

# \$650,000 - 735 State Highway 97 E, Floresville

MLS® #1912504

**\$650,000**

Bedroom, Bathroom,  
Land on 42.79 Acres

S & J AROCHA SUR, Floresville, TX

43 acres of fully unrestricted land for residential development all offered at \$15,000 per acre. The back 38 acres are currently ag-exempt and used for hay production. The front 5 acres were acquired to improve access to the overall property. Water is available from SS Water Supply, electricity from FELPS and septic is required. The gate access point is at 1015 State Highway 97 E, Floresville, TX 78114. The Google Map coordinates for the gate access point are: 29.16759, -98.13326.



735 & 1015 St. Hwy 97 E, Floresville, TX 78114

42.79 AC

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42.79 AC

**PROPERTY TAX**  
When CAD ID: 10466 (17.80 AC)  
2023 Taxes: \$64,560 (Ag Exempt)  
Legal: AROCHA SUR, TRACT 19801  
Address: 735 St Hwy 97 E, Floresville, TX 78114  
**When CAD ID: 10463 (5.99 AC)**  
2023 Taxes: \$3,679.51 (Land Only)  
Legal: AROCHA SUR, TRACT 19801  
Address: 1015 St Hwy 97 E, Floresville, TX 78114

**AGRICULTURAL VALUATION**  
Property has a lease on the 37.80 acre tract with a local hay farmer who has been working the property for 25+ years, and that arrangement can continue for as long as needed with a new owner. The lease can be terminated at any time with 45 days notice to the lessee.

**DENSITY & ACCESS**  
Lot development density for land with water available from a city or co-op which also requires septic typically has a minimum residential lot size of 3 acres.

**ACCESS / FRONTAGE**  
➤ 187' of direct frontage on Hwy 97 E/Hardslab St from 1015 St Hwy 97 E/Hardslab St parcel that is contiguous with the hay field's east property line.  
➤ 40' shared road easement accessed from the driveway of 735 St Hwy 97 E/Hardslab St along the hay field's west property line.

**PLUGGED WELL**  
The hay field has an oil well that was plugged (cemented) in 2018. Flapping report available. Some above ground equipment, which hasn't impacted hay production, remains that can be removed at any time. There are no pipelines under the property and nothing that would prevent building on the land.

**OPPORTUNITY**  
43 acres of prime, fully unrestricted land for residential, manufactured housing, mobile home development or a country estate with 38 ag exempt acres. Floresville is 3 miles south and offers a unique blend of small-town charm and city services along with proximity to San Antonio. Water is available from SS Water Supply, electric from FELPS and septic is required.

**LAND SIZE**  
42.79 AC (1,864,000 SF)  
➤ 37.80 AC Property ID: 10466  
➤ 4.99 AC Property ID: 10463

**LOCATION**  
➤ 735 St Hwy 97 E, Floresville, TX 78114 (17.8 AC)  
➤ 1015 St Hwy 97 E, Floresville, TX 78114 (4.99 AC)  
➤ Coordinates: 29.16757, -98.13326

**FEATURES**  
✓ Unrestricted  
✓ Ag Exempt (37.80 AC)  
✓ Cleared and flat  
✓ Fenced  
✓ Surveys Available  
✓ Outside City Limits / No City Tax / No MUD / NO HOA  
✓ No Flood Zone  
✓ Floresville ISO

**UTILITIES**  
✓ Water: SS Water Supply (800) 779-2837  
✓ Electric: FELPS (800) 236-7900  
✓ Sewer: Septic Required (800) 393-8357

**LAND USE / ZONING**  
Located in Floresville (E1) but not within city limits. No Zoning. Ability to use for residential subdivision development or any agricultural or commercial purposes. No existing build, property, or deed restrictions.

**Essential Information**

MLS® #1912504

Price\$650,000

Acres42.79

TypeLand

Sub-TypeResidential Lot and Acreage

StatusActive

**Community Information**

Address735 State Highway 97 E

Area2800

SubdivisionS & J AROCHA SUR

CityFloresville

CountyWilson

StateTX

Zip Code78114

**Amenities**

|           |          |
|-----------|----------|
| Amenities | None     |
| Utilities | Electric |

### **Exterior**

|                 |             |
|-----------------|-------------|
| Lot Description | Undeveloped |
|-----------------|-------------|

### **School Information**

|            |                 |
|------------|-----------------|
| District   | Floresville Isd |
| Elementary | Floresville     |
| Middle     | Floresville     |
| High       | Floresville     |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 27                |
| Zoning         | NO ZONING         |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Agent  | Gary Bisha       |
| Listing Office | My Castle Realty |

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