

FOR SALE / LEASE



COMMERCIAL OFFICE | OWNER-USER OR INVESTMENT OPPORTUNITY

±3,400 SF Freestanding Building on ±0.81 Acres

140 Paloma Dr | Floresville, TX 78114

DONNIE WALKER *Director*

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KW COMMERCIAL CITY VIEW
15510 Vance Jackson, Suite 101, San Antonio, TX 78249



EXECUTIVE SUMMARY

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POSITIONING SUMMARY

140 Paloma Dr offers a freestanding, move-in-ready office building in Veterans Business Park, in the heart of Floresville — the Wilson County seat and fastest-growing community along the US-181 corridor southeast of San Antonio. Built in 2014, the ±3,400 SF building features a flexible 10-office layout with reception area, copy room, and break room. Situated on a ±0.81-acre site with 27 parking spaces, the property sits just off Hwy 181 near the Veterans Land Board office, USPS, and downtown Floresville, with strong daily exposure and easy regional access. The layout translates seamlessly to traditional office, medical/dental, or behavioral health use, making this a turnkey opportunity for an owner-user or investor targeting Floresville's growing base of healthcare, professional, and service tenants.

LOCATION

140 Paloma Dr
Floresville, TX 78114

AVAILABLE

±3,400 SF Freestanding Building on ±0.81 AC

- » **Year Built:** 2014
- » **Zoning:** R
- » **County:** Wilson
- » **Parcel ID:** 2949-00000-00300
- » **Legal:** VETERANS BUSINESS PARK, LOT 3, ACRES .81
- » **Estimated Annual Property Taxes:** \$13,411.06
- » **Best Use:** Behavioral Health, Medical, or General Professional Office

PRICE

Call Broker

TRAFFIC COUNTS (TXDOT)

Hwy 181: 11,171 VPD ('25)

HIGHLIGHTS

- » **Move-In-Ready, Flexible Layout:** Built in 2014, the ±3,400 SF building offers 10 private offices, a reception area, copy room, and break room — suited for traditional office, medical office, or behavioral therapy use with minimal retrofit.
- » **Freestanding Building on Fenced/Paved Site:** ±0.81 acres with 27 parking spaces (7.94 per 1,000 SF) — well above typical office parking ratios.
- » **Established Business Park Location:** Located in Veterans Business Park just off Hwy 181, near the Veterans Land Board office, USPS, and downtown Floresville.
- » **High-Visibility Corridor:** Fronts Hwy 181 with traffic counts of ±11,171 VPD, the primary commercial artery connecting Floresville to San Antonio.
- » **Growing Trade Area:** 3-mile population projected to grow 1.38%/year through 2031, with average household income of \$83,856 and 72.1% owner-occupancy within 3 miles.
- » **Compelling Trade Area Demographics:** \$181,915 average household income and \$381,444 median home value within 1 mile; population exceeding 169,000 within 5 miles.
- » **Owner-User or Investment Opportunity:** Available for sale or lease — suited for a medical, therapy, or professional office user seeking a turnkey building, or an investor targeting a stable Wilson County asset.

PHOTOS

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FLOORPLAN

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TOTAL: 3131 sq. ft

1st floor: 3131 sq. ft

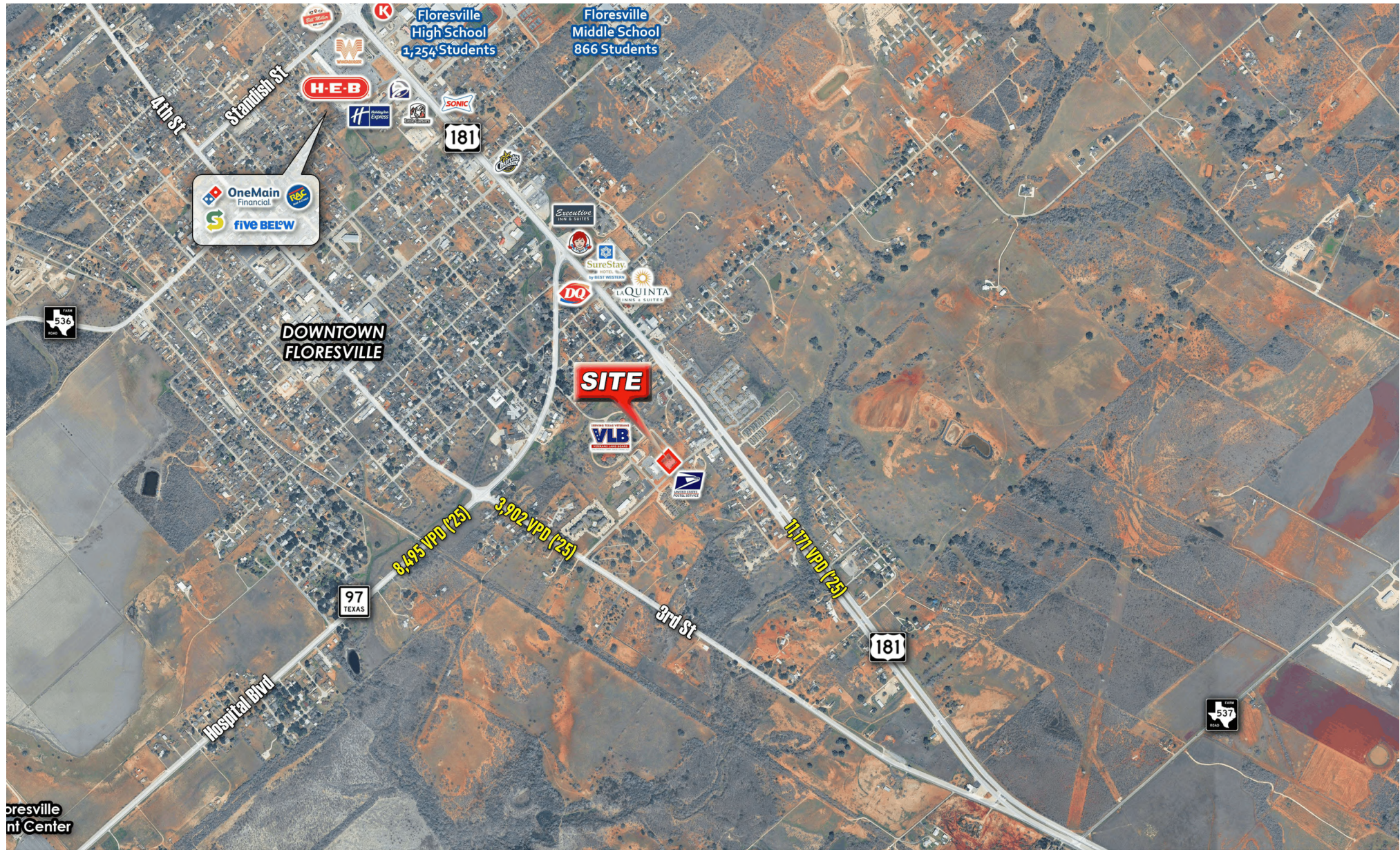
EXCLUDED AREAS: STORAGE: 92 sq. ft, UTILITY: 15 sq. ft, WALLS: 139 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SITE AERIAL

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REGIONAL AERIAL

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DEMOGRAPHICS

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POPULATION — 1 MILE 2,927 ↑ 0.61%/yr → 2031	POPULATION — 3 MILES 8,769 ↑ 1.38%/yr → 2031	POPULATION — 5 MILES 10,395 ↑ 1.37%/yr → 2031	DAYTIME POP — 5 MILES 11,917 6,063 workers in area
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METRIC	1 MILE	3 MILES	5 MILES
Avg household income	\$75,764	\$83,856	\$87,170
Median household income	\$58,649	\$70,762	\$73,403
Per capita income	\$29,014	\$30,389	\$31,548
Avg household size	2.63	2.71	2.72
Owner occupied	59.4%	70.2%	72.1%
Median home value (current)	\$287,121	\$272,432	\$278,660
Median home value (forecast)	\$473,423	\$405,705	\$414,175
Median age	40.2	38.6	38.9
Hispanic origin	55.5%	61.3%	59.4%
Employment rate	96.9%	95.6%	95.6%

POPULATION GROWTH 2010–2031			
	2010	2026	2031
1 mile	2,610	2,927	3,018
3 miles	6,952	8,769	9,390
5 miles	8,310	10,395	11,129
1 MI/YR	0.61%	1.38%	1.37%

INCOME DISTRIBUTION — ALL RINGS			
	1 mile	3 miles	5 miles
<\$35K	30.2%	23.3%	22.7%
\$35K–\$75K	29.9%	28.7%	28.0%
\$75K–\$150K	30.6%	37.3%	37.4%
\$150K+	9.6%	10.5%	12.0%
Avg (1 mi)	\$75,764	Avg (3 mi)	\$83,856
		Avg (5 mi)	\$87,170

HOUSING SNAPSHOT			
	1 MI	3 MI	5 MI
Owner occupied	59.4%	70.2%	72.1%
Renter occupied	40.6%	29.8%	27.9%
Vacant units	10.4%	8.6%	8.5%
Total HH (current)	1,052	3,125	3,711
MEDIAN HOME VALUE CURRENT → FORECAST			
1 mile	\$287K	3 miles	\$272K
→ \$473K		→ \$406K	5 miles
			→ \$414K

AGE & EMPLOYMENT (5 MI)	
AGE DISTRIBUTION — CURRENT YEAR	
Under 18	19.5%
18–34	25.4%
35–54	24.8%
55–74	21.9%
75+	9.0%
TOP INDUSTRIES — 5 MI (CURRENT YEAR)	
Services	47.0%
Construction	12.3%
Manufacturing	12.3%
Retail Trade	7.7%
Transportation/Utilities	6.8%

Source: Esri forecasts. U.S. Census Bureau data. KW Commercial City View.





DONNIE WALKER
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PROFESSIONAL BACKGROUND

Donnie Walker and his team have closed 125M in volume since November 2017 and have been recognized as a consistent top producer within Keller Williams City View ranking #1 multiple times in the monthly categories across various categories.

Mr. Walker has been ranked by the San Antonio Business Journal as a top agent multiple times. He enjoys selling unique properties and puts in the work ethic and grit to get the job done well with integrity. He is also a finalist in the San Antonio Platinum 50 group in 2022, 2023, and Platinum 50 winner for 2024.

Donnie Walker achieved a BBA in Finance from the Mays Business School. He also walked on the Varsity swim team and was voted co-captain of the swim team by his team members and coaches. In addition, he is a member of the highly renowned Titans of Investing network.

Mr. Walker is heavily involved in his faith community and has a passion for helping people and teaching them the faith. He receives the greatest joy when serving the client well and with integrity.

AFFILIATIONS

RLI: Realtors Land Institute

NAR: National Association of Realtors

TAR: Texas Association of Realtors

EDUCATION

Texas A&M Mays Business School

BBA in Finance



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Designated Broker of Firm	License No.	Email	Phone
<u>Tony Zamora Jr.</u>	<u>537135</u>	<u>Legal@kwcityview.com</u>	<u>210.696.9996</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Donnie Walker</u>	<u>697847</u>	<u>donnie@walkertexasre.com</u>	<u>210.378.0878</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov