

1127 N Bowie St



OFFERING MEMORANDUM

1127 N Bowie St
Seguin, TX 78155-3739



1127 N Bowie St

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General Demographics

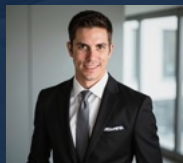
Race Demographics

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Company Bio

Advisor Profile

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01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	1127 N Bowie St Seguin TX 78155-3739
BUILDING SF	11,000 SF
LAND ACRES	1
YEAR BUILT	1957

FINANCIAL SUMMARY

PRICE	\$1,100,000
PRICE PSF	\$100.00

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	9,310	28,943	45,210
2026 Median HH Income	\$54,325	\$66,275	\$75,952
2026 Average HH Income	\$75,816	\$87,746	\$100,907

- ****Unbeatable ROI Potential****: This industrial gem at 1127 Bowie St promises an unparalleled return on investment for savvy buyers seeking lucrative opportunities in the commercial real estate market. With its strategic location and versatile layout, this property is primed to deliver impressive returns that will exceed your expectations.
- ****Strategic Location****: Nestled in a prime location, this industrial property offers easy access to major transportation routes, ensuring seamless connectivity for businesses. Its proximity to key amenities and thriving commercial hubs makes it a strategic choice for investors looking to capitalize on the dynamic market trends and maximize their ROI.

- ****Versatile Usage****: Boasting a versatile layout and ample space, this property presents endless possibilities for customization to suit a variety of business needs. Whether you're looking to expand your current operations, lease out to multiple tenants, or redevelop for a new venture, the flexibility of this property ensures a high potential for generating substantial returns.
- ****Income-Generating Potential****: With a strong rental demand in the area, this industrial property offers a lucrative opportunity for generating consistent rental income. Investors can capitalize on the high demand for industrial spaces and secure long-term tenants, ensuring a steady cash flow and a solid ROI that will stand the test of time.
- ****Investment Security****: Investing in this industrial property at 1127 Bowie St not only promises attractive returns but also offers a secure investment opportunity in a stable and growing market. With its promising income-generating potential, strategic location, and versatile usage options, this property is a solid investment choice for buyers looking to build wealth and secure their financial future.

1127 N BOWIE ST

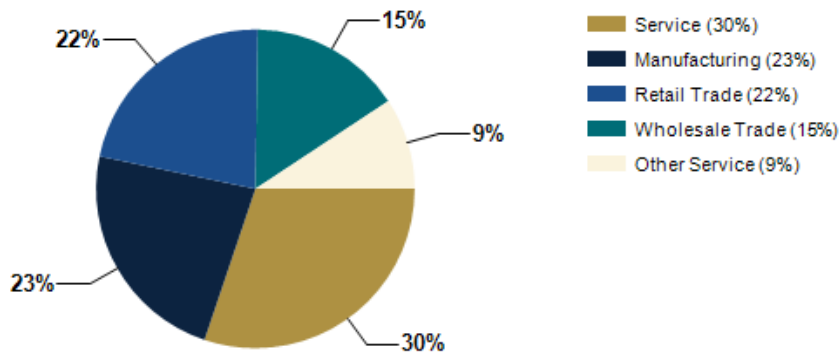
02

Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Traffic Counts
- Drive Times (Heat Map)

- The property is located in Seguin, a city in Guadalupe County, Texas, known for its rich history and vibrant community. Seguin is home to several historic sites, such as the Sebastopol House State Historic Site and the Texas Theatre.
- The area around the property is primarily industrial, with a mix of manufacturing facilities, warehouses, and distribution centers.
- Seguin is strategically positioned along Interstate 10, providing convenient access to major transportation routes for businesses.
- The property is in close proximity to major cities like San Antonio and Austin, offering potential for business growth and expansion.
- Seguin has a strong local economy supported by diverse industries, including automotive manufacturing, agriculture, and technology.

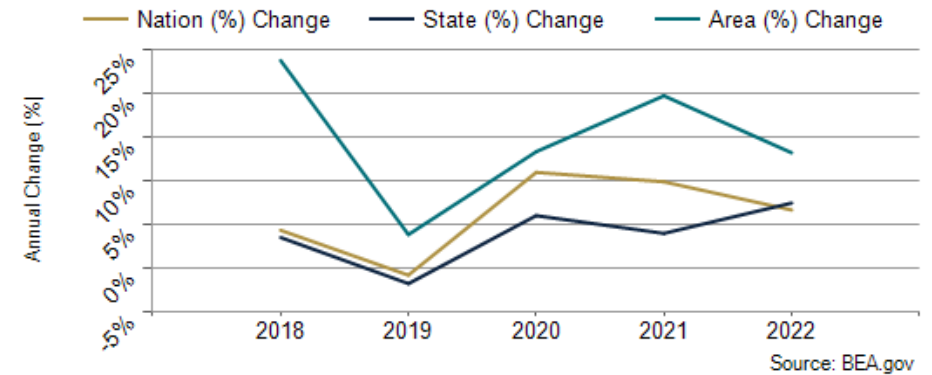
Major Industries by Employee Count

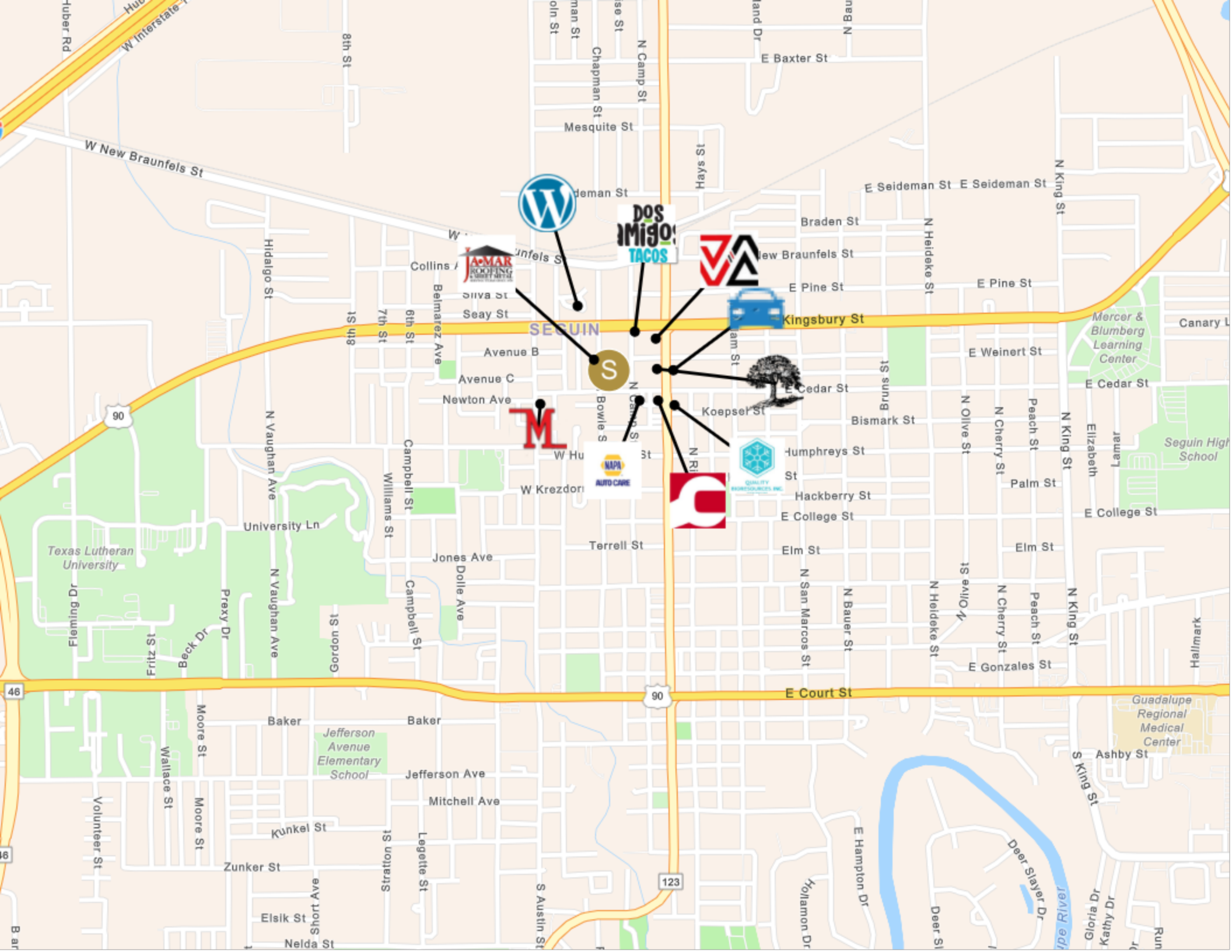


Largest Employers

Schaeffler	1,750
Caterpillar	1,500
Seguin Independent School District	1,100
Guadalupe Regional Medical Center	900
CMC Steel Texas	900
Tyson Foods	830
Guadalupe County	650
Texas Lutheran University	440

Guadalupe County GDP Trend





W New Braunfels St

Collins St

Belmatraz Ave

Seay St

Avenue B

Avenue C

Newton Ave

W Hu

W Krezdor

Terrell St

Jones Ave

Dolle Ave

Campbell St

Williams St

Campbell St

Legette St

Stratton St

Legette St

Legette St

Legette St

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E Pine St

Kingsbury St

W Hu

W Krezdor

Terrell St

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Dolle Ave

Campbell St

Williams St

Campbell St

Legette St

Stratton St

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Legette St

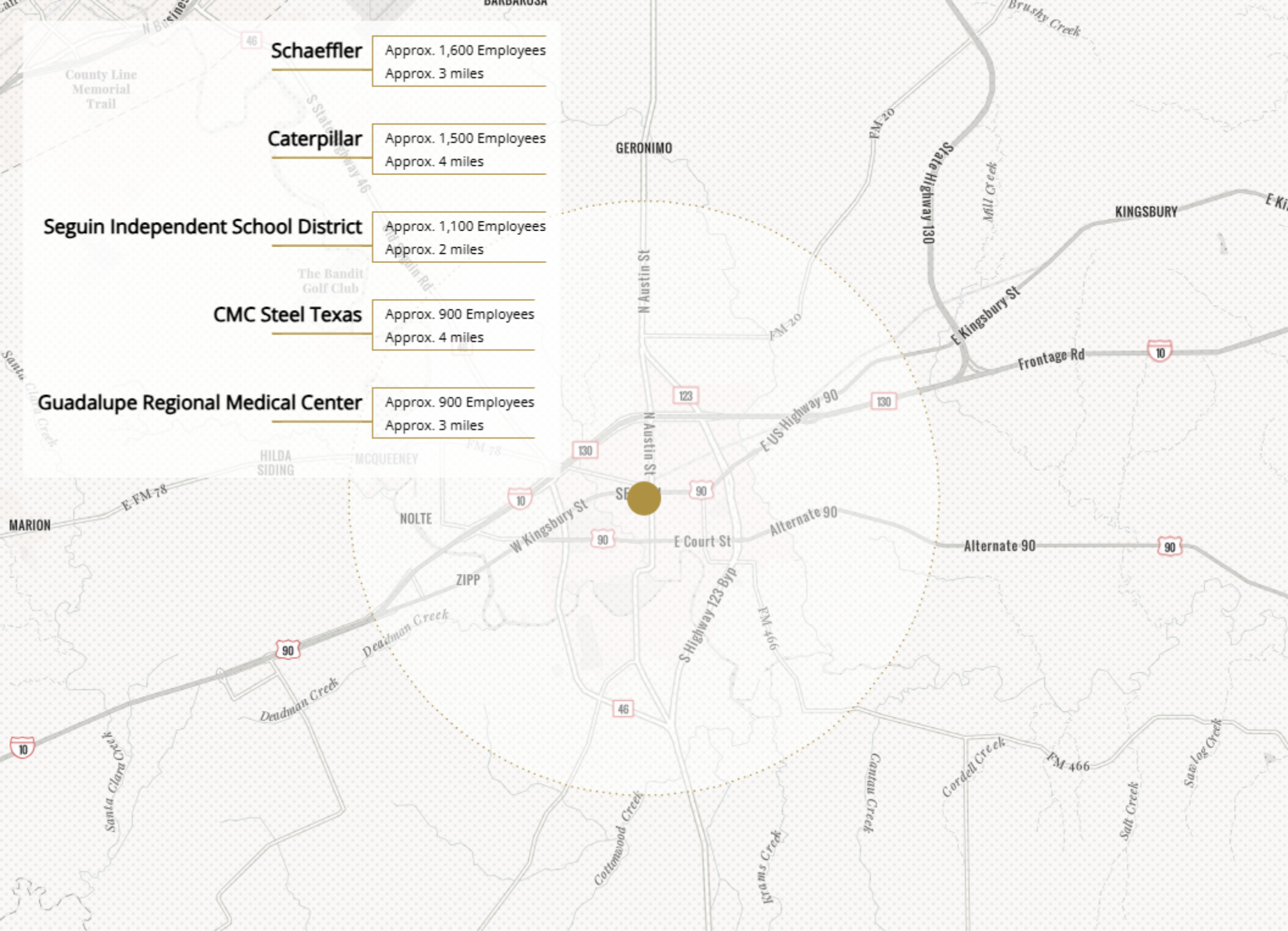
Legette St

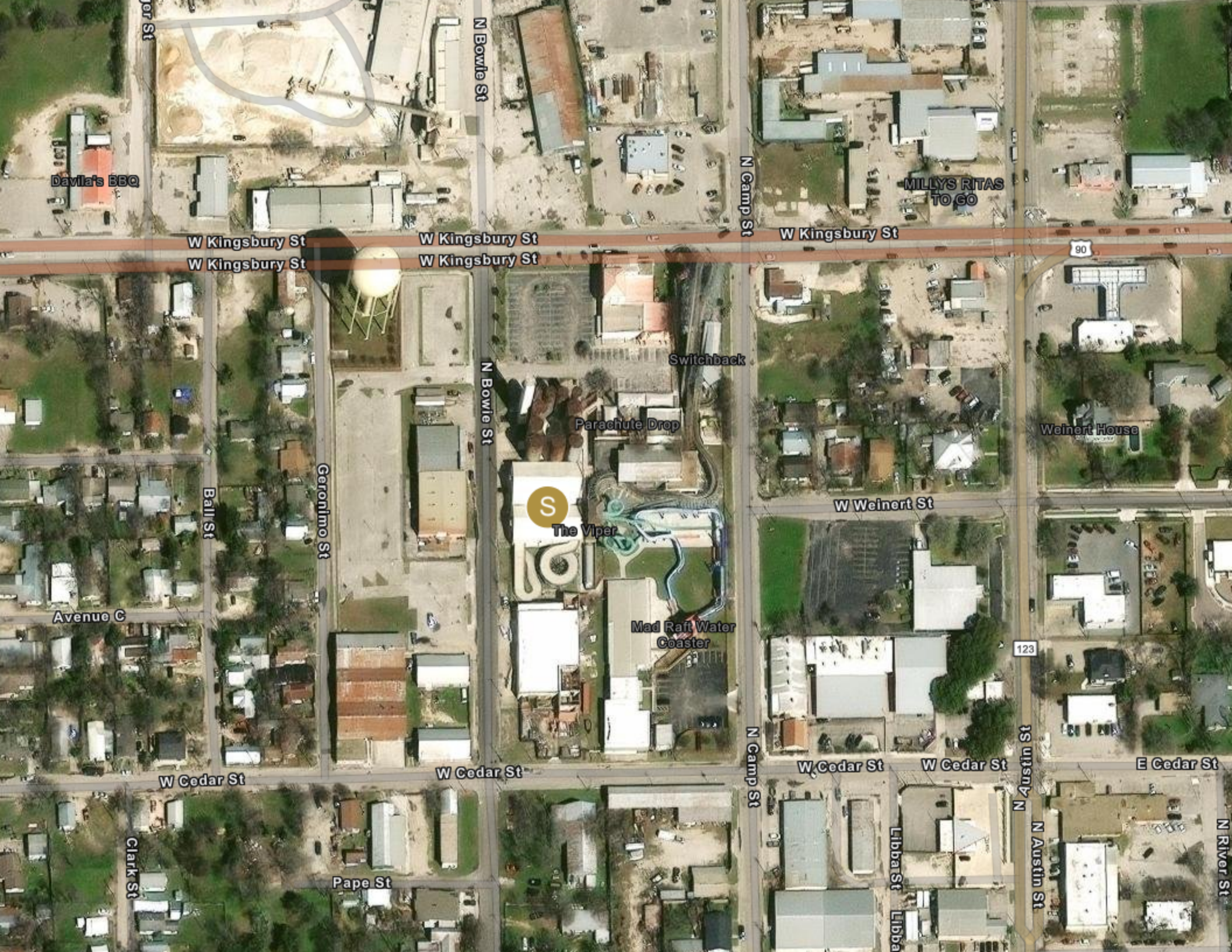
Legette St

Legette St

Legette St

Legette St





er St

N Bowle St

N Camp St

Davila's BBQ

W Kingsbury St

W Kingsbury St

W Kingsbury St

MILLYS RITAS TO GO

90

W Kingsbury St

W Kingsbury St

N Bowle St

Switchback

Parachute Drop

Weinert House

Ball St

Geronimo St

S

The Viper

W Weinert St

Avenue C

Mad Raft Water Coaster

123

W Cedar St

W Cedar St

N Camp St

W Cedar St

W Cedar St

E Cedar St

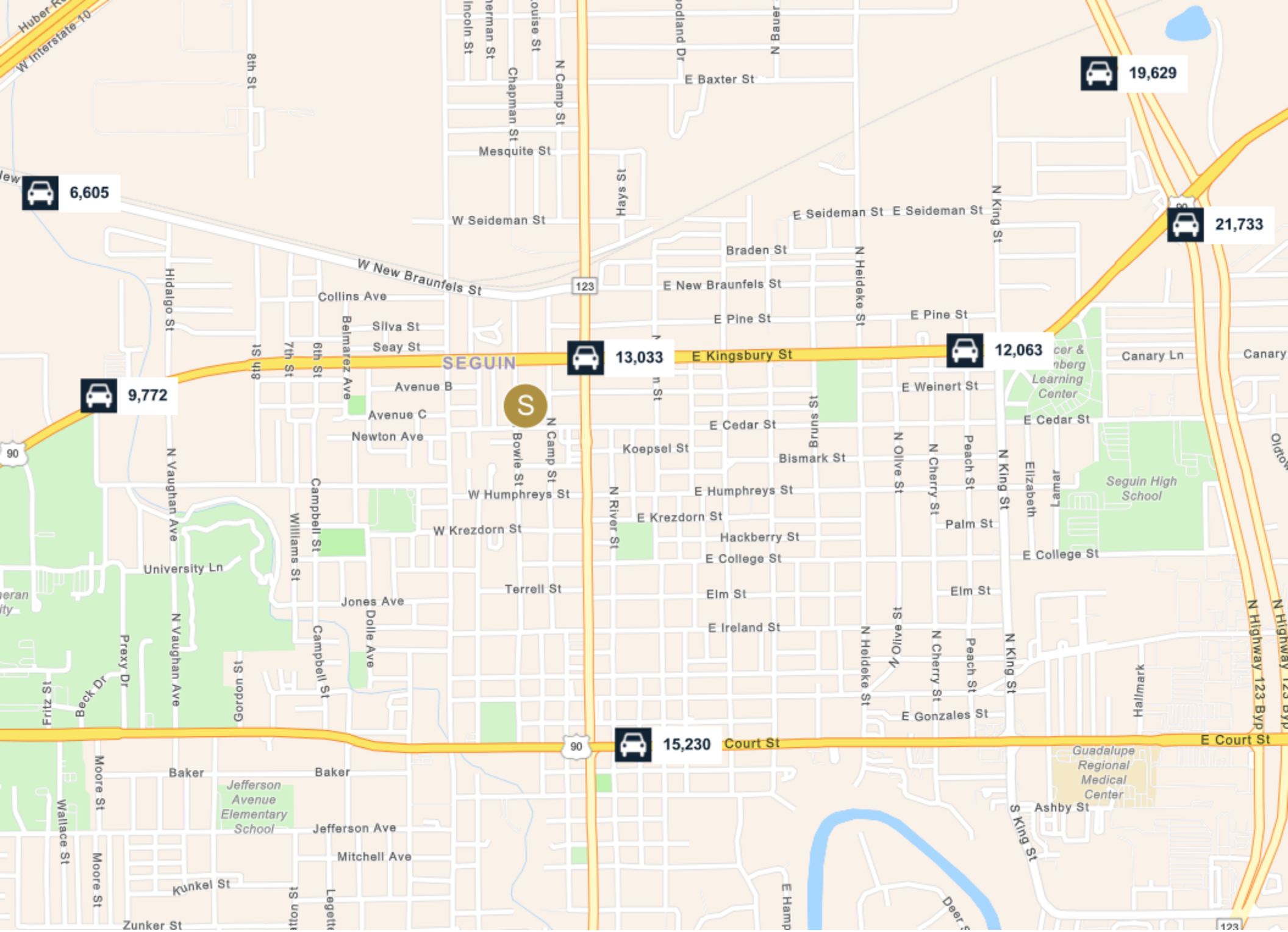
Clark St

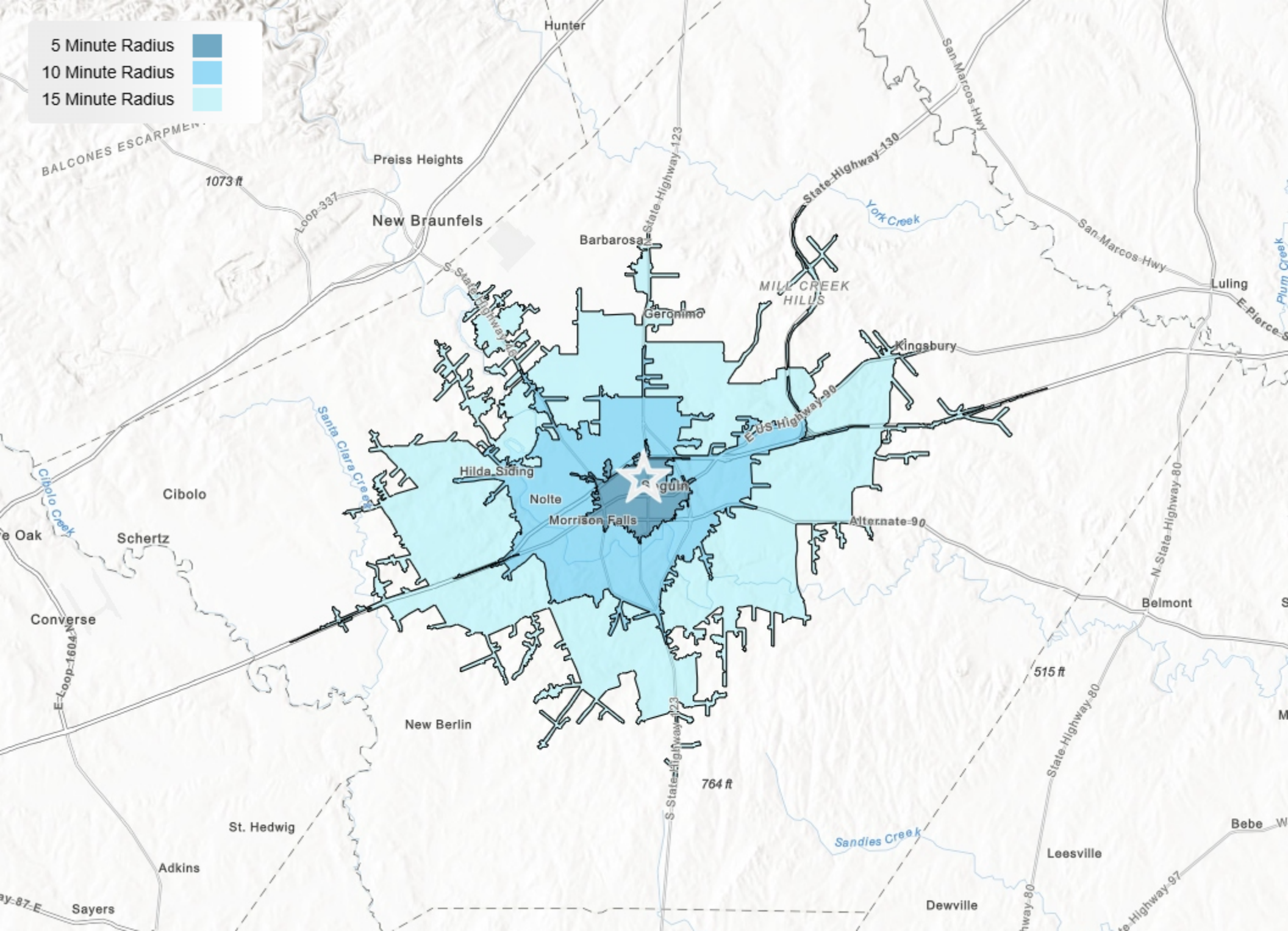
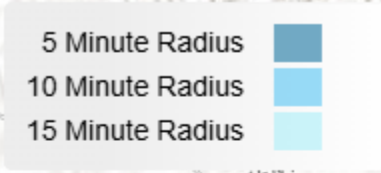
Pape St

Libba St

N Austin St

N River St







03

Property Description

Property Features

Property Images

PROPERTY FEATURES

BUILDING SF	11,000
LAND ACRES	1
YEAR BUILT	1957
# OF PARCELS	1
ZONING TYPE	COM
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
CEILING HEIGHT	30 FT
FENCED YARD	YES

NEIGHBORING PROPERTIES

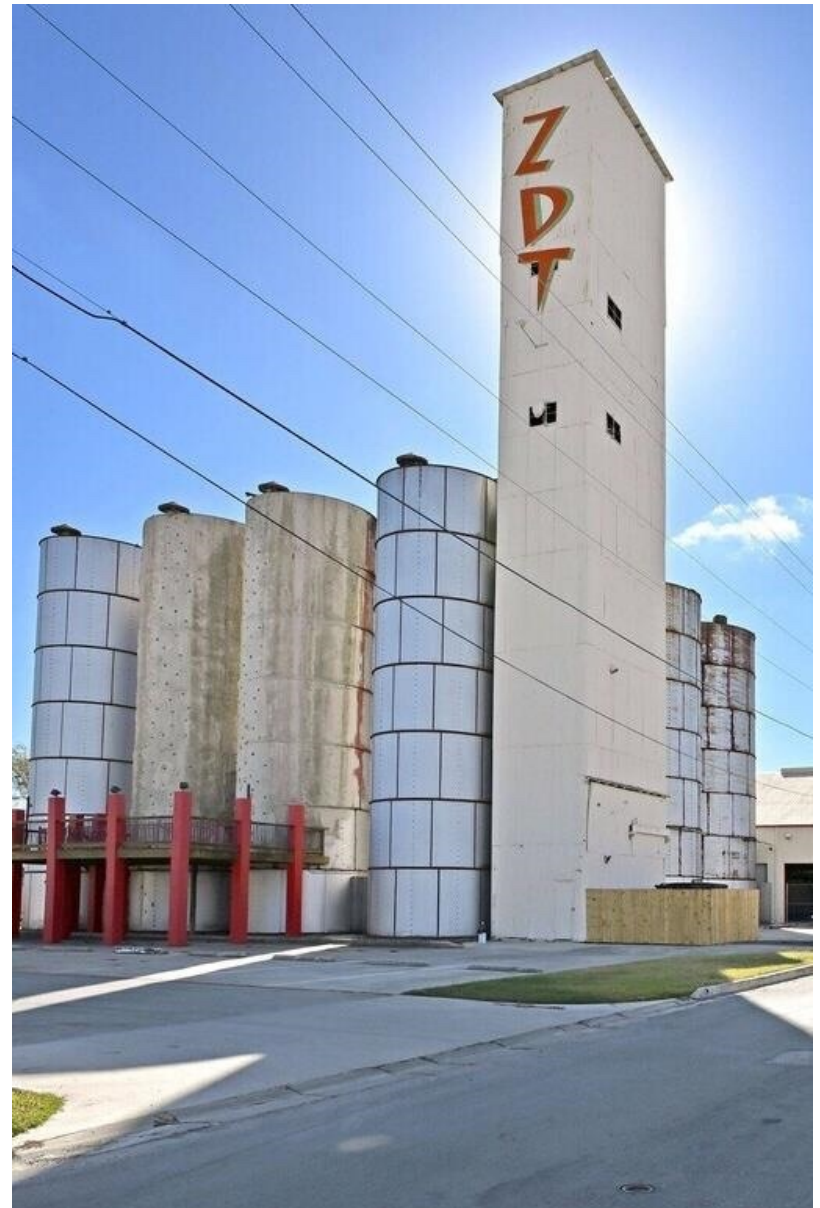
NORTH	Industrial
SOUTH	Industrial
EAST	Industrial
WEST	Industrial

MECHANICAL

HVAC	None
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	3 PH

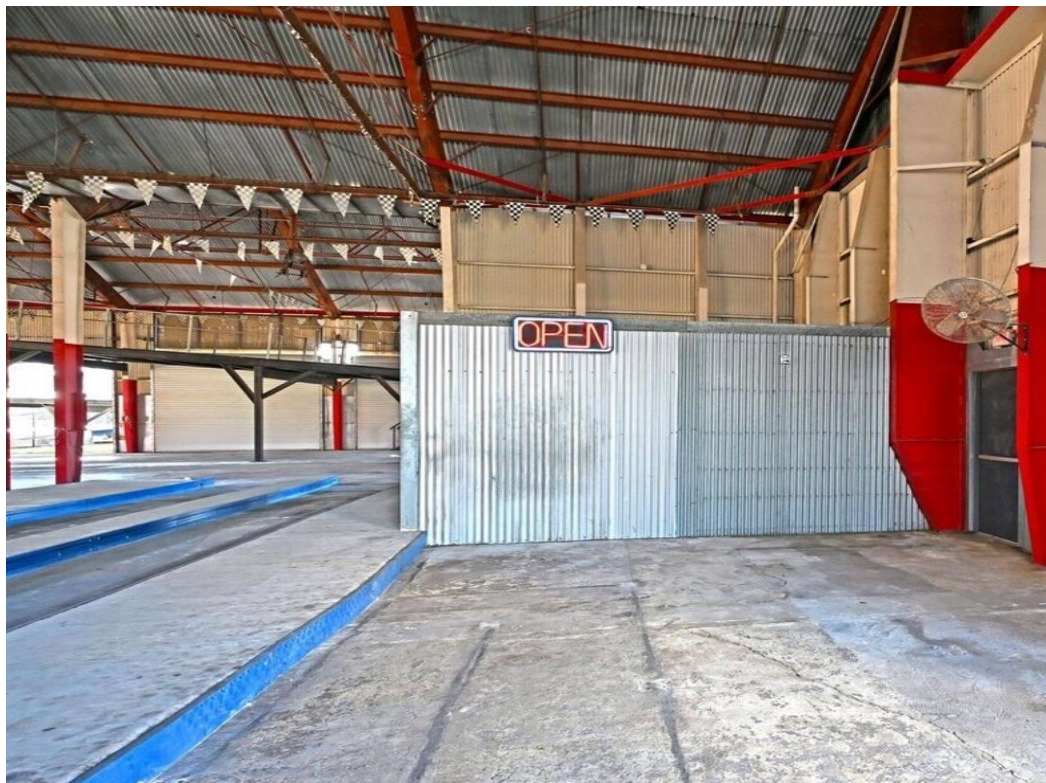
CONSTRUCTION

FOUNDATION	Slab
FRAMING	Metal
EXTERIOR	Metal
PARKING SURFACE	Asphalt Grindings
ROOF	Metal
LANDSCAPING	None



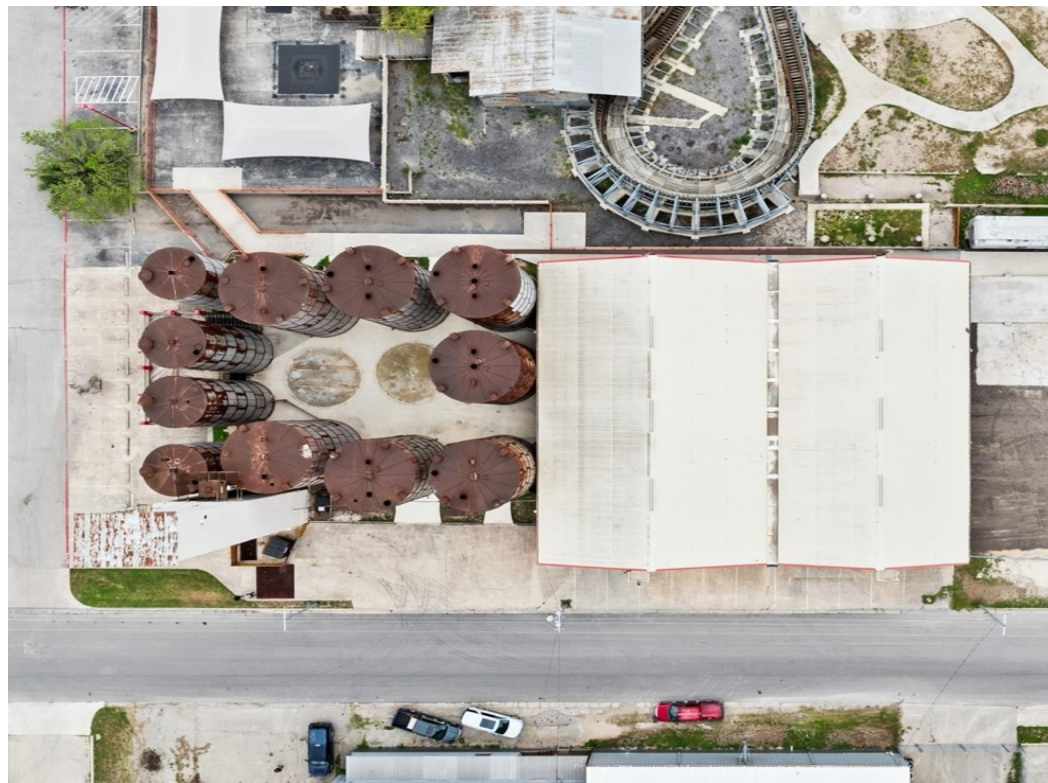














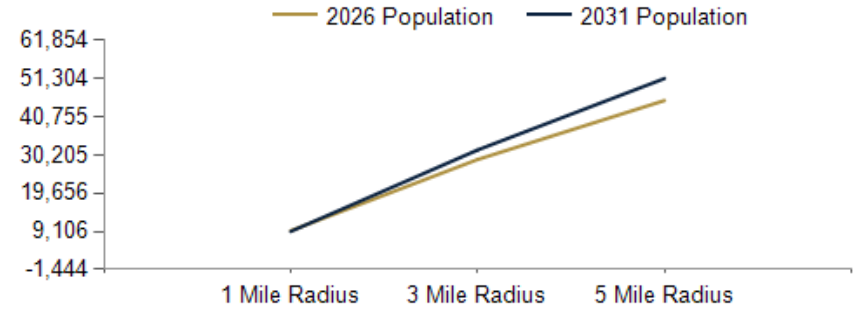
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Demographics

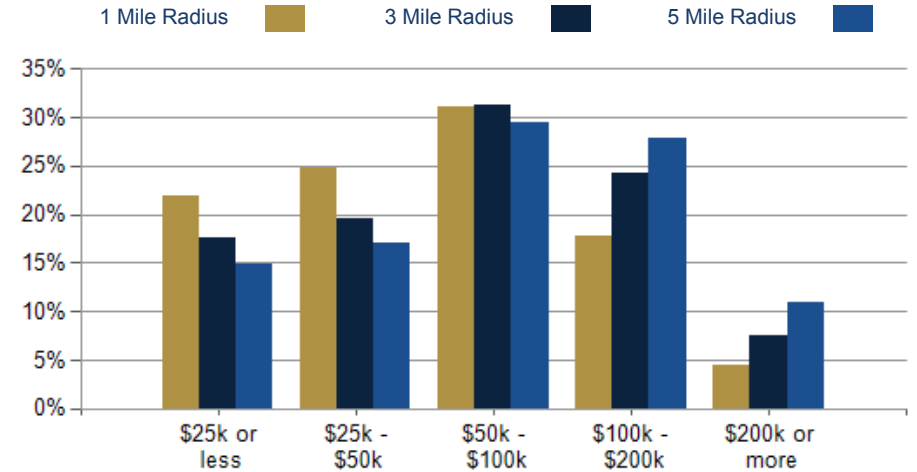
- General Demographics
- Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,159	24,388	31,726
2010 Population	9,870	25,407	33,998
2026 Population	9,310	28,943	45,210
2031 Population	9,106	31,572	51,304
2026 African American	681	1,817	2,397
2026 American Indian	103	270	404
2026 Asian	35	269	506
2026 Hispanic	6,629	16,620	22,380
2026 Other Race	2,542	5,505	6,972
2026 White	3,933	14,795	25,561
2026 Multiracial	2,003	6,252	9,317
2026-2031: Population: Growth Rate	-2.20%	8.75%	12.80%

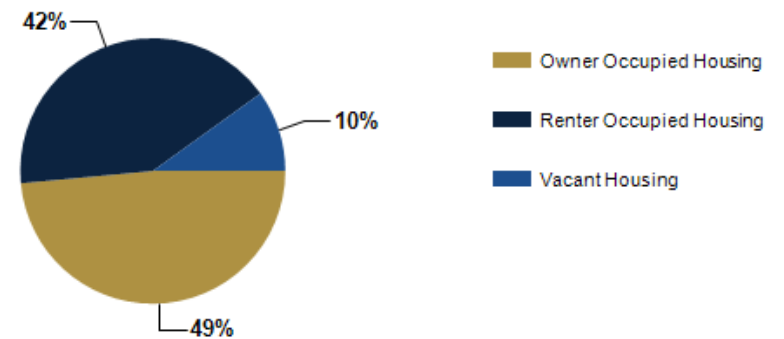
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	423	1,072	1,462
\$15,000-\$24,999	323	831	1,034
\$25,000-\$34,999	383	917	1,173
\$35,000-\$49,999	458	1,192	1,670
\$50,000-\$74,999	614	2,059	2,932
\$75,000-\$99,999	440	1,316	1,993
\$100,000-\$149,999	401	1,909	3,248
\$150,000-\$199,999	201	707	1,405
\$200,000 or greater	154	809	1,823
Median HH Income	\$54,325	\$66,275	\$75,952
Average HH Income	\$75,816	\$87,746	\$100,907



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

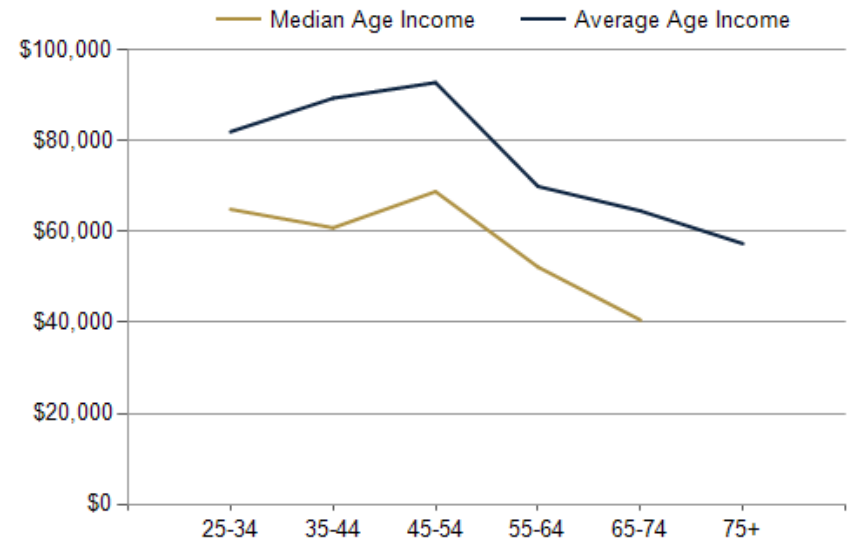
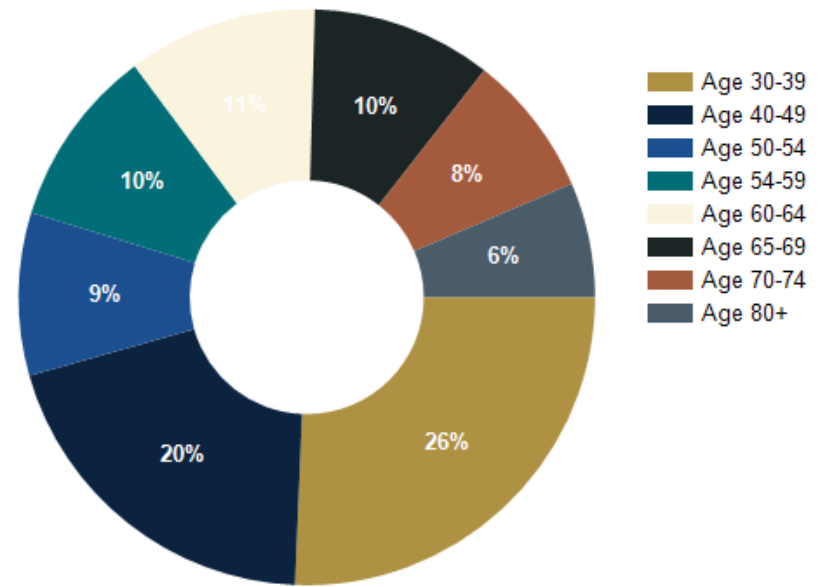


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	655	2,055	3,018
2026 Population Age 35-39	610	1,843	2,901
2026 Population Age 40-44	505	1,676	2,749
2026 Population Age 45-49	479	1,505	2,475
2026 Population Age 50-54	451	1,505	2,572
2026 Population Age 55-59	497	1,539	2,563
2026 Population Age 60-64	524	1,649	2,779
2026 Population Age 65-69	499	1,685	2,754
2026 Population Age 70-74	394	1,433	2,270
2026 Population Age 75-79	318	1,138	1,811
2026 Population Age 80-84	169	687	1,060
2026 Population Age 85+	165	703	950
2026 Population Age 18+	6,980	22,344	35,070
2026 Median Age	35	37	39
2031 Median Age	36	38	39

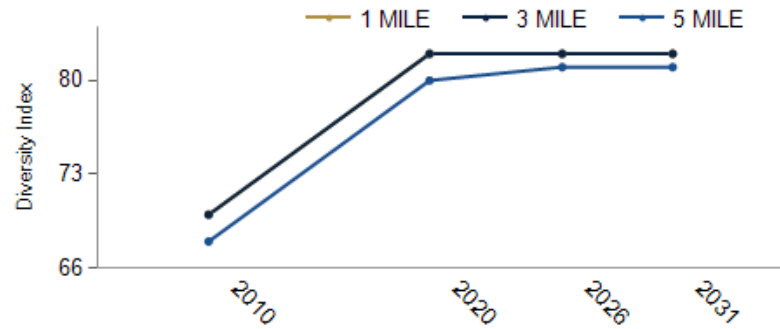
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,934	\$73,394	\$83,983
Average Household Income 25-34	\$82,027	\$92,720	\$105,217
Median Household Income 35-44	\$60,872	\$76,748	\$93,963
Average Household Income 35-44	\$89,410	\$103,942	\$119,771
Median Household Income 45-54	\$68,831	\$82,448	\$96,604
Average Household Income 45-54	\$92,852	\$104,591	\$119,847
Median Household Income 55-64	\$52,219	\$67,228	\$83,455
Average Household Income 55-64	\$69,970	\$90,685	\$109,592
Median Household Income 65-74	\$40,535	\$55,762	\$64,221
Average Household Income 65-74	\$64,586	\$77,667	\$88,962
Average Household Income 75+	\$57,376	\$62,942	\$67,204

Population By Age

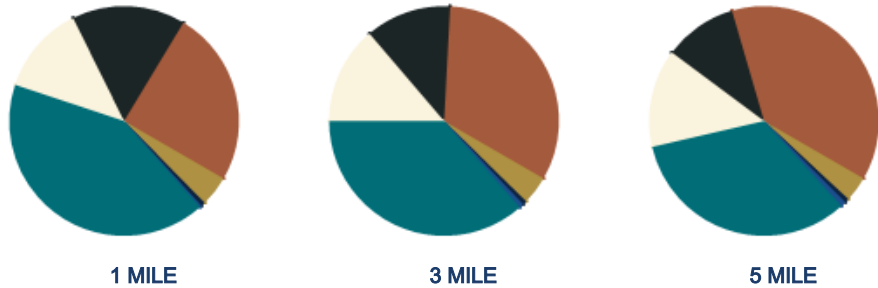


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	82	83	81
Diversity Index (current year)	82	82	81
Diversity Index (2020)	82	82	80
Diversity Index (2010)	70	70	68

POPULATION DIVERSITY



POPULATION BY RACE

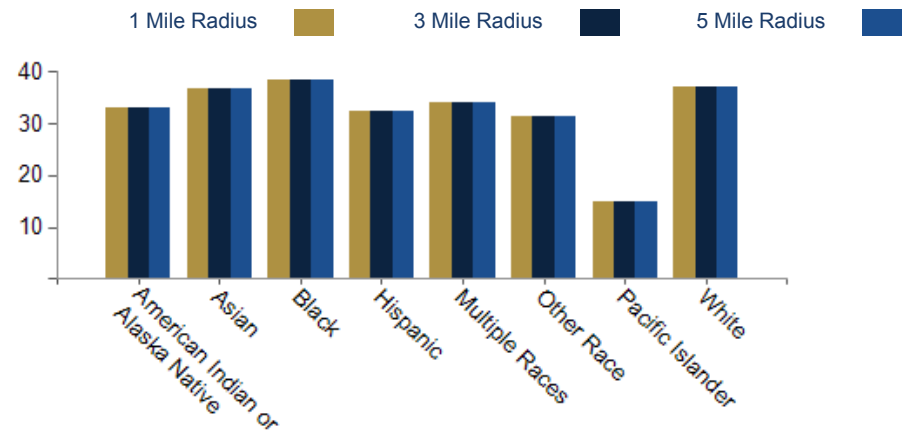


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	4%	4%	4%
American Indian	1%	1%	1%
Asian	0%	1%	1%
Hispanic	42%	37%	33%
Multiracial	13%	14%	14%
Other Race	16%	12%	10%
White	25%	32%	38%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	33	35	35
Median Asian Age	37	40	42
Median Black Age	39	39	40
Median Hispanic Age	32	32	32
Median Multiple Races Age	34	33	34
Median Other Race Age	31	32	33
Median Pacific Islander Age	15	18	19
Median White Age	37	42	43

2026 MEDIAN AGE BY RACE





05

Company Profile

Company Bio
Advisor Profile

W.C. Miller Properties is a locally rooted, full-service real estate brokerage with a distinguished fifth-generation legacy dating back to 1874. With deep ties to the community and a long-standing reputation for integrity, our firm brings a uniquely local perspective to every commercial real estate assignment.

Our commercial division is the foundation of our business, specializing in retail, industrial, land, and investment properties. We provide comprehensive advisory services including acquisitions, dispositions, leasing, and asset strategy. By combining real-time market intelligence with hands-on experience, we help investors, developers, and business owners uncover opportunities, optimize performance, and execute with confidence.

What sets W.C. Miller Properties apart is our level of engagement within the markets we serve. We don't just operate here—we are embedded in the fabric of the community. Our team actively tracks regional development trends, zoning changes, infrastructure projects, and key economic drivers that directly influence property values and investment outcomes. This insight allows us to deliver strategies that national firms and out-of-area brokers simply cannot replicate.

We take a relationship-driven, advisory-first approach, prioritizing long-term partnerships over transactional volume. Whether representing a single asset or an entire portfolio, we provide tailored guidance, proactive communication, and a hands-on level of service that ensures no detail is overlooked.

Supported by our residential division, we offer a fully integrated platform that connects commercial opportunities with residential growth—providing clients with a broader strategic advantage in evolving markets.

At W.C. Miller Properties, we combine heritage, local expertise, and forward-thinking strategy to deliver results that drive both immediate performance and long-term value.



Chris Parreira
Broker Associate

Chris Parreira is a Real Estate Broker Associate with W.C. Miller Properties and a Mortgage Advisor with NEXA Mortgage, serving the Central Texas Hill Country. He specializes in commercial real estate sales and leasing, advising investors, owner-users, and developers on acquisitions, dispositions, and strategic capital positioning.

With experience spanning brokerage and financing, Chris approaches each assignment with an underwriting mindset—analyzing cash flow, risk exposure, and long-term value to position assets effectively in the market. His dual perspective allows him to understand both buyer behavior and capital constraints, helping transactions move efficiently from marketing to closing.

Known for clear communication, disciplined execution, and responsiveness, Chris is committed to representing clients with professionalism and strategic focus while delivering results in competitive markets.



Wes Miller
Broker Owner

Wes Miller is a fifth-generation Texas broker leading W.C. Miller Properties, a family firm established in 1874. With more than 25 years of specialized experience in commercial real estate, Wes provides comprehensive solutions for retail, industrial, land, and investment products through sales, leasing, and management. His focus includes helping clients acquire income-producing assets, optimize portfolios, and execute strategic transactions with precision and long-term vision.

Real estate is fundamentally a relationship business. Wes builds lifelong partnerships through transparent guidance, meticulous attention to detail, and an unwavering commitment to client success. His approach is hands-on and straightforward: listening closely to goals, offering clear strategic counsel, and delivering outcomes rooted in heritage and integrity.

An avid fly fisherman, Wes finds balance and perspective on the water. He currently serves as the 2026 President of the Four Rivers Association of Realtors®, where he advocates for professionalism, education, and community in the industry.

1127 N Bowie St

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from W.C. Miller Properties and it should not be made available to any other person or entity without the written consent of W.C. Miller Properties.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to W.C. Miller Properties. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. W.C. Miller Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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