



200 SEGUIN ST
SAN ANTONIO, TX 78208



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For Lease

TABLE OF CONTENTS

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	9
DEMOGRAPHICS	12



PROPERTY INFORMATION

SECTION 1

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PROPERTY SUMMARY



LOCATION DESCRIPTION

200 Seguin St, located in the Government Hill neighborhood of San Antonio, is a prime industrial property close to downtown. It features two concrete and metal warehouses with roll-up bay doors and 25-ft clear ceilings, ideal for storage or industrial use. The property includes 20 parking spaces and offers excellent access to major transportation routes. Its central location provides visibility and accessibility in a vibrant business area. Perfect for businesses seeking functional space in a strategic location.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	5
Available SF:	1,551 SF
Lot Size:	1.638 Acres
Building Size:	42,896 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,458	38,649	125,122
Total Population	11,708	99,667	330,690
Average HH Income	\$57,548	\$79,662	\$72,589

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

\$25.00 All In!! Welcome to 200 Seguin St, where industrial potential meets city-center convenience. In the bustling Government Hill area, this property offers the perfect blend of location and function.

In-Demand Warehouses: With I-2 zoning, these warehouses are tailor-made for businesses that require roll-up bay doors for smooth operations.

Downtown Hub: Situated near the heart of downtown San Antonio, you'll have easy access to the city's dynamic business environment.

Strategic MSA Location: This property resides on Railway in the MSA, making it a prime pick for those looking to capitalize on a strategic location.

High Traffic Zone: Your business will thrive in this high-traffic area, ensuring visibility and accessibility.

Industrial Excellence: Both warehouses feature durable concrete blocks and metal construction, offering a solid foundation for your operations.

Land Negotiations: In addition to the existing property, negotiations are underway for more land across the street, potentially offering additional parking space to cater to your specific requirements.

COMPLETE HIGHLIGHTS



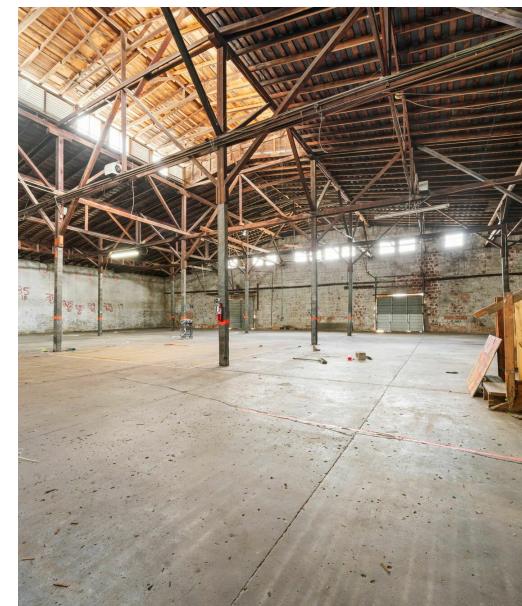
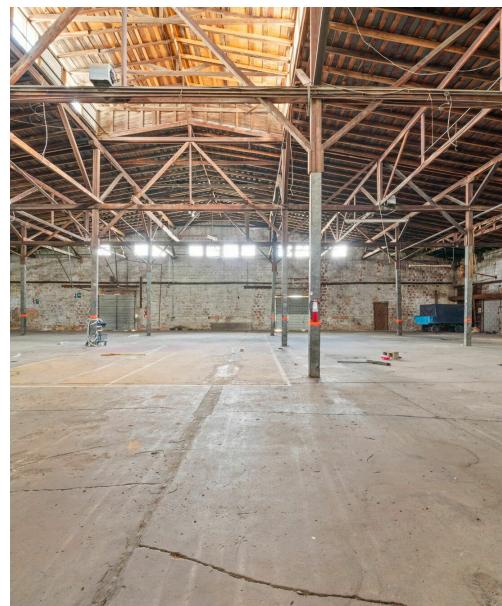
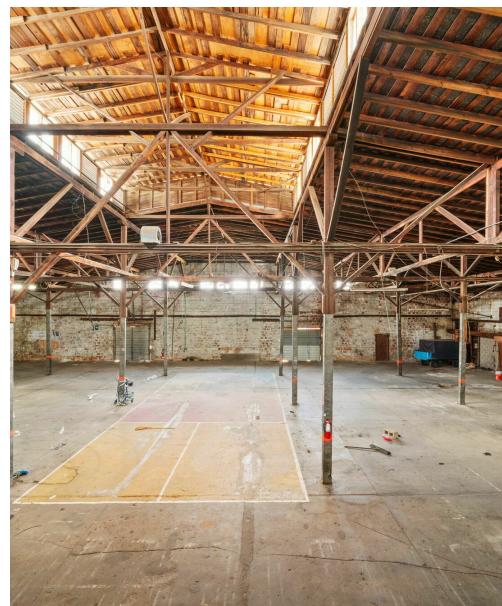
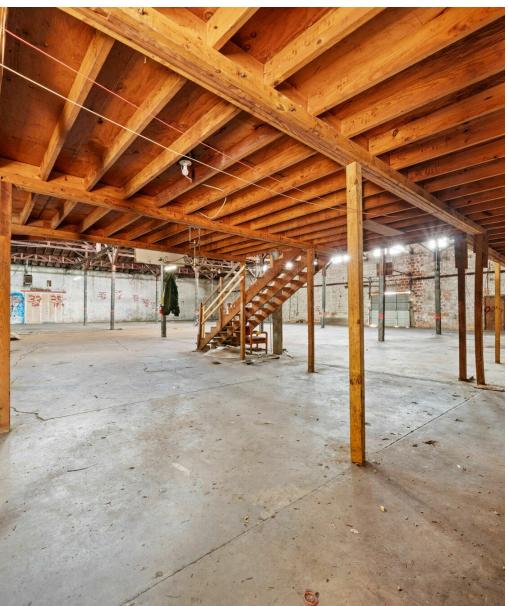
BUILDING INFORMATION

Tenancy	Multiple
Ceiling Height	25 ft
Number of Floors	2
Average Floor Size	21,448 SF
Year Built	1935
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

PROPERTY HIGHLIGHTS

- Prime location in vibrant San Antonio, TX
- Versatile floor plan for customizable use
- Modern and attractive building design
- Ample parking for staff and visitors
- High visibility for increased foot traffic
- Excellent signage opportunities for tenant visibility
- Nearby public transportation options
- Close proximity to major highways
- Surrounded by thriving businesses and amenities

ADDITIONAL PHOTOS



LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,551 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
114 Seguin St - Warehouse A	Available	1,551 SF	NNN	Negotiable	1,551 SQFT available at 200 Seguin St for \$2500 flat rate, all in. This location offers excellent visibility and accessibility, making it ideal for a variety of business uses. Positioned in a desirable area with steady traffic and growth potential, this space is ready for your business vision.

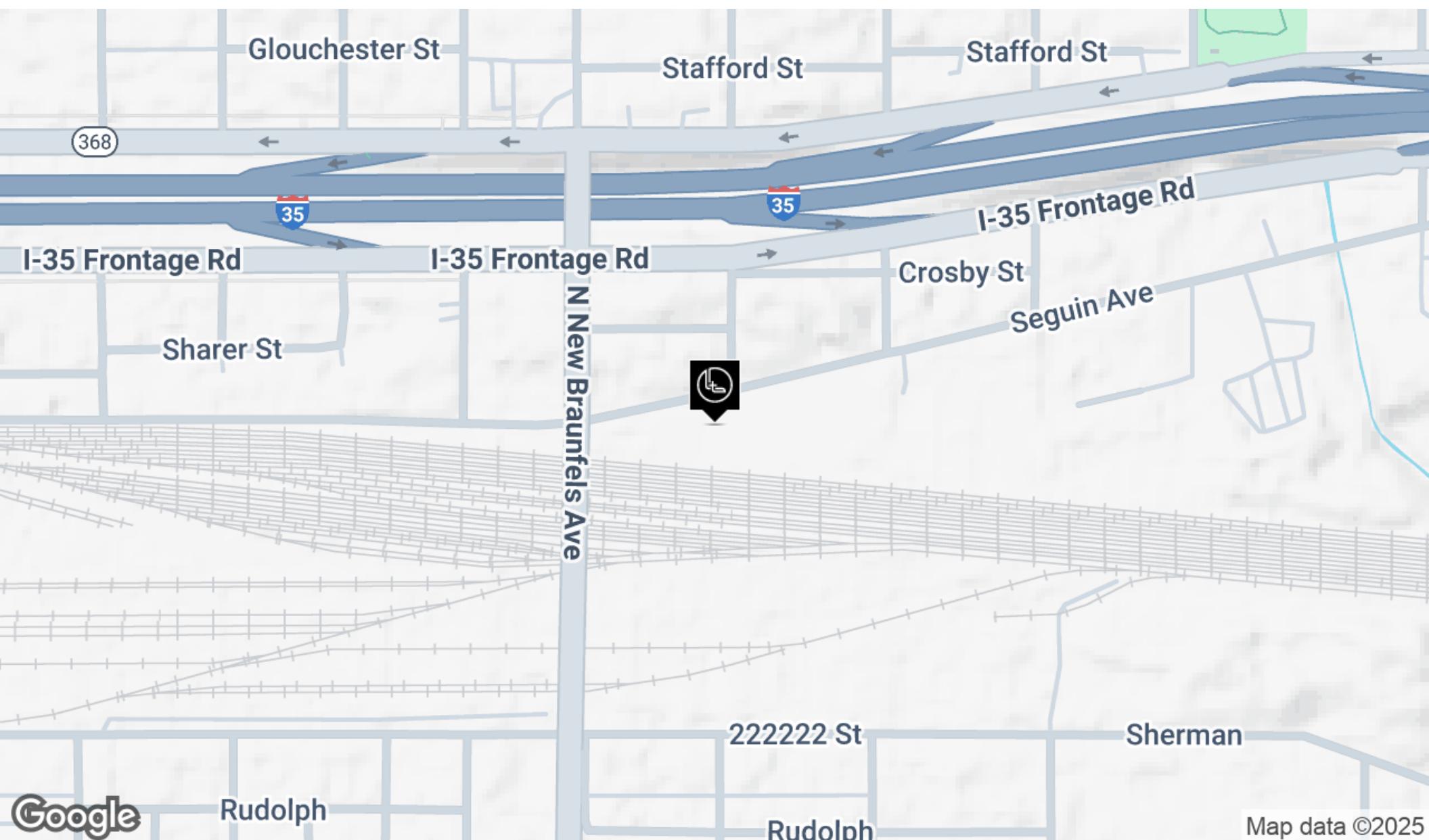


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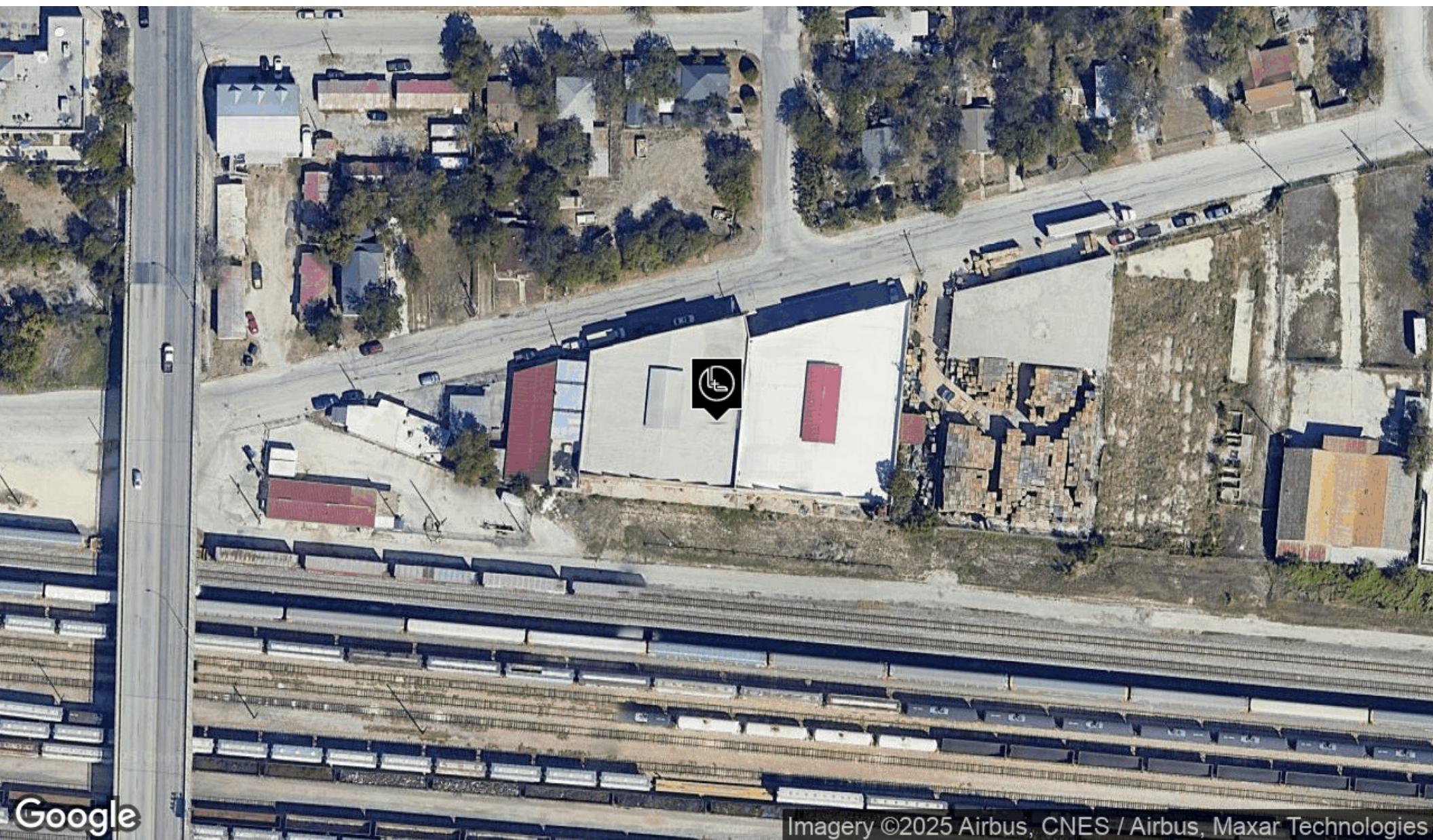
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LOCATION MAP



AERIAL MAP





DEMOGRAPHICS

SECTION 3

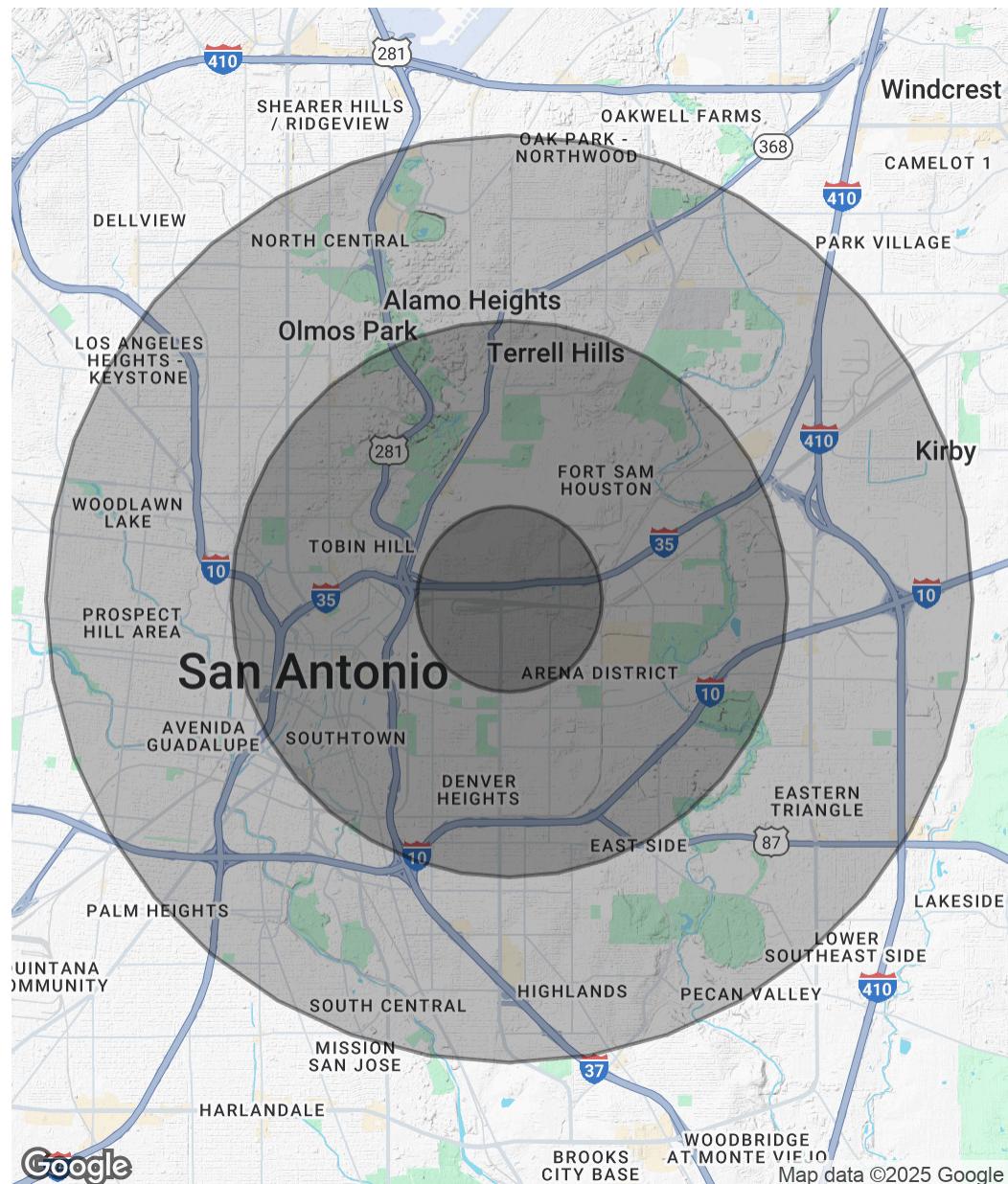
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,708	99,667	330,690
Average Age	36	39	39
Average Age (Male)	35	38	38
Average Age (Female)	37	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,458	38,649	125,122
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$57,548	\$79,662	\$72,589
Average House Value	\$300,829	\$375,943	\$297,831

Demographics data derived from AlphaMap



AREA ANALYTICS

ETHNICITY	1 MILE	3 MILES	5 MILES
Population Hispanic	7,802	57,029	228,239
Population Non-Hispanic	3,906	42,638	102,451

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Population Hispanic (%)	66.60%	57.20%	69%

RACE	1 MILE	3 MILES	5 MILES
Population White	3,935	44,558	141,368
Population Black	2,138	12,858	27,736
Population American Indian	205	1,367	4,766
Population Asian	145	1,801	4,372
Population Pacific Islander	14	130	329
Population Other	2,544	17,672	66,066

RACE (%)	1 MILE	3 MILES	5 MILES
Population White (%)	33.60%	44.70%	42.70%
Population Black (%)	18.30%	12.90%	8.40%
Population American Indian (%)	1.80%	1.40%	1.40%
Population Asian (%)	1.20%	1.80%	1.30%
Population Pacific Islander (%)	0.10%	0.10%	0.10%
Population Other (%)	21.70%	17.70%	20%

Map and demographics data derived from AlphaMap

