



partners

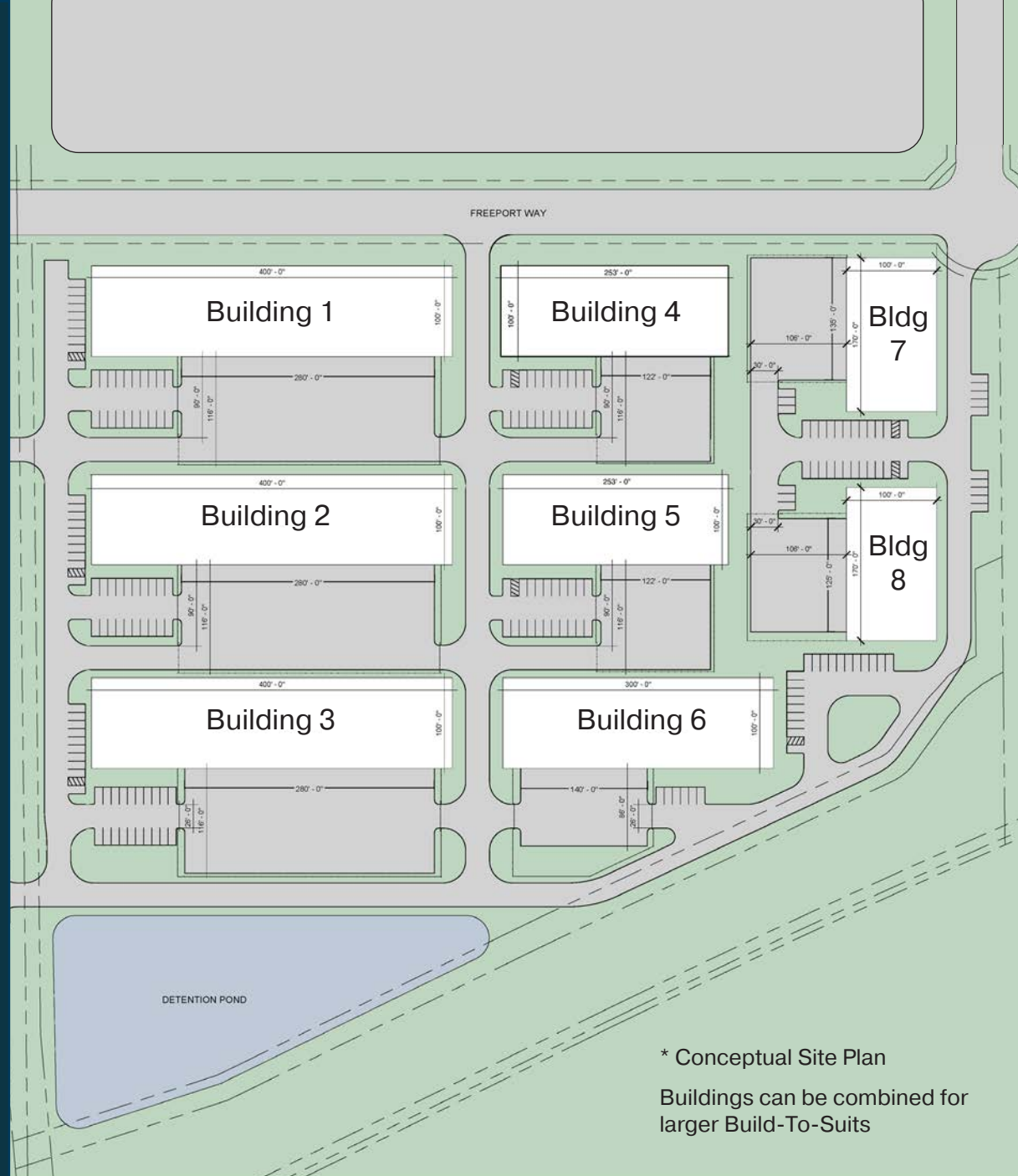
SEGUIN COMMERCE PARK

FOR SALE OR LEASE | 17,000 SF - 40,000 SF (Up to 140,000 SF Build-to-Suit Option)

N Heideke & Freeport Way, Seguin, Texas 78155

SITE PLAN & BUILDING SPECS

Building Sizes*	Building 1-3 40,000 SF Building 4-5 25,300 SF Building 6 30,000 SF Building 7-8 17,000 SF
Construction Type	Pre-engineered clear span metal buildings with concrete tilt exterior walls
Configuration	Front Load
Clear Height	25' (Crane ready for 20' hook height)
Dock-high Doors	Capability to add 9'x10' dock wells
Grade Level Doors/Ramps	Two (2) 12'x14'
Office Finish SF	± 1,600 SF or Build-To-Suit
Parking Spaces/Ratio	± 20 - 30 Spaces
Power	17,000 SF: 600 Amps 277/480v 25,000 SF: 800 Amps 277/480v 30,000+ SF: 1,000 Amps 277/480v
Roof	Standing Seam Metal
Slab	6" slab, 3,500 psi
Yard	Dedicated, secured yard capability



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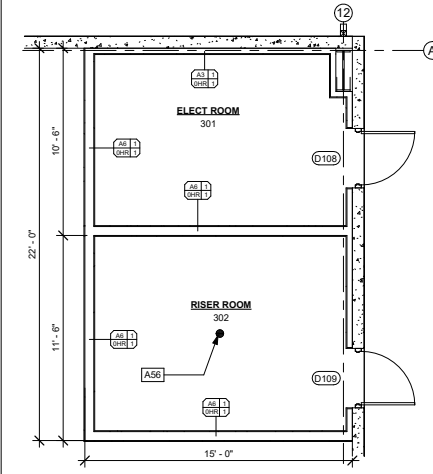
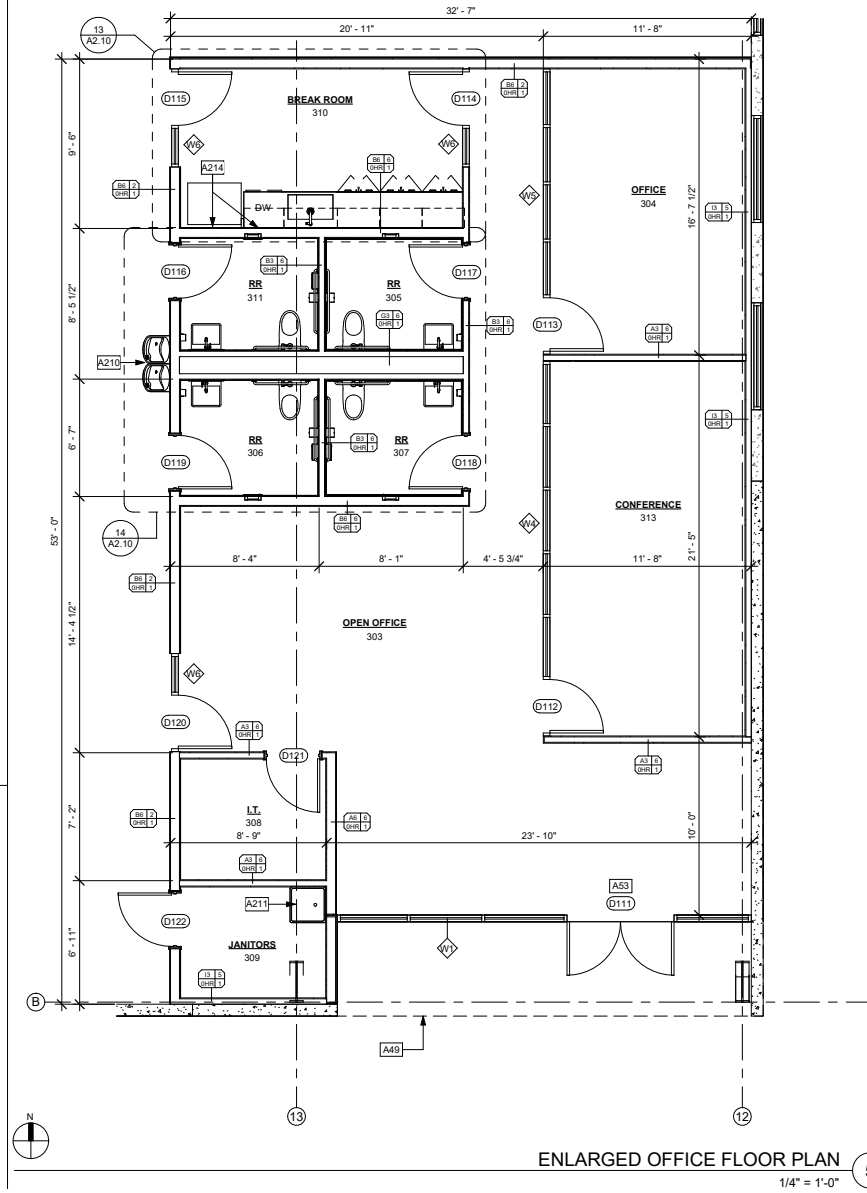
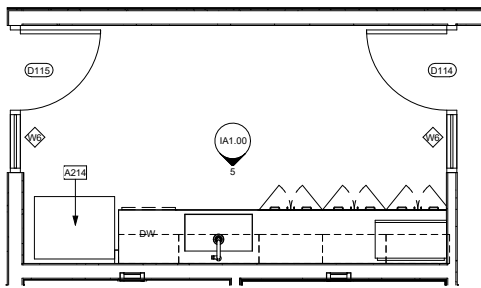
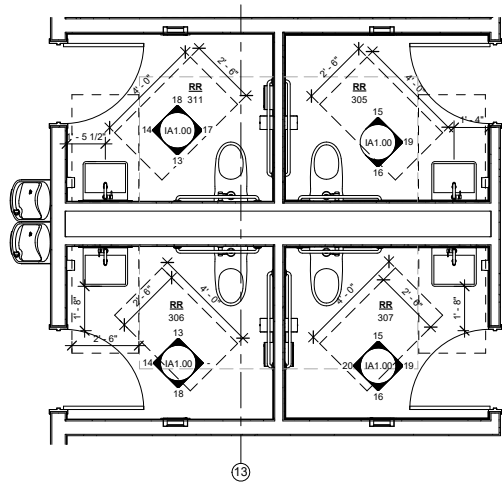
OPTIONAL BUILDING UPGRADES



UPGRADE OPTIONS

- Additional glazing
- Additional canopy
- Additional windows
- Office expansion
- Up to 20-ton crane
- HVAC warehouse

TYPICAL SPEC OFFICE FLOOR PLAN



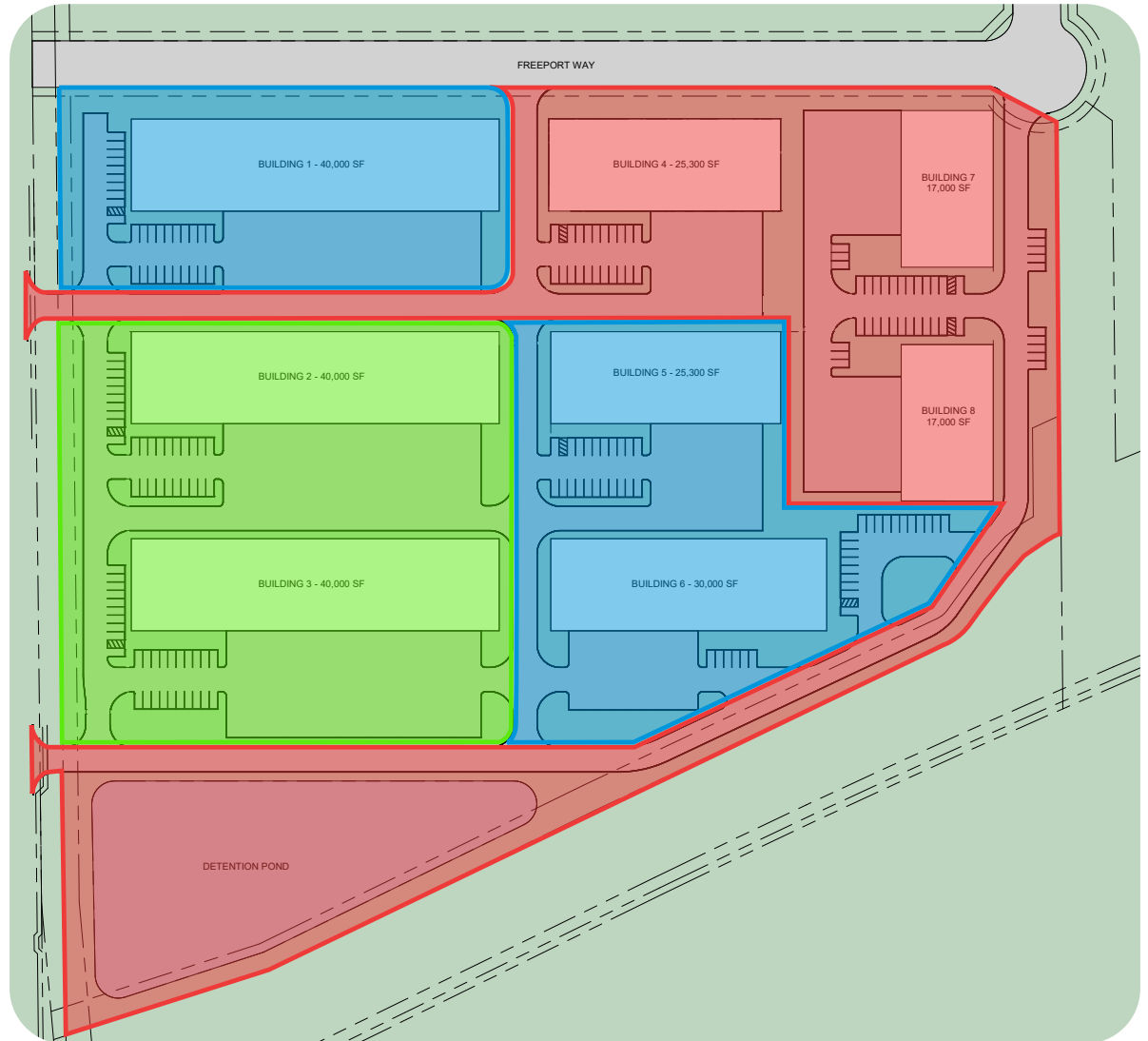
KEYNOTES - A2.10 SHELL FLOOR PLAN - LEVEL 1	
DISCLAIMER: KEYNOTES MAY NOT BE SEQUENTIAL	
#	NOTE
A49	EDGE OF MTL PANELS ABOVE
A56	LOCATION OF FLOOR DRAIN - RE: MEP DRAWINGS
A211	PROVIDE NEW 2'-0" WIDE 2'-0" LONG FIBERGLASS MOP SINK WHERE NOTED - TO MEET TAS STANDARDS
A214	PROVIDE IN-WALL WATER CONNECTION AND ELECTRICAL POWER IN NOTED LOCATION FOR TENANT PROVIDED AND TENANT INSTALLED REFRIGERATOR - GC TO COORDINATE EXACT SPECIFICATIONS OF UNIT WITH TENANT

PHASING PLAN



BUILD-TO-SUIT OPTIONS

Up to +/- 140,000 SF
on Phase 2 & 3 site area.
Contact brokers for more details.



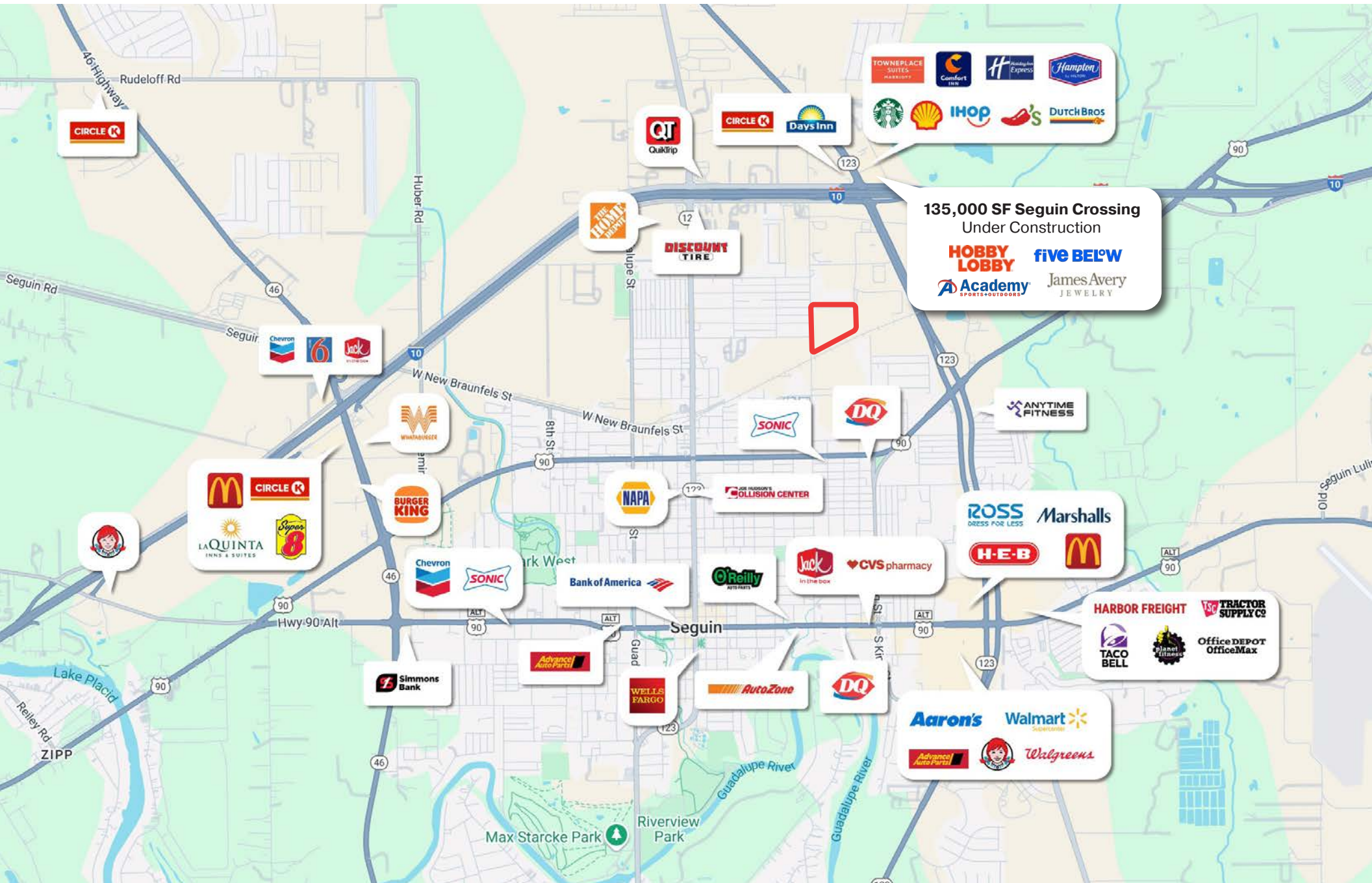


ACCESS



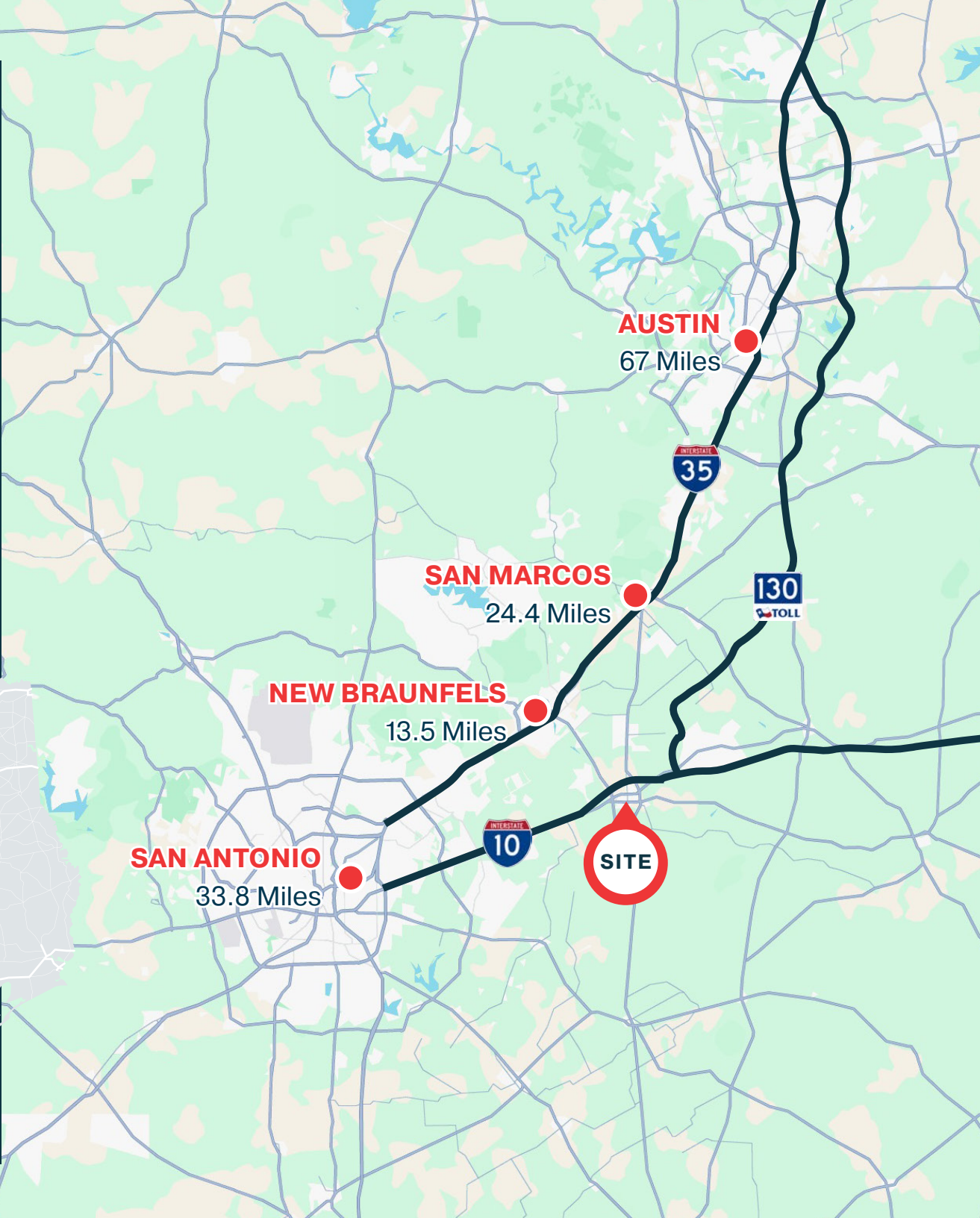
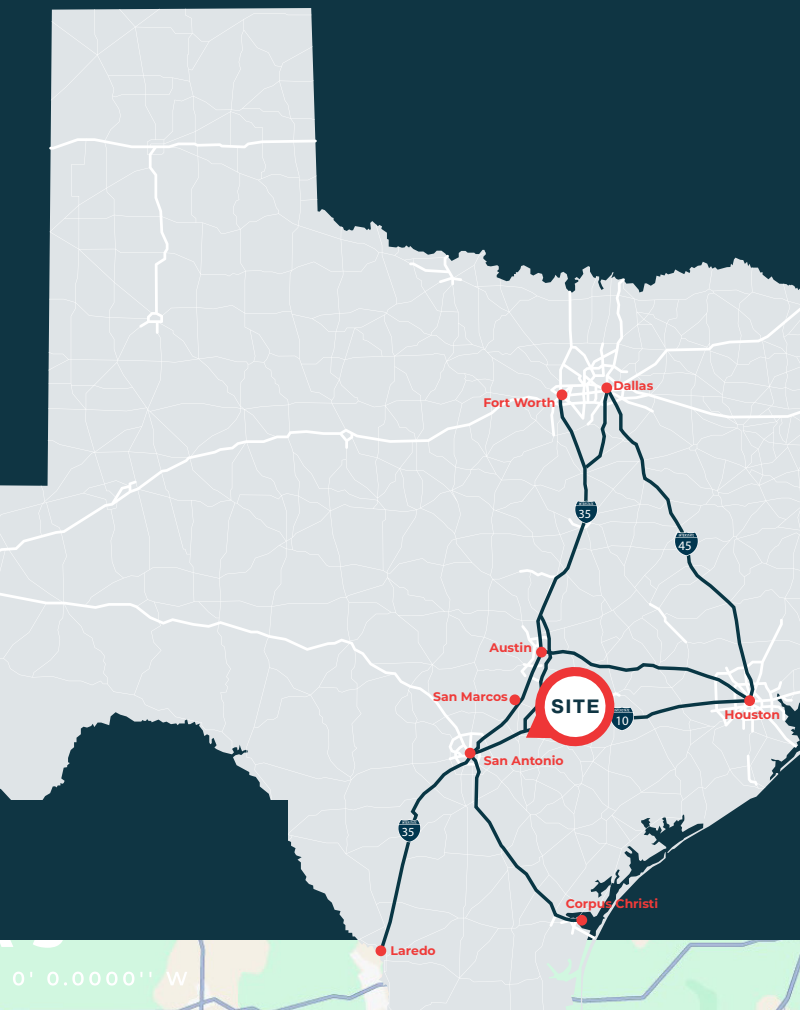


NEARBY AMENITIES



THE TEXAS TRIANGLE

The “Texas Triangle” — encompassing San Antonio, Austin, Houston, and Dallas/Fort Worth — is a powerhouse of growth fueled by a business-friendly climate, strong infrastructure, and low cost of living. These factors have made Texas the nation’s leader in population and corporate expansion. Since 2018, 74 companies, including McKesson, Charles Schwab, Oracle, and HP, have relocated their headquarters to Texas, with continued investment from Apple, Google, and Tesla. This momentum has attracted a skilled workforce and positions the region for sustained economic growth and diversification.





Seguin’s Largest Employers

	
INDUSTRY	Manufacturing
EMPLOYEES	1,600

	
INDUSTRY	Manufacturing
EMPLOYEES	830

	
INDUSTRY	Manufacturing
EMPLOYEES	1,500

	
INDUSTRY	Government
EMPLOYEES	650

	
INDUSTRY	Education
EMPLOYEES	1,100

	
INDUSTRY	Government
EMPLOYEES	490

	
INDUSTRY	Manufacturing
EMPLOYEES	900

	
INDUSTRY	Education
EMPLOYEES	440

	
INDUSTRY	Healthcare
EMPLOYEES	900

	
INDUSTRY	Retail
EMPLOYEES	400

Infrastructure Investments

Seguin’s ongoing infrastructure improvements, including the expansion of Interstate 10 and enhancements to State Highway 46, are bolstering its industrial appeal. Local government efforts to improve utilities and logistics capabilities support the development of smaller industrial properties that cater to various industries, making the area attractive for investors and businesses alike.

Reshoring and Local Production

In response to global supply chain disruptions, companies are reshoring manufacturing operations back to the U.S., creating a demand for smaller, flexible industrial buildings. Seguin’s proximity to major Texas cities and lower costs make it an attractive option for companies looking to establish adaptable manufacturing or assembly sites without the high congestion and expenses of larger metro areas.

Advancements in Technology

Technological innovations such as smart warehousing and energyefficient designs are becoming standard in smaller industrial facilities. Seguin’s industrial developments are poised to integrate these advancements, making its smaller spaces attractive to companies that need cutting-edge, flexible solutions for their operations.

Population		
37,814	+28.4%	36.2
2024 Population (City of Seguin Est.)	Increase in Population (2020-2024)	Median Age (2022)

Workforce	
15,200+	8.37%
Employees (2023)	YoY Growth (2023-2024)

Employment by Industry		
17.9%	7.59%	5.07%
Manufacturing	Construction	Transportation & Warehousing

Education Attainment		
78%	6.3%	18.3%
High School Grad or Higher (Up 8.8% from 2017)	Associates Degree (Up 16.2% from 2017)	Bachelor’s Degree or Higher (Up 19.7% from 2017)

SEGUIN COMMERCE PARK



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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:
 - 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Stan Nowak	771890	stan.nowak@partnersrealestate.com	512-601-8120
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

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