over the last year. Future job growth over the next ten years is predicted to be 39.9%, which is higher than the US average of 33.5%.

Tax Rates for Floresville

- The Sales Tax Rate for Floresville is 6.3%. The US average is 7.3%.
- The Income Tax Rate for Floresville is 0.0%. The US average is 4.6%.
- Tax Rates can have a big impact when [Comparing Cost of Living](#).

Income and Salaries for Floresville

- The average income of a Floresville resident is \$25,947 a year. The US average is \$28,555 a year.
- The Median household income of a Floresville resident is \$45,933 a year. The US average is \$53,482 a year.



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.

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.

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.

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Craig Benton Scott	501123	cscott@diridealers.com	(210) 496-7775
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____