

**CLEARED LAND | AVAILABLE FOR BTS OR SALE**



**AVAILABLE | SEGUIN, TX**

**±296,988 SF Proposed Cold Storage Facility**

1255 W Kingsbury Street, Seguin, TX 78155



## Property Highlights & Offered Features

- ±296,988 SF State of the art cold storage facility
- ±15.8 Acres of land - extremely high yielding site (Additional land available for future expansion)
- Can include ±236,000 SF Freezer/convertible/dry storage
- ±10,000 SF Office & wellness
- ±43,000 SF Dock
- Delivery as early as December 2025
- 40 Trailer parks
- Manufacturing users would have approx. 50% of additional parking due to less dock doors
- Up to 44,000 pallet positions & blast freezing
- Delayed slab pour to allow for glycol install if required
- Quell dry fire protection
- Strategic location adjacent to Tyson processing plant
  - Tyson recently increased production with \$90M and 60,000 SF processing expansion
- Located in Seguin, TX - manufacturing hub of Central Texas
- Tax abatement and incentives from Seguin EDC have been granted

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## Pricing

Contact Broker

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713.629.0500 / partnersrealestate.com

## BROKERAGE SERVICES

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2024 Partners. All rights reserved.

**partners**



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\*Rendering - not actual building



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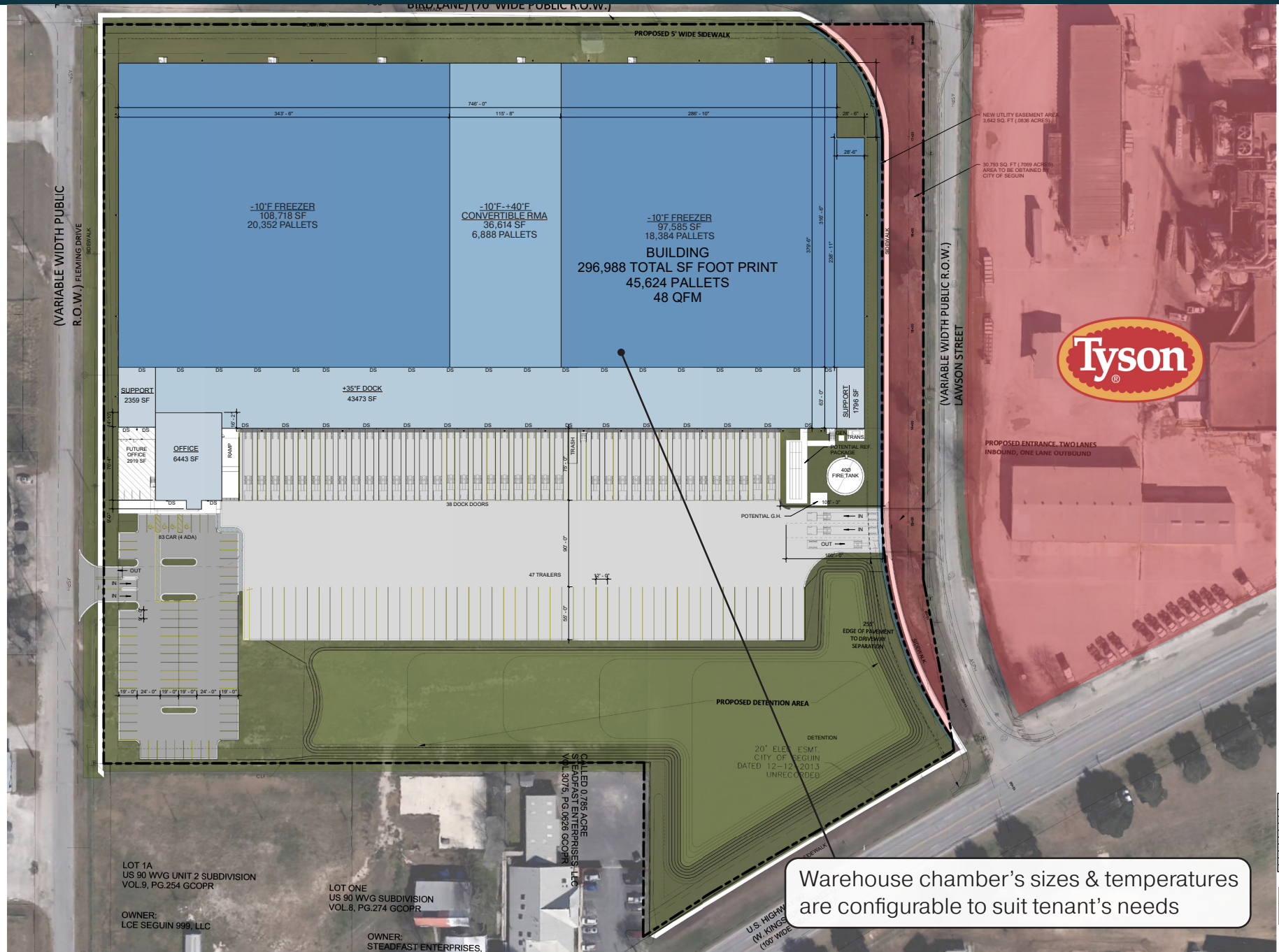
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**YUKON**  
REAL ESTATE

 **BGO**



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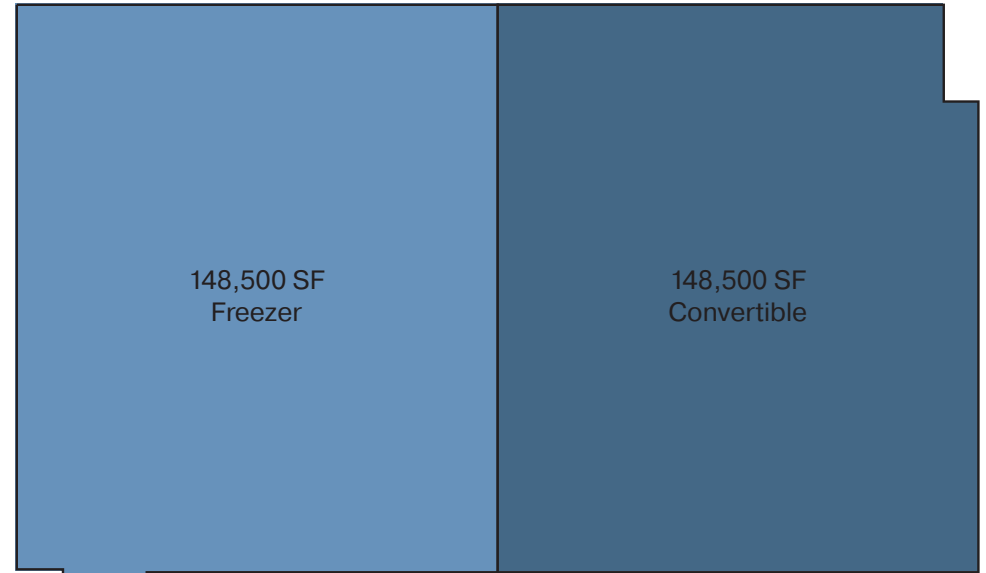
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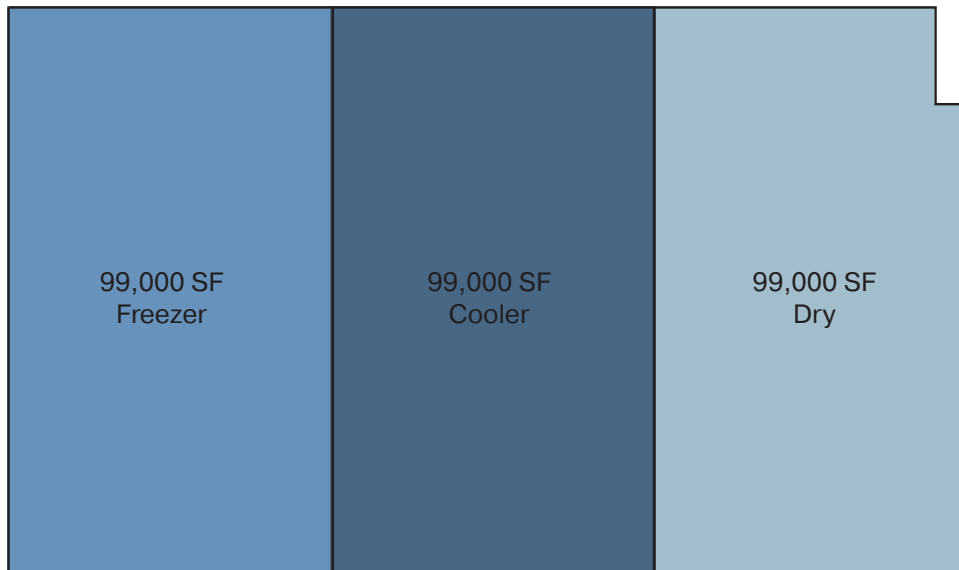
**POTENTIAL CONFIGURATION OPTIONS**



**Option 1: 100% Freezer Space**



**Option 2: 50% Freezer Space / 50% Convertible Space**



**Option 3: Tri-Temp Space**



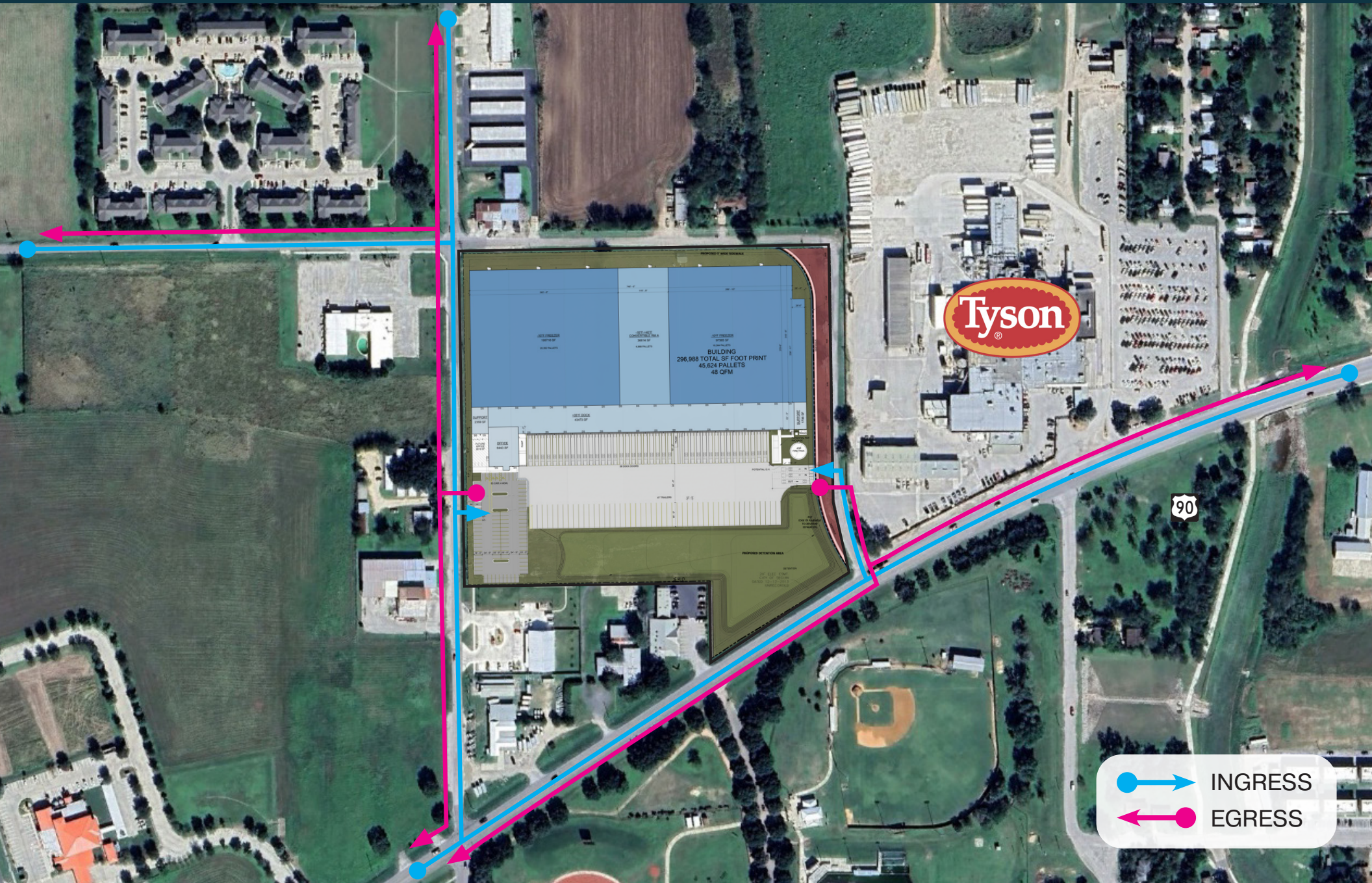
**Option 4: 100% Ambient Space**



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**Tyson**

90

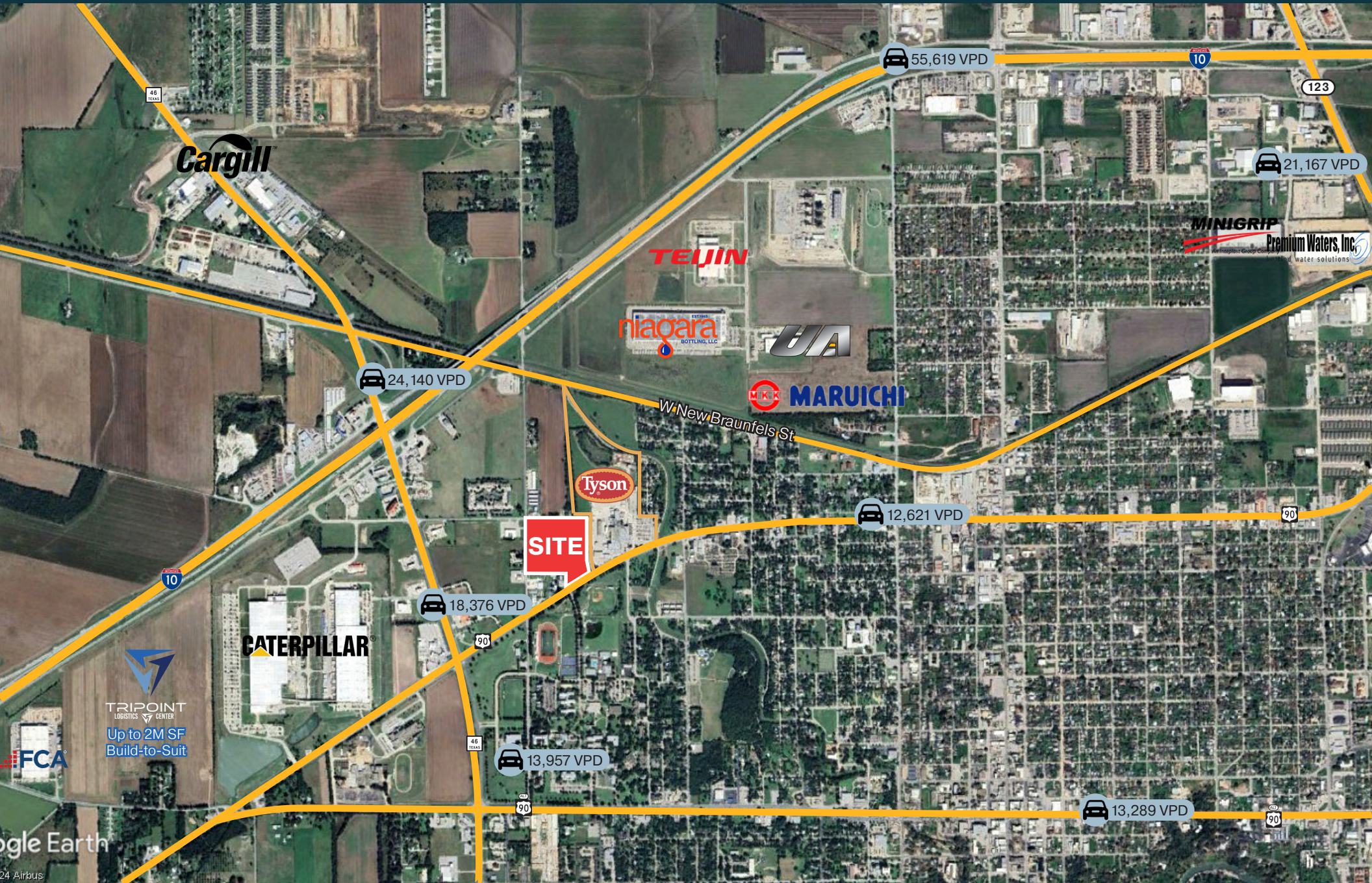
INGRESS  
EGRESS



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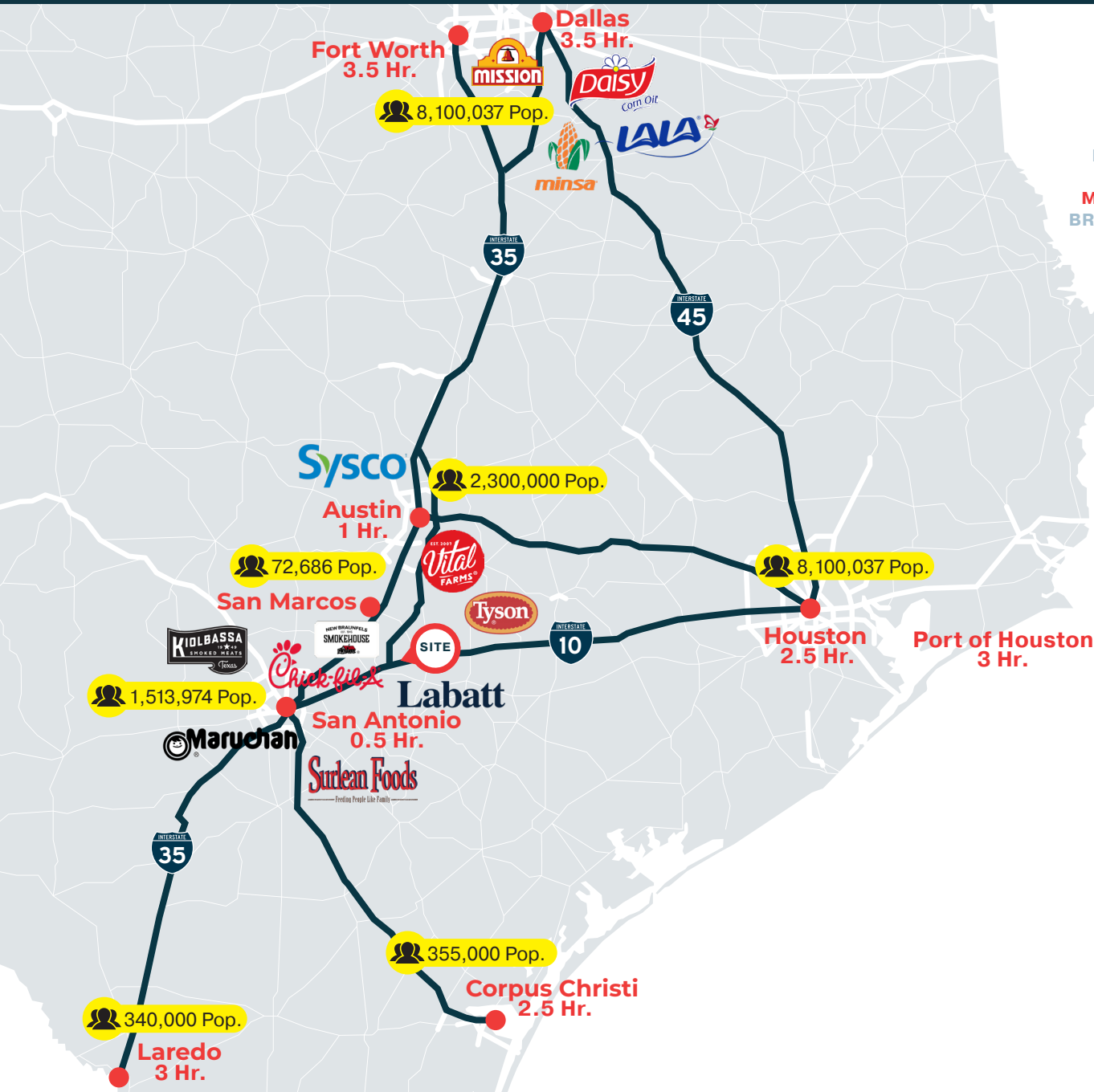




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## TEXAPLEX

ONE OF 11 MEGAREGIONS IN THE UNITED STATES IS PROJECTED TO GROW BY 3.5 MILLION BETWEEN NOW AND 2030. THE ENTIRE AREA WILL BECOME **ONE GIANT METROPOLIS** WITH A 19 PERCENT GROWTH IN RESIDENTS BRINGING IT CLOSE TO THE CURRENT POPULATION OF THE NEW YORK CITY METRO AREA (20.18 MILLION PEOPLE).

### NO. 1

**JOB CREATOR  
IN THE NATION**  
TEXAS IS PROJECTED TO ADD  
ONE MILLION JOBS BY 2023  
(Forbes)

### NO. 2

**LARGEST WORKFORCE  
IN THE US**  
(U.S. CENSUS BUREAU)

### 50+

**FORTUNE 500  
COMPANY HQ**  
IN THE TRIANGLE METROS

## PORT OF LAREDO

**NO. 1 INLAND PORT**  
IN THE U.S.

## PORT OF HOUSTON

**2ND LARGEST PORT**  
BY VOLUME OF TONNAGE IN THE U.S.



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## SEGUIN'S LARGEST EMPLOYERS



|                 |               |
|-----------------|---------------|
| INDUSTRY        | Manufacturing |
| EST. EMPLOYMENT | 1,600         |



|                 |               |
|-----------------|---------------|
| INDUSTRY        | Manufacturing |
| EST. EMPLOYMENT | 1,500         |



|                 |           |
|-----------------|-----------|
| INDUSTRY        | Education |
| EST. EMPLOYMENT | 1,100     |



|                 |               |
|-----------------|---------------|
| INDUSTRY        | Manufacturing |
| EST. EMPLOYMENT | 900           |



|                 |            |
|-----------------|------------|
| INDUSTRY        | Healthcare |
| EST. EMPLOYMENT | 900        |



|                 |               |
|-----------------|---------------|
| INDUSTRY        | Manufacturing |
| EST. EMPLOYMENT | 830           |



|                 |            |
|-----------------|------------|
| INDUSTRY        | Government |
| EST. EMPLOYMENT | 650        |



|                 |            |
|-----------------|------------|
| INDUSTRY        | Government |
| EST. EMPLOYMENT | 490        |



|                 |           |
|-----------------|-----------|
| INDUSTRY        | Education |
| EST. EMPLOYMENT | 440       |



|                 |        |
|-----------------|--------|
| INDUSTRY        | Retail |
| EST. EMPLOYMENT | 400    |

## SAN ANTONIO'S LARGEST EMPLOYERS



|                 |           |
|-----------------|-----------|
| INDUSTRY        | Insurance |
| EST. EMPLOYMENT | 10,000+   |



|                 |                |
|-----------------|----------------|
| INDUSTRY        | IT             |
| EST. EMPLOYMENT | 5,001 - 10,000 |



|                 |         |
|-----------------|---------|
| INDUSTRY        | Retail  |
| EST. EMPLOYMENT | 10,000+ |



|                 |                |
|-----------------|----------------|
| INDUSTRY        | Retail         |
| EST. EMPLOYMENT | 5,001 - 10,000 |



|                 |              |
|-----------------|--------------|
| INDUSTRY        | Publishing   |
| EST. EMPLOYMENT | 1,001 - 5000 |



|                 |                 |
|-----------------|-----------------|
| INDUSTRY        | Energy & Mining |
| EST. EMPLOYMENT | 5,001 - 10,000  |



|                 |               |
|-----------------|---------------|
| INDUSTRY        | HR & Staffing |
| EST. EMPLOYMENT | 10,000+       |



|                 |                |
|-----------------|----------------|
| INDUSTRY        | Media          |
| EST. EMPLOYMENT | 5,001 - 10,000 |



|                 |             |
|-----------------|-------------|
| INDUSTRY        | Agriculture |
| EST. EMPLOYMENT | 10,000+     |



|                 |           |
|-----------------|-----------|
| INDUSTRY        | Education |
| EST. EMPLOYMENT | 10,000+   |

## DISTANCES FROM SEGUIN

### NEW BRAUNFELS

13.5 Miles/>0.5 Hr

### SAN ANTONIO

33.8 Miles/0.5 Hr

### HOUSTON

163 Miles/2.5 Hr

### LAREDO

190 Miles/3 Hr

### MORGANS POINT

190 Miles/3 Hr

### SAN MARCOS

24.4 Miles/0.5 Hr

### AUSTIN

67 Miles/1 Hr

### CORPUS CHRISTI

169 Miles/2.5 Hr

### DFW AREA

256 Miles/3.5 Hr

### BAYPORT TERMINAL

193 Miles/3 Hr

**\*Click here for more information on Seguin, TX**





# 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.*



## 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.

|   |             |  |              |
|---|-------------|--|--------------|
| PCR Brokerage San Antonio, LLC dba Partners                           | 9003952     | licensing@partnersrealestate.com       | 713-629-0500 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                                  | Phone        |
| Jon Silberman   | 389162      | jon.silberman@partnersrealestate.com   | 713-985-4626 |
| Designated Broker of Firm   | License No. | Email                                  | Phone        |
| Scott Lunine  | 787298      | scott.lunine@partnersrealestate.com    | 713 629 0500 |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email                                  | Phone        |
| John Colglazier   | 448698      | john.colglazier@partnersrealestate.com | 210-771-0295 |
| Sales Agent/Associate's Name  | License No. | Email                                  | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date