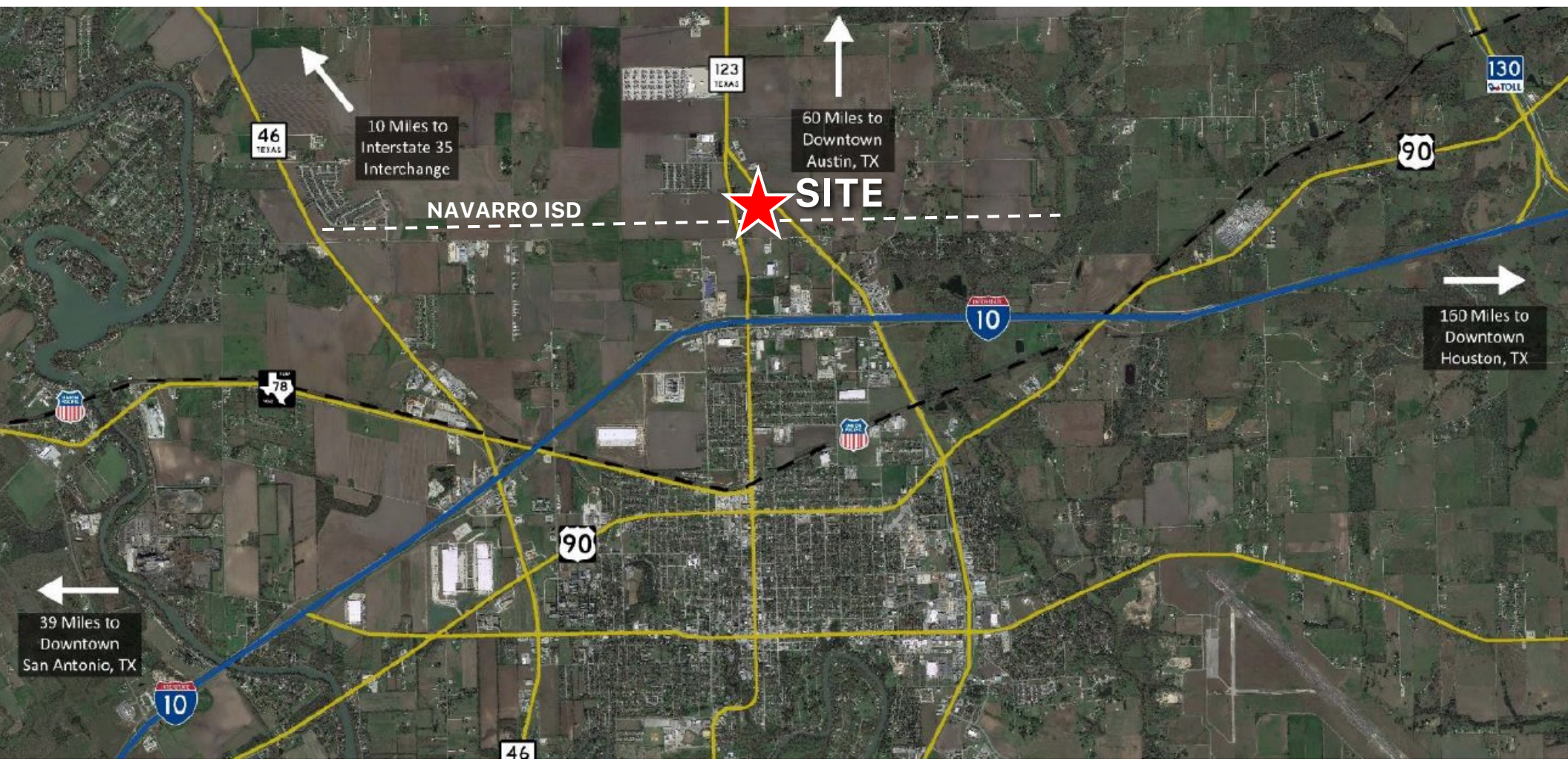


# DEVELOPED RETAIL PAD IN HIGH GROWTH AREA

**FOR SALE - BUILD TO SUIT**

N SEGUIN MIXED USE DEVELOPMENT

STREMPPEL RD & BYPASS 123, SEGUIN, TX



9901 W IH-10  
Suite 725  
San Antonio, TX 78230



**Mike Ogden**  
512.694.0839 C  
210.298.2679 O  
[mike@rockspring.com](mailto:mike@rockspring.com)

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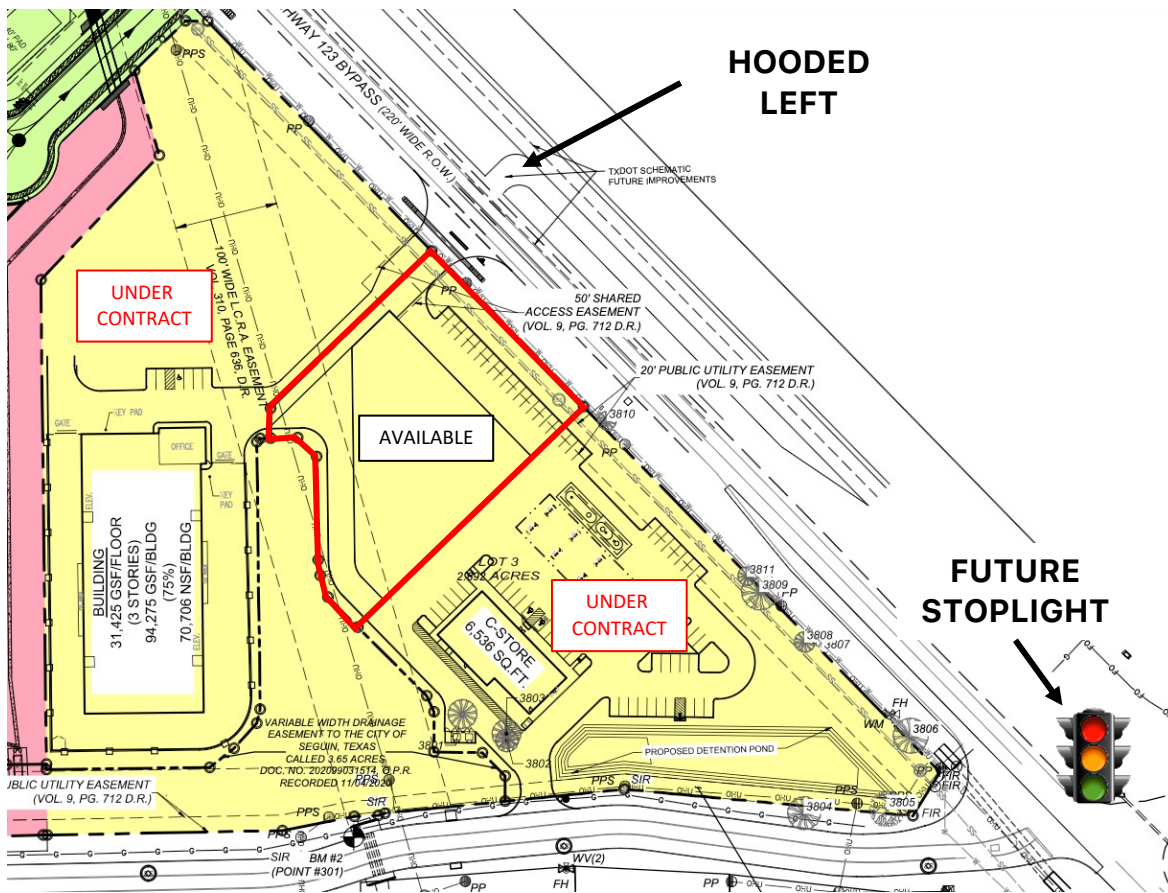
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## FOR SALE – BUILD TO SUIT

### N SEGUIN MIXED USE DEVELOPMENT

#### STREMPSEL RD & BYPASS 123, SEGUIN, TX



#### AVAILABLE PAD:

+/- 1.258 Acres (Fully Developed)

#### PRICING:

Call for Pricing

#### UTILITIES:

Water – 12" On-Site

Sewer – 10" On-Site

#### ACCESS:

Direct Access on State Highway 123 Bypass

Future Signalized Intersection at Strempele Road

#### ZONING:

Commercial

#### HIGHLIGHTS:

- Tremendous development ready tract
- Premier Location in High Growth Seguin Exurb – Excellent Visibility on SH 123 Bypass
- Underserved Retail Market
- Adjacent to Market's Newest MF Project
- 8,643 Housing Units Planned/Under Construction North of I-10 – Within 5-10 Minute Drivetime
- Over 21,000 Employees Within 10 Minute Drivetime

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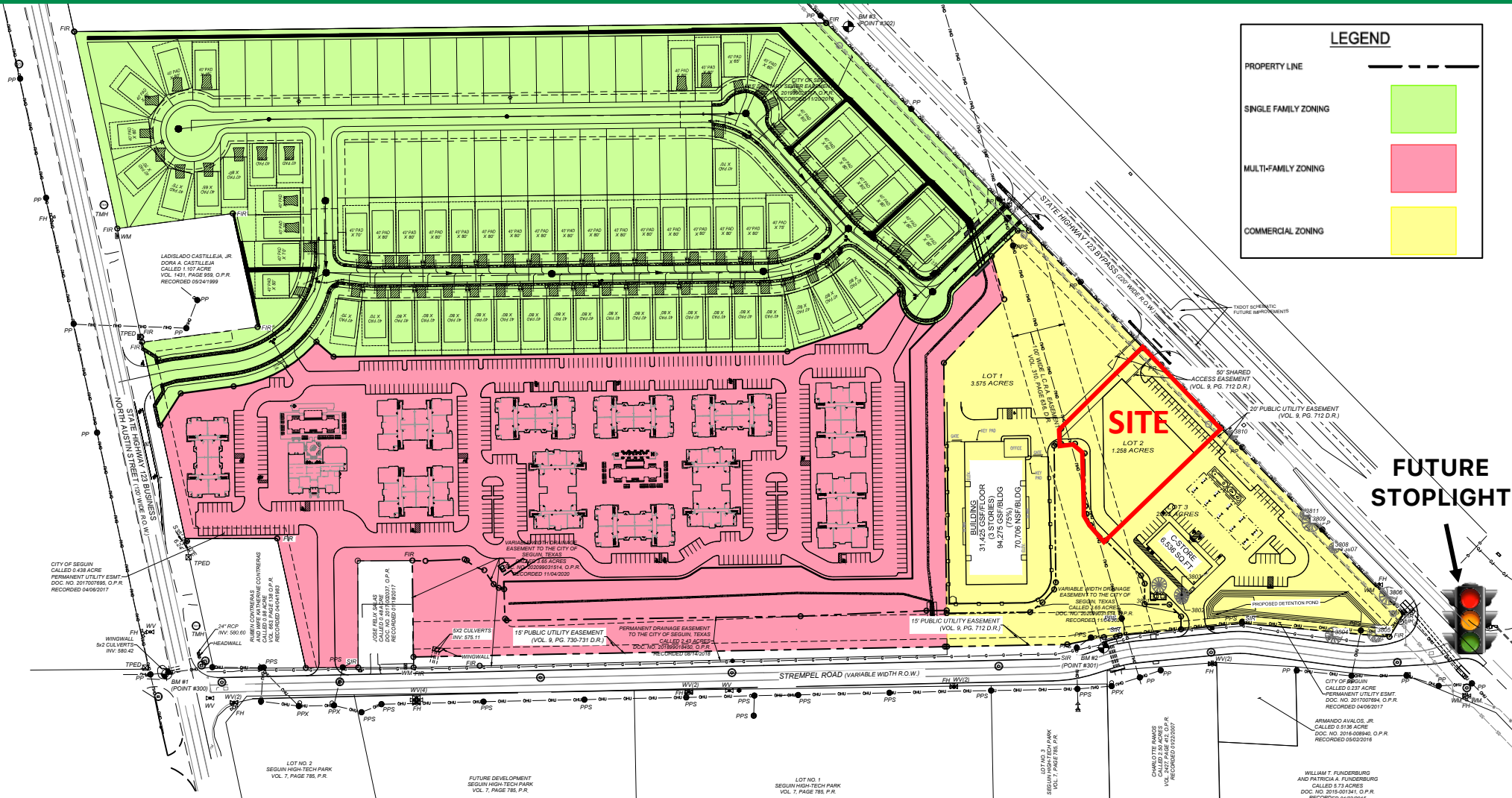
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**New Subdivisions in Seguin  
In Construction or Planning Review  
As of May 17, 2020  
13,566 Dwelling Units Proposed**

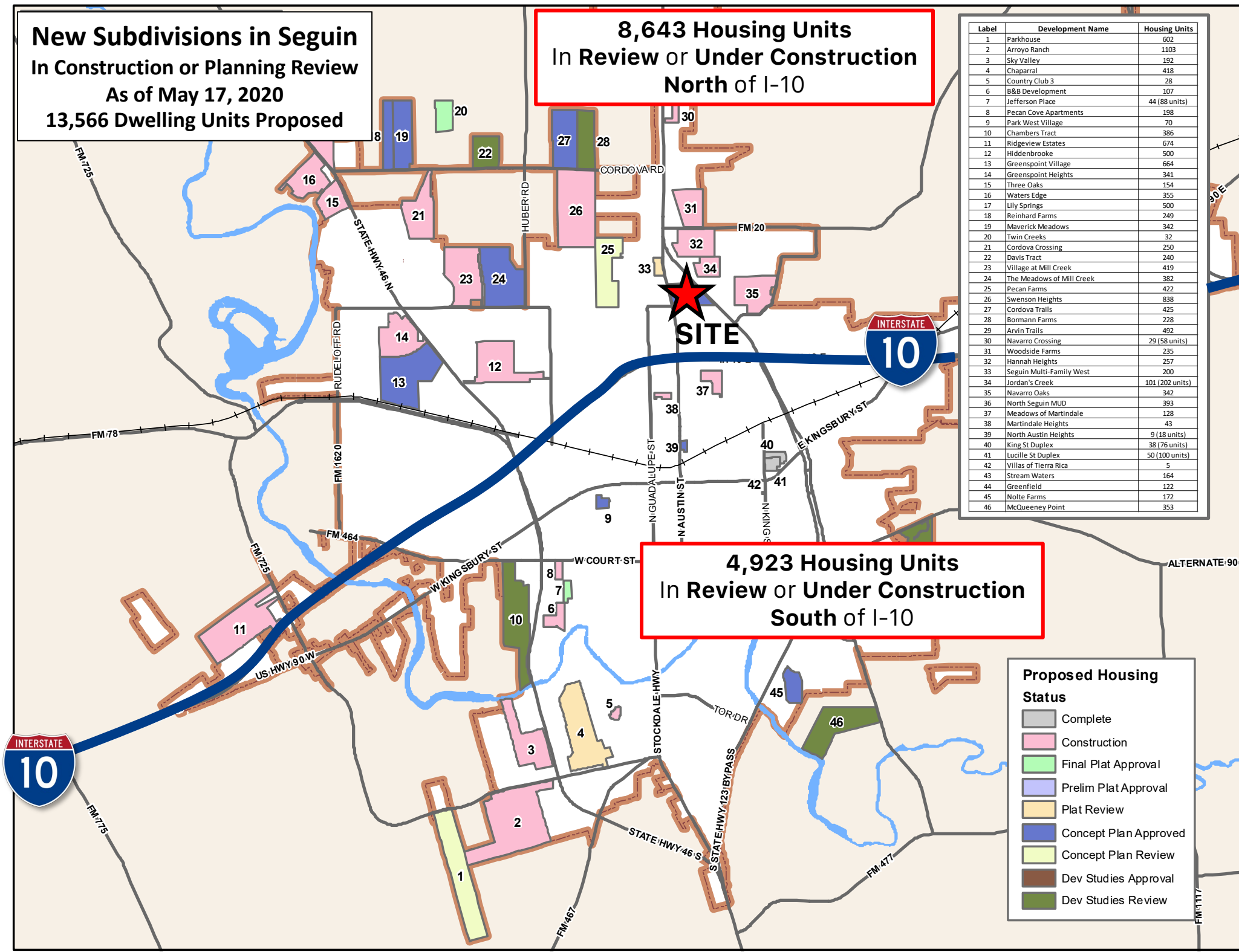
**8,643 Housing Units  
In Review or Under Construction  
North of I-10**

**4,923 Housing Units  
In Review or Under Construction  
South of I-10**

Label	Development Name	Housing Units
1	Parkhouse	602
2	Arroyo Ranch	1103
3	Sky Valley	192
4	Chaparral	418
5	Country Club 3	28
6	B&B Development	107
7	Jefferson Place	44 (88 units)
8	Pecan Cove Apartments	198
9	Park West Village	70
10	Chambers Tract	386
11	Ridgeview Estates	674
12	Hiddenbrooke	500
13	Greenspoint Village	664
14	Greenspoint Heights	341
15	Three Oaks	154
16	Waters Edge	355
17	Lily Springs	500
18	Reinhard Farms	249
19	Maverick Meadows	342
20	Twin Creeks	32
21	Cordova Crossing	250
22	Davis Tract	240
23	Village at Mill Creek	419
24	The Meadows of Mill Creek	382
25	Pecan Farms	422
26	Swenson Heights	838
27	Cordova Trails	425
28	Bormann Farms	228
29	Arvin Trails	492
30	Navarro Crossing	29 (58 units)
31	Woodside Farms	235
32	Hannah Heights	257
33	Seguin Multi-Family West	200
34	Jordan's Creek	101 (202 units)
35	Navarro Oaks	342
36	North Seguin MUD	393
37	Meadows of Martindale	128
38	Martindale Heights	43
39	North Austin Heights	9 (18 units)
40	King St Duplex	38 (76 units)
41	Lucille St Duplex	50 (100 units)
42	Villas of Tierra Rica	5
43	Stream Waters	164
44	Greenfield	122
45	Nolte Farms	172
46	McQueeny Point	353

**Proposed Housing Status**

- Complete
- Construction
- Final Plat Approval
- Prelim Plat Approval
- Plat Review
- Concept Plan Approved
- Concept Plan Review
- Dev Studies Approval
- Dev Studies Review

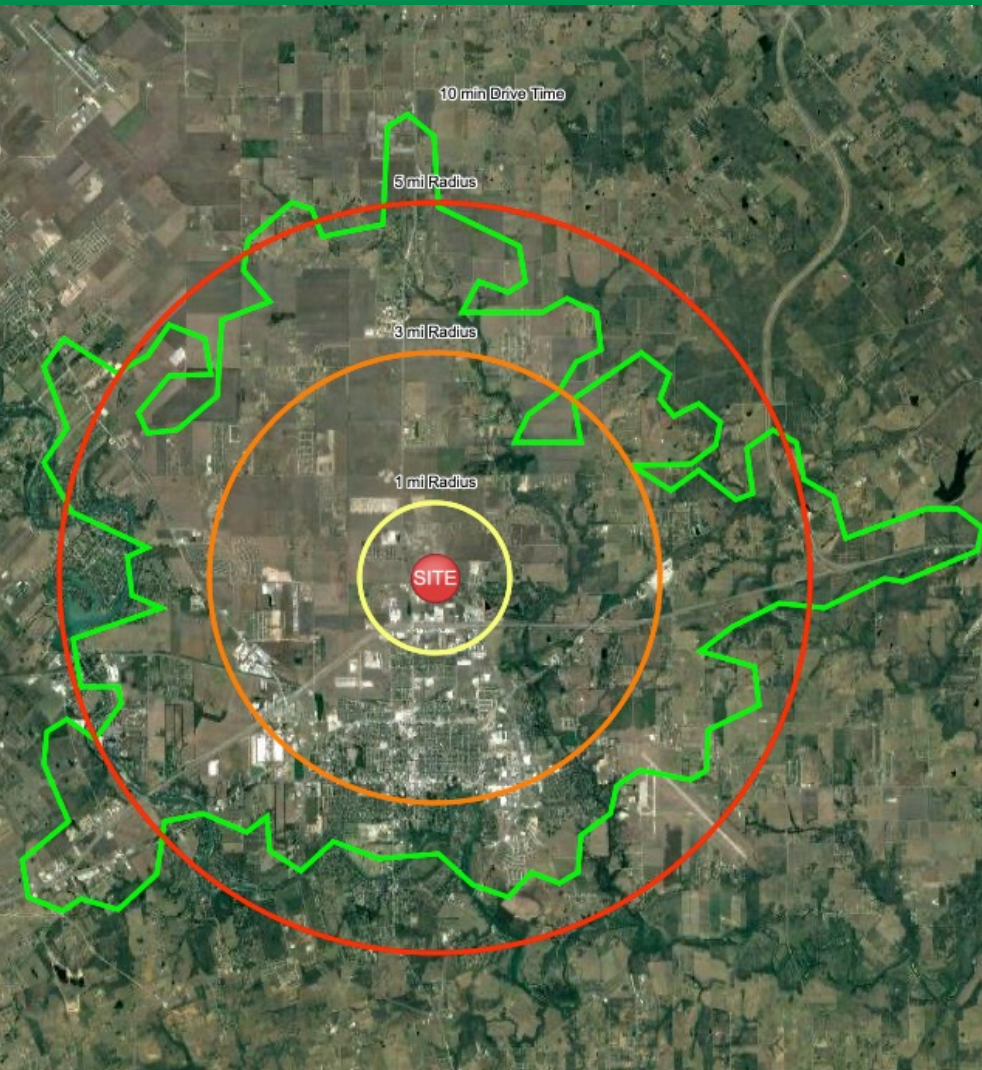


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## DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile	10 Min Drivetime
Population	1,578	23,693	44,519	40,673
Households	368	6,292	13,447	11,779
Average HH Income	\$67,726	\$66,207	\$71,581	\$73,119
Labor Population	1,243	16,159	31,709	28,271
Unemployment Rate	1.7%	2.6%	2.6%	2.5%

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