

\$2,150,000 - 3586 Us Highway 181 N, Floresville

MLS® #1874094

\$2,150,000

Bedroom, Bathroom, 9,762 sqft
Commercial on 6.20 Acres

N/A, Floresville, TX

LOCATION...LOCATION...LOCATION!

Featuring 731 feet of HWY 181 frontage, this two-story quality commercial building on a 5+ acres lot of Prime location is just outside Floresville city limits. The options are unlimited, with the amount of space and amenities offered. The first floor features 17 offices, 2 Open offices, 4 Executive Offices, 1 Data Room, 2 Break rooms, 5 conference rooms and 1 reception station with a sitting/waiting area. There are also 5 baths, 2 storage units and 2 Break Rooms on the first floor. The Second floor features 1 open office, 10 offices and 1 bath. There is an alarm system, exterior lighting, security lighting and whole building fire sprinkler system. The property is xeriscaped and has a landscaping sprinkler system installed for ease of maintenance. The paved parking area has 50+ parking spaces. Come see what this great property can offer for your business!

Built in 1999

Essential Information

MLS® #	1874094
Price	\$2,150,000
Square Footage	9,762
Acres	6.20
Year Built	1999
Type	Commercial
Sub-Type	Office/Medical/Prof Bldg



Status	Active
--------	--------

Community Information

Address	3586 Us Highway 181 N
Area	2800
Subdivision	N/A
City	Floresville
County	Wilson
State	TX
Zip Code	78114

Amenities

Amenities	Exterior Lighting, Security System, High Speed INternet, Fire Sprinkler System, Inside Storage, Outside Storage, Public Restroom, Security Lighting, Sprinkler System
Utilities	Electricity, Water, Septic
Parking Spaces	56

Interior

Heating	Central, Office Only, 3 Units
Cooling	Central, Office Only, Three+ Central
# of Stories	2.0
Stories	2

Exterior

Roof	Metal
Construction	Wood, Stone, Rock/Stone Veneer
Foundation	Slab

School Information

District	Floresville Isd
----------	-----------------

Additional Information

Date Listed	June 9th, 2025
Days on Market	143
Zoning	OCL

Listing Details

Listing Agent	Shane Neal
Listing Office	eXp Realty

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of October 31st, 2025 at 9:52am CDT (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.