



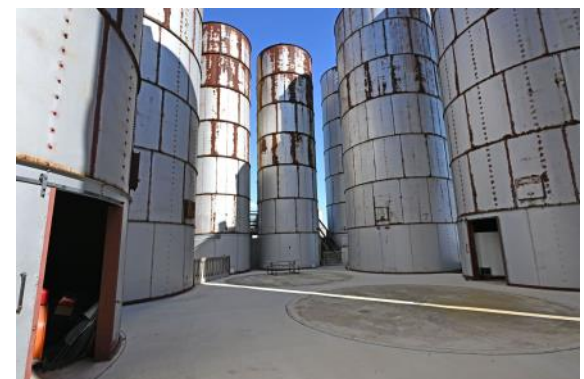
**EDWARDS  
COMMERCIAL  
REAL ESTATE**

1123 N BOWIE ST, SEGUIN, TX 78155



**FOR SALE: \$1,100,000 | 11,000 SQ FT**

This premier 11,000 sq ft metal warehouse delivers exceptional functionality and flexibility for manufacturing, distribution, logistics, or large-scale storage. Boasting a robust all-metal construction with a durable standing-seam roof and impressive clear heights up to 30 feet at the peak, the expansive open floor plan accommodates high-bay racking, mezzanine additions, heavy equipment, or customized production layouts with ease. Strategically located just minutes from downtown Seguin with quick access to Interstate 10 and major highways, the property offers outstanding connectivity to San Antonio (30 minutes), Austin (under an hour), and the broader Central Texas region. Complete with grade-level loading, heavy power capacity, ample parking, and room for trailer maneuverability, this move-in-ready facility is the ideal choice for growing businesses seeking a modern, efficient, and centrally positioned industrial space. Immediate availability—schedule your tour today.



**WES MILLER**

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D. Lee Edwards Realty, Inc.

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Office: (830) 620-7653

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Price and status subject to change without notice.



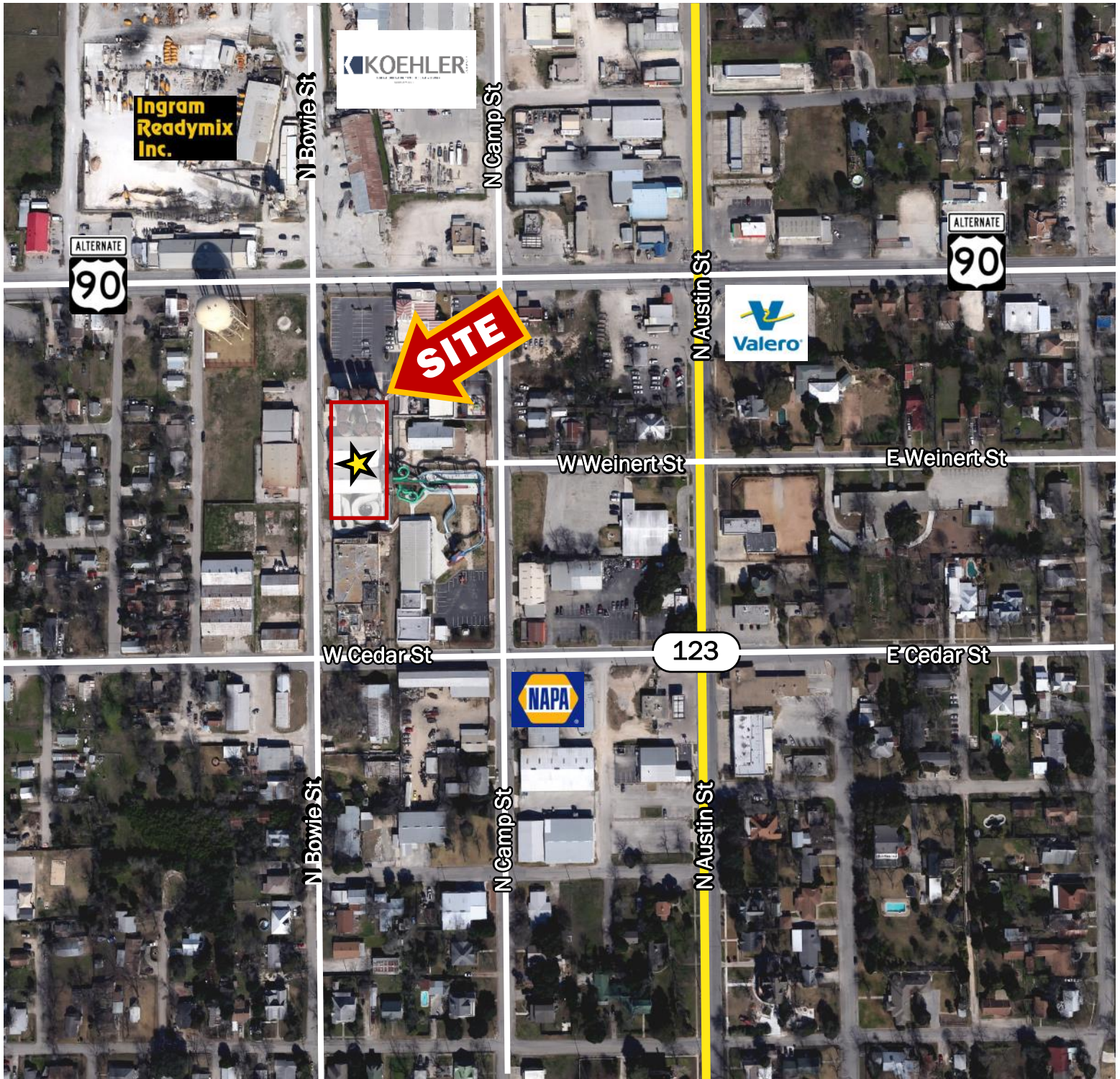


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COMMERCIAL  
REAL ESTATE

# TRACT MAP

1123 N BOWIE ST, SEGUIN, TX 78155

1+/- ACRES

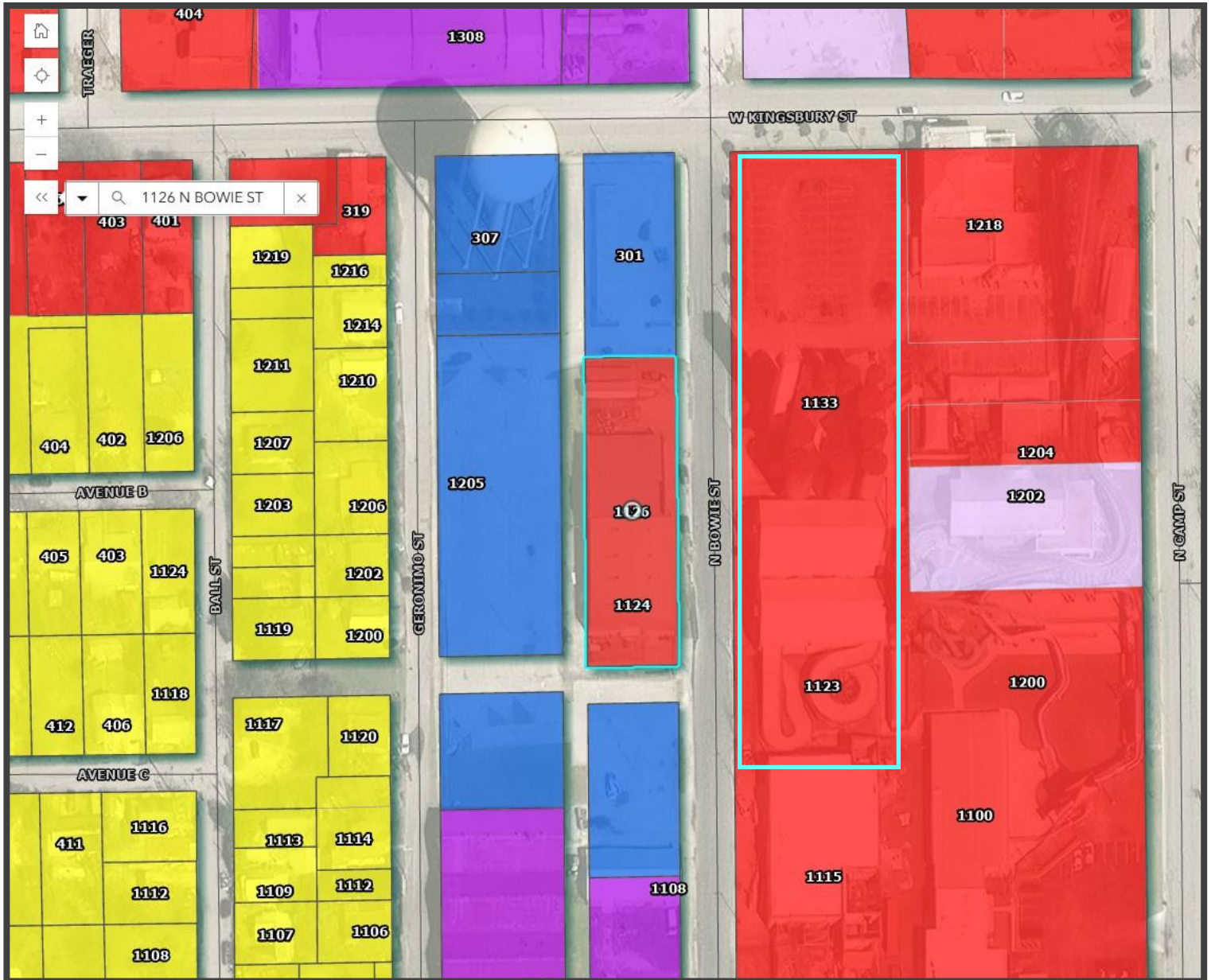






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# ZONING MAP

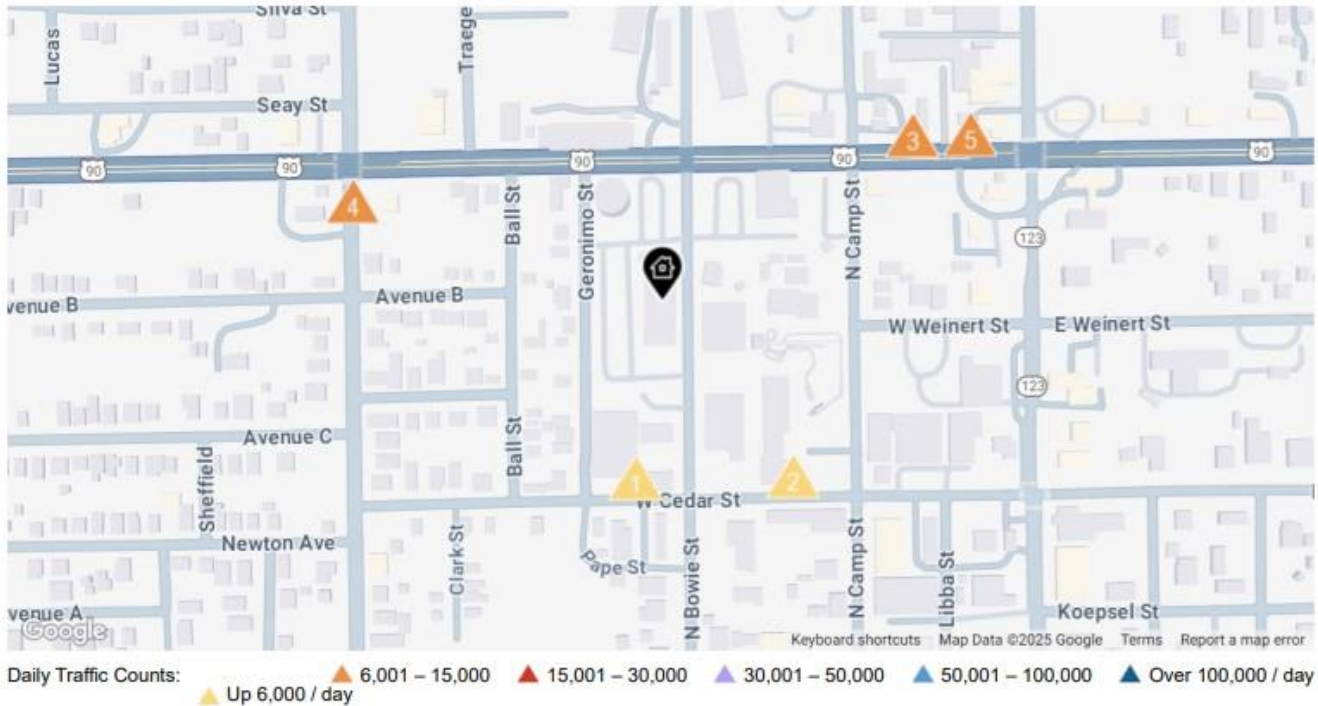


## SEGUIN ZONING LEGEND

	Agricultural - Ranch		Neighborhood Commercial
	Commercial		None
	Duplex 1		Public
	Duplex 2		Planned Unit Development
	Industrial		Single Family Residential 1
	Light Industrial		Single Family Residential 2
	Manufactured-Residential		Rural Residential
	MultiFamily 1		ROW
	MultiFamily 2		Suburban Residential
	MultiFamily 3		Zero Lot Lines
	Manufactured Home Park		



## 1123 N BOWIE ST, SEGUIN, TX 78155



<div>1</div> <div>1,867</div> <div>2024 Est. daily traffic counts</div> <div>Street: W Cedar St Cross: Geronimo St Cross Dir: W Dist: -</div> <div>Historical counts</div> <table><tr><th>Year</th><th>Count</th><th>Type</th></tr><tr><td>2010</td><td>1,610</td><td>ADT</td></tr><tr><td>2005</td><td>2,210</td><td>AADT</td></tr><tr><td>2000</td><td>1,850</td><td>ADT</td></tr></table>	Year	Count	Type	2010	1,610	ADT	2005	2,210	AADT	2000	1,850	ADT	<div>2</div> <div>1,574</div> <div>2024 Est. daily traffic counts</div> <div>Street: W Cedar St Cross: N Camp St Cross Dir: E Dist: -</div> <div>Historical counts</div> <table><tr><th>Year</th><th>Count</th><th>Type</th></tr><tr><td>2010</td><td>1,750</td><td>ADT</td></tr><tr><td>2005</td><td>1,340</td><td>AADT</td></tr><tr><td>2000</td><td>1,750</td><td>ADT</td></tr></table>	Year	Count	Type	2010	1,750	ADT	2005	1,340	AADT	2000	1,750	ADT	<div>3</div> <div>11,811</div> <div>2024 Est. daily traffic counts</div> <div>Street: W Kingsbury St Cross: N Camp St Cross Dir: W Dist: -</div> <div>Historical counts</div> <table><tr><th>Year</th><th>Count</th><th>Type</th></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>	Year	Count	Type										<div>4</div> <div>6,163</div> <div>2024 Est. daily traffic counts</div> <div>Street: N Guadalupe St Cross: W Kingsbury St Cross Dir: N Dist: -</div> <div>Historical counts</div> <table><tr><th>Year</th><th>Count</th><th>Type</th></tr><tr><td>2010</td><td>6,150</td><td>ADT</td></tr><tr><td>2005</td><td>6,400</td><td>AADT</td></tr><tr><td>2000</td><td>6,690</td><td>ADT</td></tr></table>	Year	Count	Type	2010	6,150	ADT	2005	6,400	AADT	2000	6,690	ADT	<div>5</div> <div>11,879</div> <div>2022 Est. daily traffic counts</div> <div>Street: West Kingsbury Street Cross: N Camp St Cross Dir: W Dist: 0.02 miles</div> <div>Historical counts</div> <table><tr><th>Year</th><th>Count</th><th>Type</th></tr><tr><td>2021</td><td>11,317</td><td>AADT</td></tr><tr><td>2020</td><td>10,987</td><td>AADT</td></tr><tr><td>2019</td><td>12,302</td><td>AADT</td></tr><tr><td>2018</td><td>12,731</td><td>AADT</td></tr></table>	Year	Count	Type	2021	11,317	AADT	2020	10,987	AADT	2019	12,302	AADT	2018	12,731	AADT
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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)





## 1123 N BOWIE ST, SEGUIN, TX 78155

Median Household Income  
**\$75,544**

Median Age  
**39.9**

Total Population  
**58,061**

1st Dominant Segment  
**Southern Satellites**

### Consumer Segmentation

#### Life Mode

What are the people like that live in this area?

#### Rustic Outposts

Country life with older families in older homes

#### Urbanization

Where do people like this usually live?

#### Rural

Country living featuring single-family homes with acreage, farms, and rural resort areas

### Top Tapestry Segments

	Southern Satellites	Rooted Rural	Midlife Constants	The Great Outdoors	Forging Opportunity
% of Households	6,872 (32.3%)	2,257 (10.6%)	1,710 (8.0%)	1,596 (7.5%)	1,452 (6.8%)
% of Guadalupe County	12,429 (18.7%)	3,100 (4.7%)	2,108 (3.2%)	2,735 (4.1%)	2,089 (3.1%)
Lifestyle Group	Rustic Outposts	Rustic Outposts	GenXurban	Cozy Country Living	Sprouting Explorers
Urbanization Group	Rural	Rural	Suburban Periphery	Rural	Urban Periphery
Residence Type	Single Family ; Mobile Homes	Single Family ; Mobile Homes	Single Family	Single Family	Single Family
Household Type	Married Couples	Married Couples	Married Couples w/No Kids	Married Couples	Married Couples
Average Household Size	2.6	2.41	2.3	2.4	3.34
Median Age	41.6	46.4	45.8	48.1	32.3
Diversity Index	51.1	35.4	48.7	46	82.2
Median Household Income	\$66,600	\$58,000	\$71,500	\$80,800	\$56,700
Median Net Worth	\$240,600	\$220,000	\$262,000	\$357,300	\$106,500
Median Home Value	\$239,600	\$199,100	\$248,300	\$422,500	\$197,400
Homeownership	81.1 %	82.6 %	75 %	81.4 %	62.5 %
Employment	Professional or Services	Professional or Services	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Services or Transport/Material Moving
Education	High School Diploma	High School Diploma	High School Diploma	High School Diploma	High School Diploma
Preferred Activities	Go hunting, fishing . Own a pet dog.	Do-it-yourself mentality . Go hunting, fishing.	Sociable, church-going residents . Enjoy movies at home, reading, fishing and golf.	Prefer domestic travel to trips abroad. . Own pet dogs or cats.	Shop at discount and department stores . Subscribe to satellite TV to watch their favorite programs.
Financial	More concerned about cost rather than brand	Avoid using the Internet for financial transactions.	42% receive Social Security, 27% also receive retirement income	Do-it-yourself oriented and cost conscious	Balance their budgets carefully by spending only on necessities
Media	Obtain most of their information from TV	Listen to faith-based radio, gospel music	After TV, Radio and newspapers are medias of choice	Watch CMT, History Channel, Fox News	Magazines are extremely popular sources of news and information
Vehicle	Own 1 or 2 vehicles likely a truck	Own, maintain cars, ATVs	Own domestic SUVs, trucks	Own 4-wheel drive trucks	Own 1-2 vehicles; carpool



## 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.

<b>D. Lee Edwards Realty, Inc</b>	<b>467649</b>	<b>leeedwards1109@msn.com</b>	<b>(830)620-7653</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>D. Lee Edwards</b>	<b>435290</b>	<b>leeedwards1109@msn.com</b>	<b>(830)620-7653</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Wesley Miller</b>	<b>461375</b>	<b>sales@dleeedwardsrealty.com</b>	<b>(830)620-7653</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Wesley Miller</b>	<b>461375</b>	<b>sales@dleeedwardsrealty.com</b>	<b>(830)620-7653</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date