



# SALE

Amanda Nelson  
281.733.9545  
anelson@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

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2023. A Texas Corporation.



## 1.98 AC LOT ON HWY 46

Hwy 46 & Kingsbury Street | Seguin, TX 78155

### 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

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2023. A Texas Corporation.



# SALE

Amanda Nelson  
281.733.9545  
anelson@dhrp.us

## 1.98 AC LOT ON HWY 46

Hwy 46 & Kingsbury Street | Seguin, TX 78155

### AERIAL MAP



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2023. A Texas Corporation.



# SALE

Amanda Nelson  
281.733.9545  
anelson@dhrp.us

## 1.98 AC LOT ON HWY 46

Hwy 46 & Kingsbury Street | Seguin, TX 78155

### DRONE FOOTAGE



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2023. A Texas Corporation.



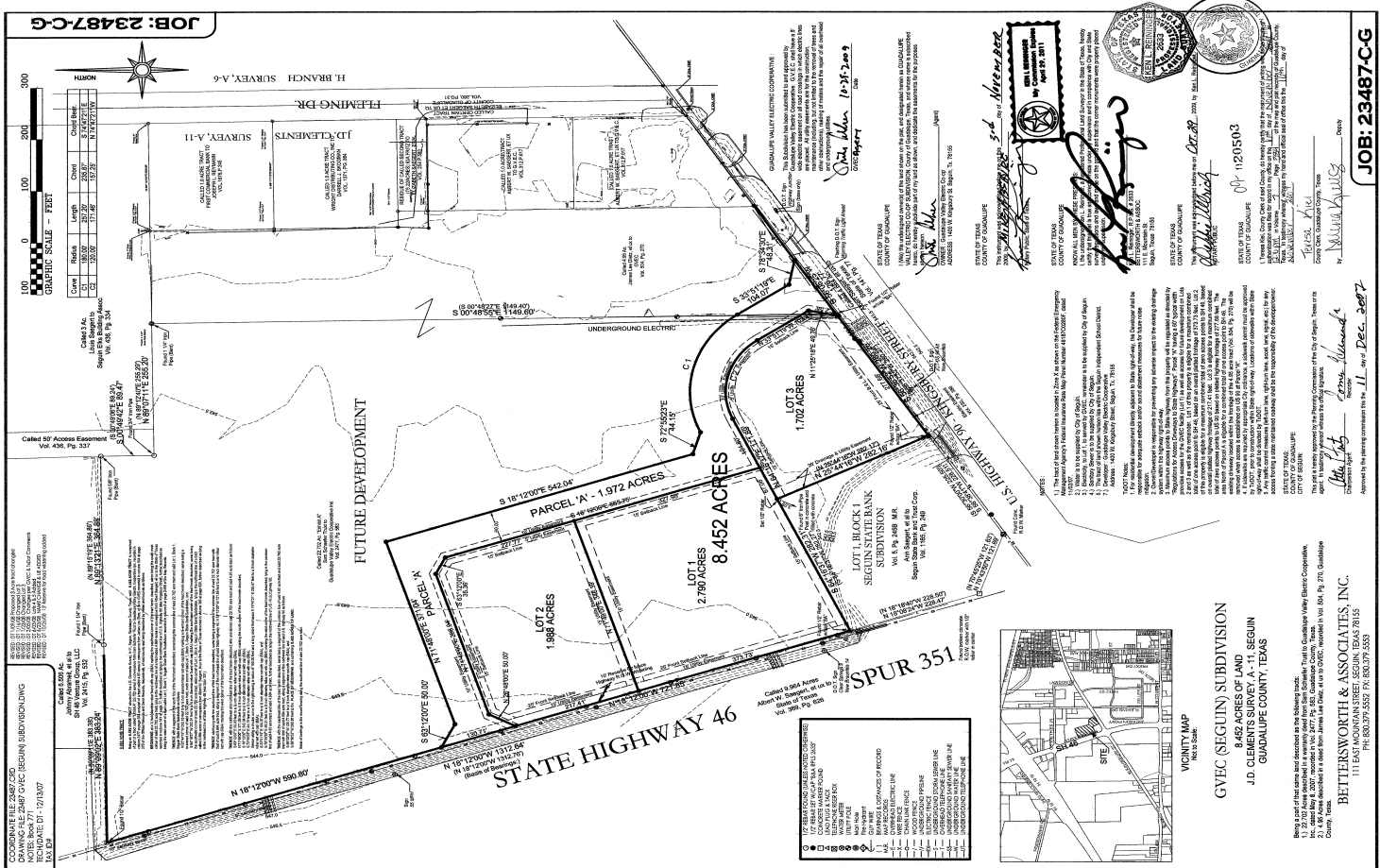
**SALE**

Amanda Nelson  
281.733.9545  
anelson@dhrp.us

# 1.98 AC LOT ON HWY 46

Hwy 46 & Kingsbury Street | Seguin, TX 78155

## SURVEY



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2023. A Texas Corporation.

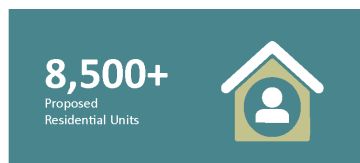


## 1.98 AC LOT ON HWY 46

Hwy 46 & Kingsbury Street | Seguin, TX 78155

### 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%                 |



### 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.

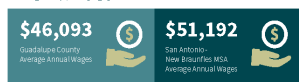
#### TOP 5 INDUSTRIES



#### MAJOR EMPLOYERS

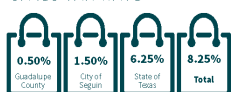
|                                   |                    |
|-----------------------------------|--------------------|
| Caterpillar                       | +/- 2000 employees |
| Vitesco Technologies              | +/- 1500 employees |
| Seguin ISD                        | +/- 1045 employees |
| CMC 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                            | +/- 250 employees  |
| Mimigrip                          | +/- 220 employees  |
| Niagara Bottling                  | +/- 120 employees  |

#### AREA WAGES



Source: U.S. BLS (2019)

#### SALES TAX RATE



#### EDUCATIONAL ATTAINMENT



78155 Zip code - Source: ESRI

#### LABOR AVAILABILITY

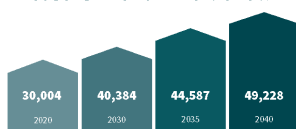
Civilian Population 16 Years and Over

|                                  |           |
|----------------------------------|-----------|
| Workers within 30 Min Drive Time | 377,625   |
| Workers within 45 Min Drive Time | 1,406,451 |
| Workers within 60 Min Drive Time | 2,561,814 |

Source: JobEQ

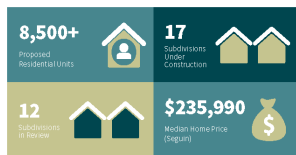
Drive time analysis taken from Interstate 10 and Austin Street in Seguin, Texas.

#### PROJECTED POPULATION GROWTH



Source: City of Seguin

#### HOUSING



Source: City of Seguin/Zillow

#### PROPERTY TAX RATE

Per \$100 Valuation



Seguinedc.com | (833) 401-2476 | economicdevelopment@seguintexas.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 30 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 |

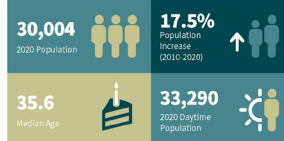
#### DISTANCE TO SEAPORTS\*

|                        |                         |
|------------------------|-------------------------|
| Port of Corpus Christi | 142 Miles/2 Hr 23 Min   |
| Port of Houston        | 170 Miles/2 Hr 34 Min   |
| Port of LA/Long Beach  | 1397 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



Source: ESRI

COME GROW WITH US

seguintexas.com

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2023. A Texas Corporation.

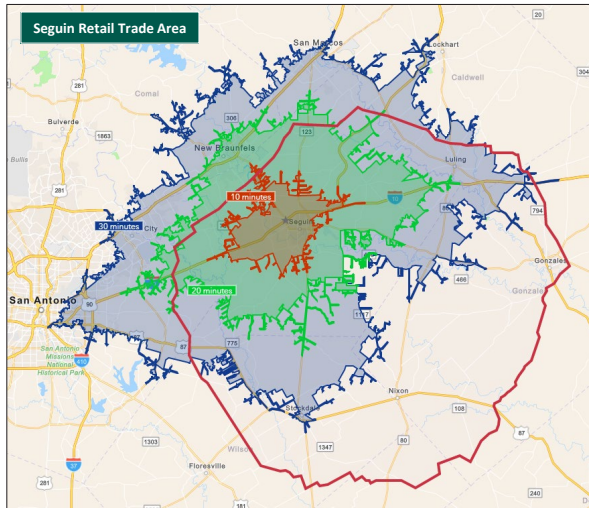


# SALE

Amanda Nelson  
281.733.9545  
anelson@dhrp.us

## 1.98 AC LOT ON HWY 46

Hwy 46 & Kingsbury Street | Seguin, TX 78155



### 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**

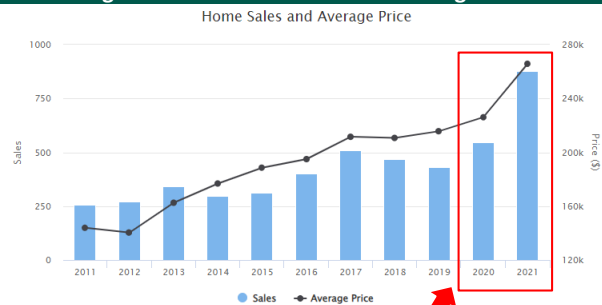
Projected  
Population by  
2035\*  
**Approx. 50,000**

### Seguin Residential Growth and Housing Market Highlights

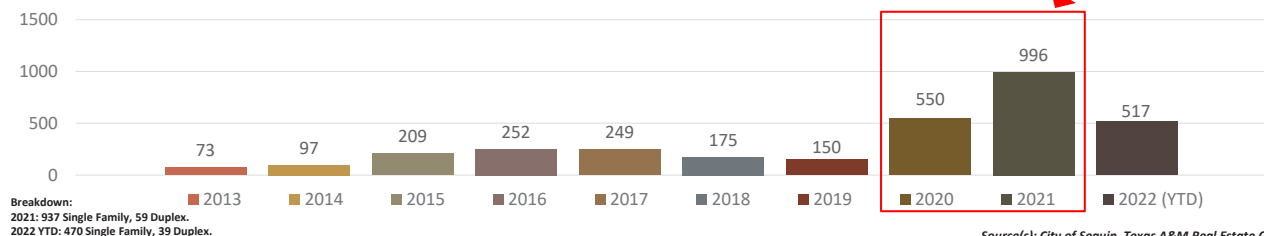
- 13,566 Housing Units in Development Pipeline
  - 24 New Residential Subdivisions Currently Under Construction
  - 24% of Housing Units in Development Pipeline Have Been Platted
  - 54% of Platted Housing Units Have Been Issued a Building Permit
- Multifamily:
  - 200 Units Under Construction. 900+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



### Seguin Market – Home Sales & Average Price



### Residential Building Permits Issued 2013 to 2022



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

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2023. A Texas Corporation.



# SALE

Amanda Nelson  
281.733.9545  
anelson@dhrp.us

## 1.98 AC LOT ON HWY 46

Hwy 46 & Kingsbury Street | Seguin, TX 78155

### 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

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2023. A Texas Corporation.

## 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.

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2023. A Texas Corporation.

# 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.

|                                      |               |                        |                      |
|--------------------------------------|---------------|------------------------|----------------------|
| <u>DH Realty Partners, Inc.</u>      | <u>147342</u> | <u>www.dhrp.us</u>     | <u>(210)222-2424</u> |
| Licensed Broker /Broker Firm Name or | License No.   | Email                  | Phone                |
| Primary Assumed Business Name        |               |                        |                      |
| <u>John Cannon, CCIM</u>             | <u>618616</u> | <u>cannon@dhrp.us</u>  | <u>(210)222-2424</u> |
| Designated Broker of Firm            | License No.   | Email                  | Phone                |
| <u>John Cannon, CCIM</u>             | <u>618616</u> | <u>cannon@dhrp.us</u>  | <u>(210)222-2424</u> |
| Licensed Supervisor of Sales Agent/  | License No.   | Email                  | Phone                |
| Associate                            |               |                        |                      |
| <u>Amanda Nelson</u>                 | <u>756314</u> | <u>anelson@dhrp.us</u> | <u>(210)222-2424</u> |
| Sales Agent/Associate's Name         | License No.   | Email                  | Phone                |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
TXR-2501

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

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Phone: (210)222-2424 Fax: (210)271-0183  
[www.lwolf.com](http://www.lwolf.com)

Untitled