

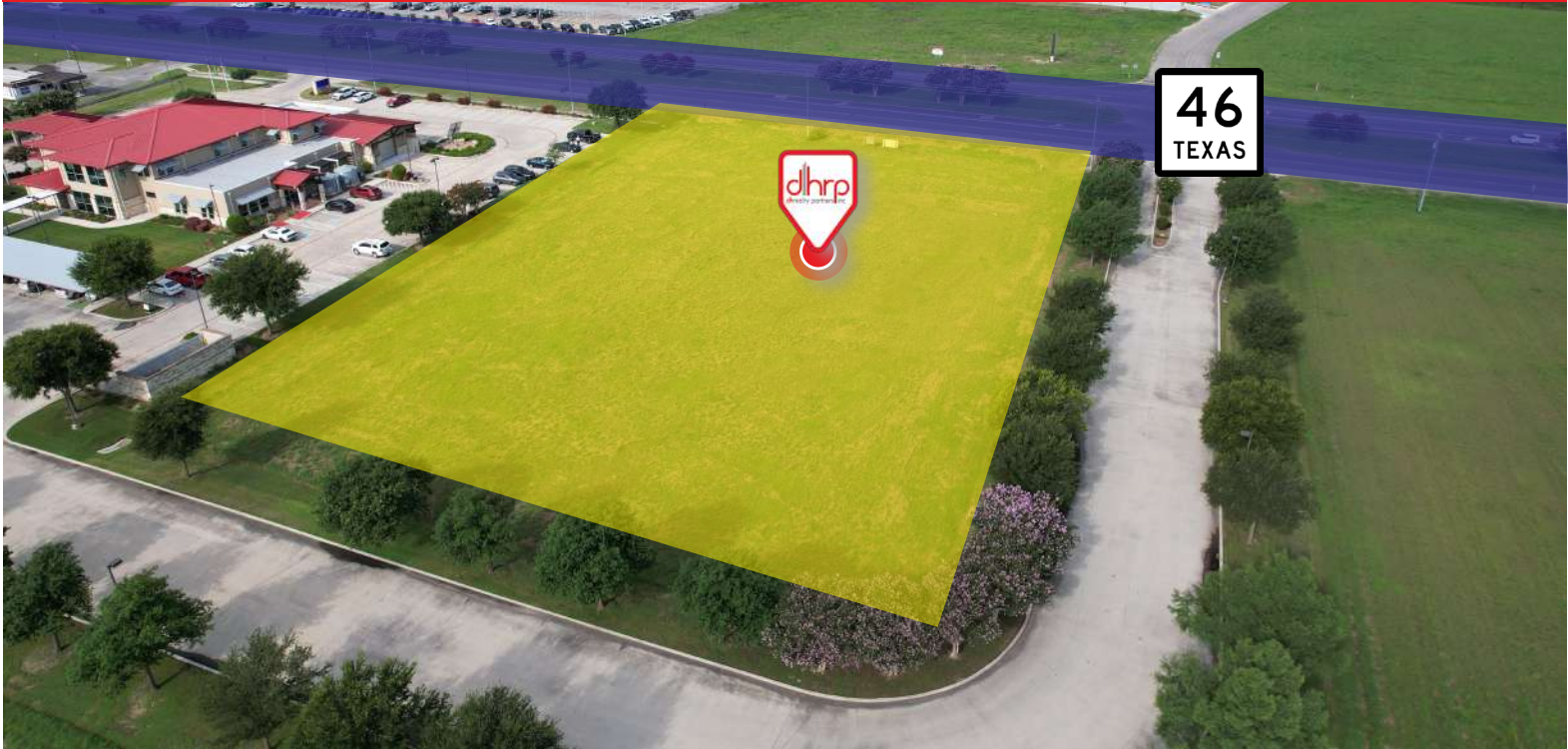


SALE

Amanda Powell
281.733.9545
apowell@dhrp.us

1.98 AC LOT ON HWY 46

Hwy 46 & Kingsbury Street | Seguin, TX 78155



LOCATION

1.98 Acre lot off of Hwy 46 in Seguin Texas less than half a mile from IH-10

SIZE

1.988 AC (86597.28 SF)

ZONING

C - Commercial, City of Seguin

UTILITIES

Water and Electricity - City of Seguin

DESCRIPTION

1.98 Acre lot off of Hwy 46 less than half a mile from IH-10 in Seguin Texas. Surrounded by several large chains and Texas Lutheran University.

FLOOD PLAIN

No part of this property is located in the FEMA 100-year flood area.

PRICE

\$15 PSF

DH Realty Partners, Inc. Recommends that Prospective Buyer(s) take the following actions:

1. Consult with an Engineer to verify the location, accessibility and capacity of all the property's utilities.
2. Obtain an Environmental Site Assessment; and
3. Purchase a written Zoning Verification Letter from the appropriate Governmental Authority

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AERIAL MAP



LOCATED NEAR

- Texas Lutheran University
- Sonic
- Burger King
- RBFCU
- Whataburger
- La Quinta Inn & Suites
- Bill Miller Bar-B-Q
- McDonald's
- Shell
- Circle K
- Subway
- Chevron
- Jack In The Box

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AERIAL MAP



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DRONE FOOTAGE



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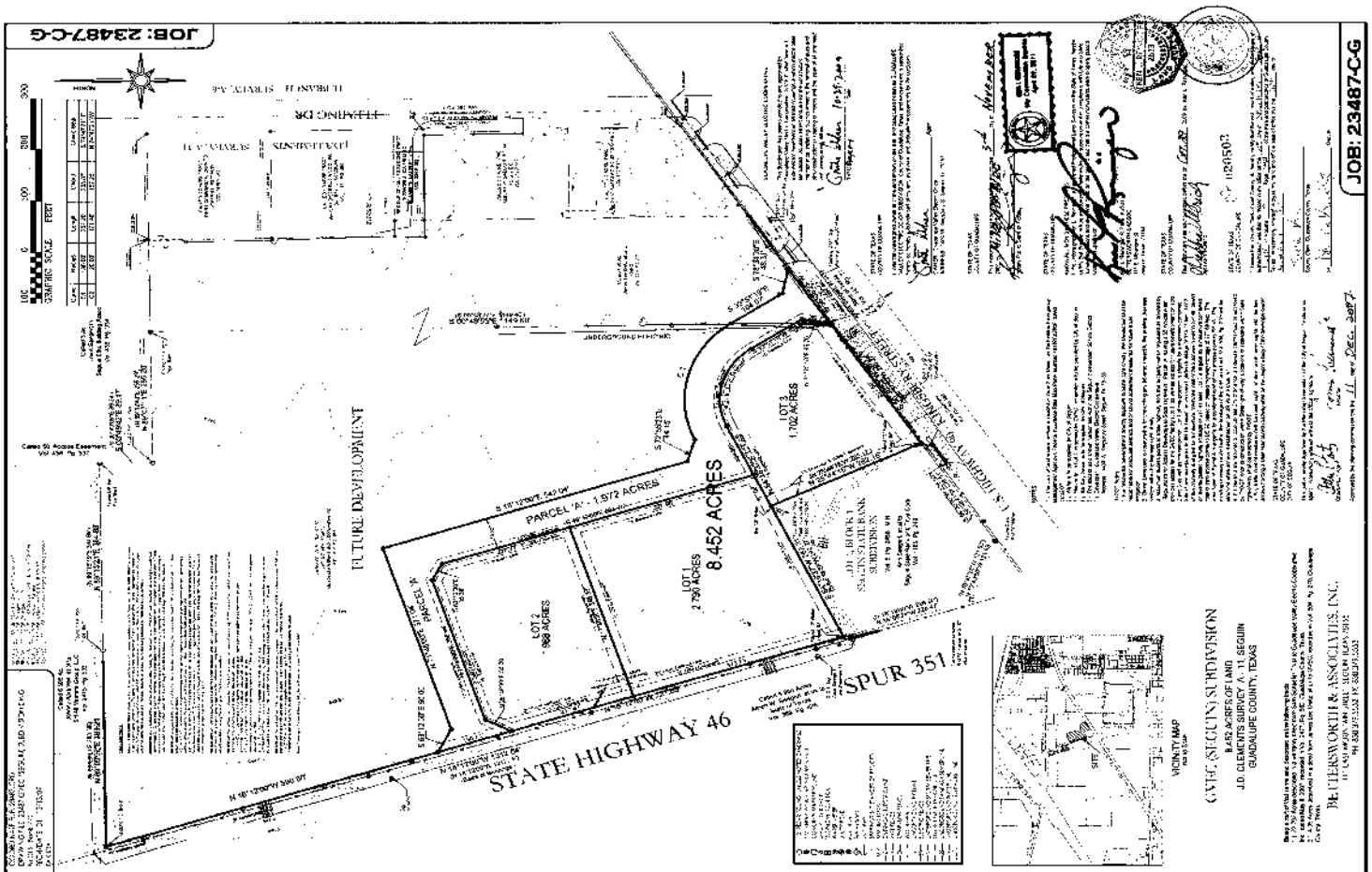
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SURVEY



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City of Seguin

	Total Employment	Avg. Annual Wages	Location Quotient	2015-2020 Job Growth %
Seguin Region	880	\$49,800	3.64	+25.2%
Guadalupe County	909	\$49,500	1.60	+73.8%
San Antonio - New Braunfels MSA	9,956	\$63,800	0.71	+26.1%

8,500+
Proposed Residential Units

377,625
Workers Within 30 minute Drive Time of Seguin

THE CITY OF SEGUIN IS OPEN FOR BUSINESS

Seguin, Texas, serves as the county seat for one of the fastest-growing counties in the United States, Guadalupe County. Seguin is a pro-business community with a competitive tax structure, a skilled workforce that is second to none and a local government that is committed to growth.

TOP 5 INDUSTRIES

7.2%	8%	10.7%	11.6%	30.6%
Education	Accommodation & Food Service	Retail Trade	Health Care	Manufacturing

Source: JobEQ

MAJOR EMPLOYERS

Caterpillar	+/- 2000 employees
Vitesco Technologies	+/- 1500 employees
Seguin ISD	+/- 1045 employees
CMC Steel	+/- 900 employees
Guadalupe Regional Medical Center	+/- 765 employees
Tyson Foods	+/- 750 employees
HEB	+/- 400 employees
Texas Lutheran University	+/- 340 employees
Walmart	+/- 300 employees
Hexcel	+/- 260 employees
Mimigrip	+/- 220 employees
Niagara Bottling	+/- 120 employees

EDUCATIONAL ATTAINMENT

85.1% High School Grad or Higher
15+ Colleges & Universities within 50 Miles

78155 Zip code - Source: ESRI

LABOR AVAILABILITY

Civilian Population 16 Years and Over

Workers within 30 Min Drive Time	377,652
Workers within 45 Min Drive Time	1,406,451
Workers within 60 Min Drive Time	2,561,814

Source: JobEQ
Drive time analysis taken from Interstate 10 and Austin Street in Seguin, Texas.

PROJECTED POPULATION GROWTH

2020	2030	2035	2040
30,004	40,384	44,587	49,228

Source: City of Seguin

HOUSING

8,500+ Proposed Residential Units
17 Subdivisions Under Construction

12 Subdivisions in Review
\$235,990 Median Home Price (Seguin)

Source: City of Seguin/Zillow

SALES TAX RATE

0.50%	1.50%	6.25%	8.25%
Guadalupe County	City of Seguin	State of Texas	Total

PROPERTY TAX RATE

Per \$100 Valuation

\$0.54	\$0.33	\$0.05	\$1.38	\$1.28	\$2.30	\$2.20
City of Seguin	Guadalupe County	Lateral Road	Seguin ISD	Navarro ISD	Total with Seguin ISD	Total with Navarro ISD

Source: U.S. BLS (2019)

Sequinedc.com | (830) 401-2476 | economicdevelopment@sequintexas.gov



DISTANCE TO MAJOR MARKETS*

San Antonio	37 Miles/40 Min
Austin	49 Miles/1 Hr
Corpus Christi	145 Miles/2 Hr 15 Min
Houston	160 Miles/2 Hr 34 Min
Dallas	250 Miles/3 Hr 40 Min
U.S. Mexico Border via I-35	190 Miles/3 Hr 0 Min

DISTANCE TO INTL AIRPORTS*

San Antonio (SAT)	40 Miles/45 Min
Austin-Bergstrom (AUS)	57 Miles/51 Min

DISTANCE TO SEAPORTS*

Port of Corpus Christi	143 Miles/2 Hr 23 Min
Port of Houston	170 Miles/2 Hr 34 Min
Port of LA/Long Beach	1387 Miles/20 Hr 20 Min

DISTANCE TO RAIL TERMINALS*

San Antonio (SAT) Intermodal Terminal	47 Miles/45 Min
Houston Intermodal Terminal	165 Miles/2 Hr 31 Min
Laredo Intermodal Terminal (Union Pacific)	178 Miles/2 Hr 54 Min

* Distance and drive times provided



30,004 2020 Population

17.5% Population Increase (2010-2020)

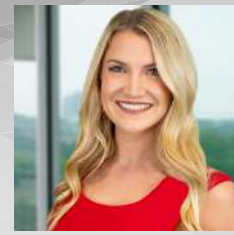
35.6 Median Age

33,290 2020 Daytime Population

COME GROW WITH US

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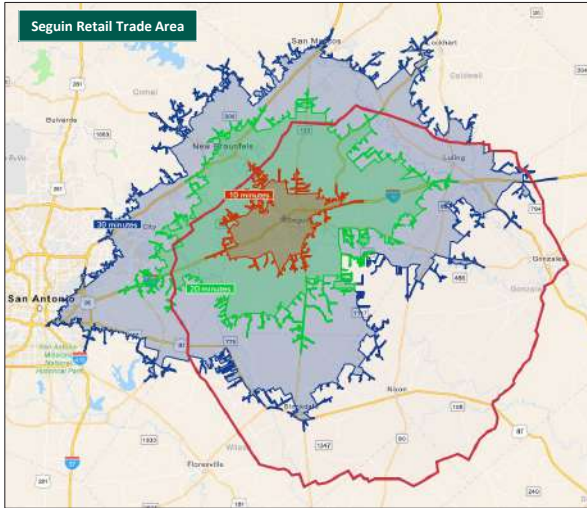


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Retail Trade Area Demographics

- Population: 116,000+
- Median Household Income: \$61,178 (+/-)
- Per Capita Income: \$30,122 (+/-)
- Median Age: 38.8
- 12,000+ New Seguin Rooftops = New Retail Opportunities

Seguin RTA Retail Gap Analysis

Industry Summary	NAICS	Demand (Potential Sales)	Supply (Actual Sales)	Retail Gap (Leakage/Surplus)	Leakage Index
Total Retail Trade & Food/Drink	44-45, 722	\$2,035,154,676	\$679,908,141	\$1,355,246,535	0.33

Source: ESRI Business Analyst, The Retail Coach

Positive numbers denote leakage, negative numbers denote a surplus. A Leakage Index of greater than 1.0 means that the community retail sales include shoppers from outside the trade area (surplus). If the index is less than 1.0, the members of the community are shopping outside of the community for their retail needs.

2021 Population
30,902
(5% Increase from 2020 Census Count)

Median Age
35.1

% of Population
18+
75.5%

Median HH Income
\$49,039

Projected Population by 2035*
Approx. 50,000

Seguin Residential Growth and Housing Market Highlights

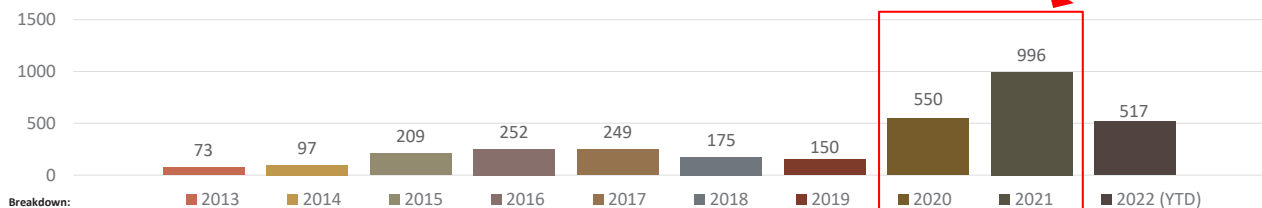
- 13,566 Housing Units in Development Pipeline
 - 24 New Residential Subdivisions Currently Under Construction
 - 24% of Housing Units in Development Pipeline Have Been Platted
 - 54% of Platted Housing Units Have Been Issued a Building Permit
- Multifamily:
 - 200 Units Under Construction. 900+ Units in Development Pipeline
- Active Builders in Seguin:



Seguin Market – Home Sales & Average Price



Residential Building Permits Issued 2013 to 2022



Breakdown:
2021: 937 Single Family, 59 Duplex.
2022 YTD: 470 Single Family, 39 Duplex.

Source(s): City of Seguin, Texas A&M Real Estate Center

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TRAFFIC COUNTS & DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population	3,833	27,791	43,134
Median Age	27.2	37.8	40.0
Avg Household Size	2.7	2.7	2.6
Median Household Income	\$39,300	\$59,616	\$70,900
Avg Household Income	\$56,342	\$92,038	\$103,154

Source: ESRI, 2023

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DISCLOSURE INFORMATION

HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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INFORMATION ABOUT BROKERAGE SERVICES

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Harold Alexander Yount	308749	ayount@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Amanda Powell	756314	apowell@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

DH Realty Partners, Inc, 801 N Saint Marys St San Antonio, TX 78205

Phone: (210)222-2424

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