

105 S SEGUIN ST, STE 103 & 104 | CONVERSE, TX 78109



\$1.10/SQ FT/MONTH* + NNN | 2,455 +/- SQ FT

- Previously used as pediatric care clinic
- Zoned B-2 (Retail)
- 2,455 SQ FT Space w/5 year min. lease term
- 4 private office spaces, 2 spacious lobby areas, closets & 1 kitchen & 2 bathrooms
- Building & monument signage are available at tenant expense
- Ideal for restaurant, mini mart, studio, professional office or retail front



**EDWARDS
COMMERCIAL
REAL ESTATE**

JULIE GOLLA

Commercial Agent
Cell: 210-473-9894
Julie@JulieGollaRealtor.com

D. LEE EDWARDS

Broker/Owner
1111 N. Walnut Ave.
New Braunfels, TX 78130
Cell: 830-708-2319
dlee@edwardscre.com

**Prices and statuses subject to change without notice.*



105 S SEGUIN ST, STE 103 | CONVERSE, TX 78109



\$1.10/SQ FT/MONTH* + NNN | 1,277.5 +/- SQ FT

- Previously used as pediatric care clinic
- Zoned B-2 (Retail)
- 1,277 SQ FT Space w/5 year min. lease term
- 2 private office spaces, spacious front lobby area & 1 kitchen, & 1 bathroom
- Building & monument signage are available at tenant expense
- Ideal for restaurant, mini mart, studio, professional office or retail front



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105 S SEGUIN ST, STE 104 | CONVERSE, TX 78109



\$1.10/SQ FT/MONTH* + NNN | 1,277.5 +/- SQ FT

- Previously used as pediatric care clinic
- Zoned B-2 (Retail)
- 1,277 SQ FT Space w/5 year min. lease term
- 2 private office spaces, spacious front lobby area & closets & 1 bathroom
- Building & monument signage are available at tenant expense
- Ideal for restaurant, mini mart, studio, professional office or retail front



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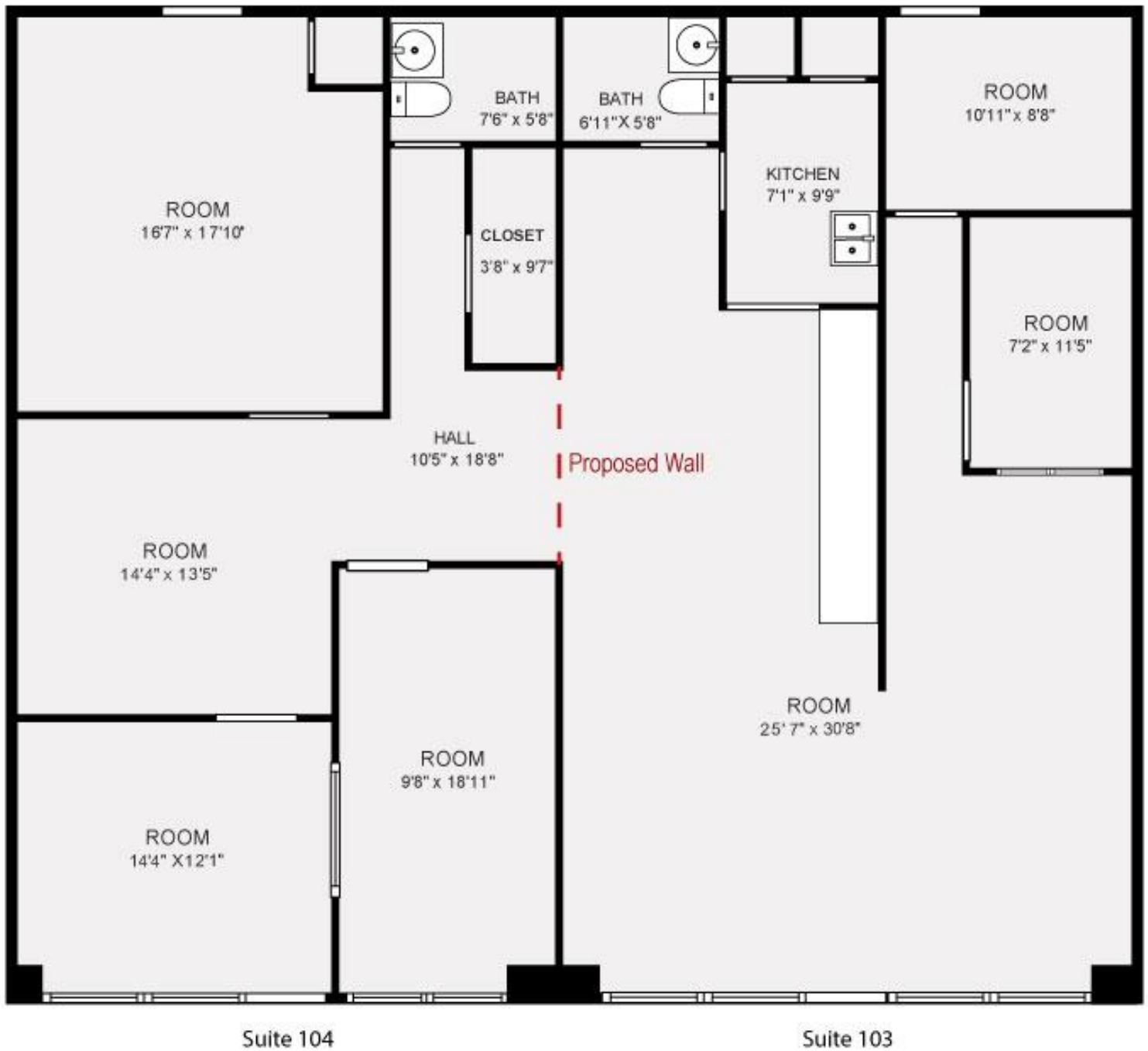
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105 S SEGUIN ST | CONVERSE, TX 78109

Latitude: 29.79486
Longitude: -98.02227



- ▲ **Up to 6,000 vehicles per day**
- ▲ **6,001 - 15,000**
- ▲ **15,001 - 30,000**
- ▲ **30,001 - 50,000**
- ▲ **50,001 - 100,000**
- ▲ **More than 100,000 per day**





105 S SEGUIN ST | CONVERSE, TX 78109

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	9,221	70,935	92,204
2020 Population	11,199	83,389	119,400
2022 Population	11,166	87,459	126,470
2027 Population	11,200	90,978	132,941
2010-2020 Annual Rate	1.96%	1.63%	2.62%
2020-2022 Annual Rate	-0.13%	2.14%	2.59%
2022-2027 Annual Rate	0.06%	0.79%	1.00%
2022 Male Population	47.7%	48.2%	48.3%
2022 Female Population	52.3%	51.8%	51.7%
2022 Median Age	33.7	35.0	35.4

In the identified area, the current year population is 126,470. In 2020, the Census count in the area was 119,400. The rate of change since 2020 was 2.59% annually. The five-year projection for the population in the area is 132,941 representing a change of 1.00% annually from 2022 to 2027. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 35.4, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	39.1%	40.5%	41.9%
2022 Black Alone	20.9%	18.9%	16.6%
2022 American Indian/Alaska Native Alone	1.1%	1.2%	1.1%
2022 Asian Alone	3.0%	3.3%	3.7%
2022 Pacific Islander Alone	0.6%	0.4%	0.3%
2022 Other Race	11.9%	13.0%	13.4%
2022 Two or More Races	23.4%	22.8%	22.9%
2022 Hispanic Origin (Any Race)	45.0%	46.1%	46.4%

Persons of Hispanic origin represent 46.4% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 86.2 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	67	65	71
2010 Households	3,292	24,504	33,274
2020 Households	3,916	29,258	42,713
2022 Households	3,921	30,705	45,216
2027 Households	3,958	32,027	47,714
2010-2020 Annual Rate	1.75%	1.79%	2.53%
2020-2022 Annual Rate	0.06%	2.17%	2.56%
2022-2027 Annual Rate	0.19%	0.85%	1.08%
2022 Average Household Size	2.84	2.82	2.79

The household count in this area has changed from 42,713 in 2020 to 45,216 in the current year, a change of 2.56% annually. The five-year projection of households is 47,714, a change of 1.08% annually from the current year total. Average household size is currently 2.79, compared to 2.79 in the year 2020. The number of families in the current year is 31,689 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

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	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2022 Percent of Income for Mortgage	16.1%	15.0%	15.6%
Median Household Income			
2022 Median Household Income	\$66,848	\$68,060	\$69,959
2027 Median Household Income	\$77,164	\$77,414	\$80,587
2022-2027 Annual Rate	2.91%	2.61%	2.87%
Average Household Income			
2022 Average Household Income	\$87,814	\$85,161	\$88,724
2027 Average Household Income	\$102,329	\$97,421	\$101,890
2022-2027 Annual Rate	3.11%	2.73%	2.81%
Per Capita Income			
2022 Per Capita Income	\$30,173	\$30,029	\$31,608
2027 Per Capita Income	\$35,332	\$34,455	\$36,394
2022-2027 Annual Rate	3.21%	2.79%	2.86%
Households by Income			
Current median household income is \$69,959 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$80,587 in five years, compared to \$84,445 for all U.S. households			
Current average household income is \$88,724 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$101,890 in five years, compared to \$122,155 for all U.S. households			
Current per capita income is \$31,608 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$36,394 in five years, compared to \$47,064 for all U.S. households			
Housing			
2022 Housing Affordability Index	122	138	132
2010 Total Housing Units	3,484	26,268	35,893
2010 Owner Occupied Housing Units	1,999	16,209	22,547
2010 Renter Occupied Housing Units	1,293	8,301	10,724
2010 Vacant Housing Units	192	1,764	2,619
2020 Total Housing Units	4,137	31,237	45,403
2020 Vacant Housing Units	221	1,979	2,690
2022 Total Housing Units	4,158	32,793	48,140
2022 Owner Occupied Housing Units	2,589	20,931	30,550
2022 Renter Occupied Housing Units	1,332	9,774	14,666
2022 Vacant Housing Units	237	2,088	2,924
2027 Total Housing Units	4,245	34,528	51,203
2027 Owner Occupied Housing Units	2,666	22,374	32,671
2027 Renter Occupied Housing Units	1,292	9,653	15,044
2027 Vacant Housing Units	287	2,501	3,489

Currently, 63.5% of the 48,140 housing units in the area are owner occupied; 30.5%, renter occupied; and 6.1% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 45,403 housing units in the area and 5.9% vacant housing units. The annual rate of change in housing units since 2020 is 2.64%. Median home value in the area is \$206,645, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.28% annually to \$254,770.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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>Edwards Commercial Real Estate</u>	<u>467649</u>	<u>LeeEdwards1109@msn.com</u>	<u>(830) 620-7653</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>D. Lee Edwards</u>	<u>467649</u>	<u>LeeEdwards1109@msn.com</u>	<u>(830) 620-7653</u>
Designated Broker of Firm	License No.	Email	Phone
<u>D. Lee Edwards</u>	<u>435290</u>	<u>LeeEdwards1109@msn.com</u>	<u>(830) 620-7653</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>D. Lee Edwards</u>	<u>435290</u>	<u>LeeEdwards1109@msn.com</u>	<u>(830) 708-2319</u>
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

TAR 2501

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D. Lee Edwards Realty, Inc., 1109 N. Walnut Ave. New Braunfels, TX 78130
D. Lee Edwards

Phone: 830.620.7653

Fax: 830.620.5684

Garrett IABS

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com