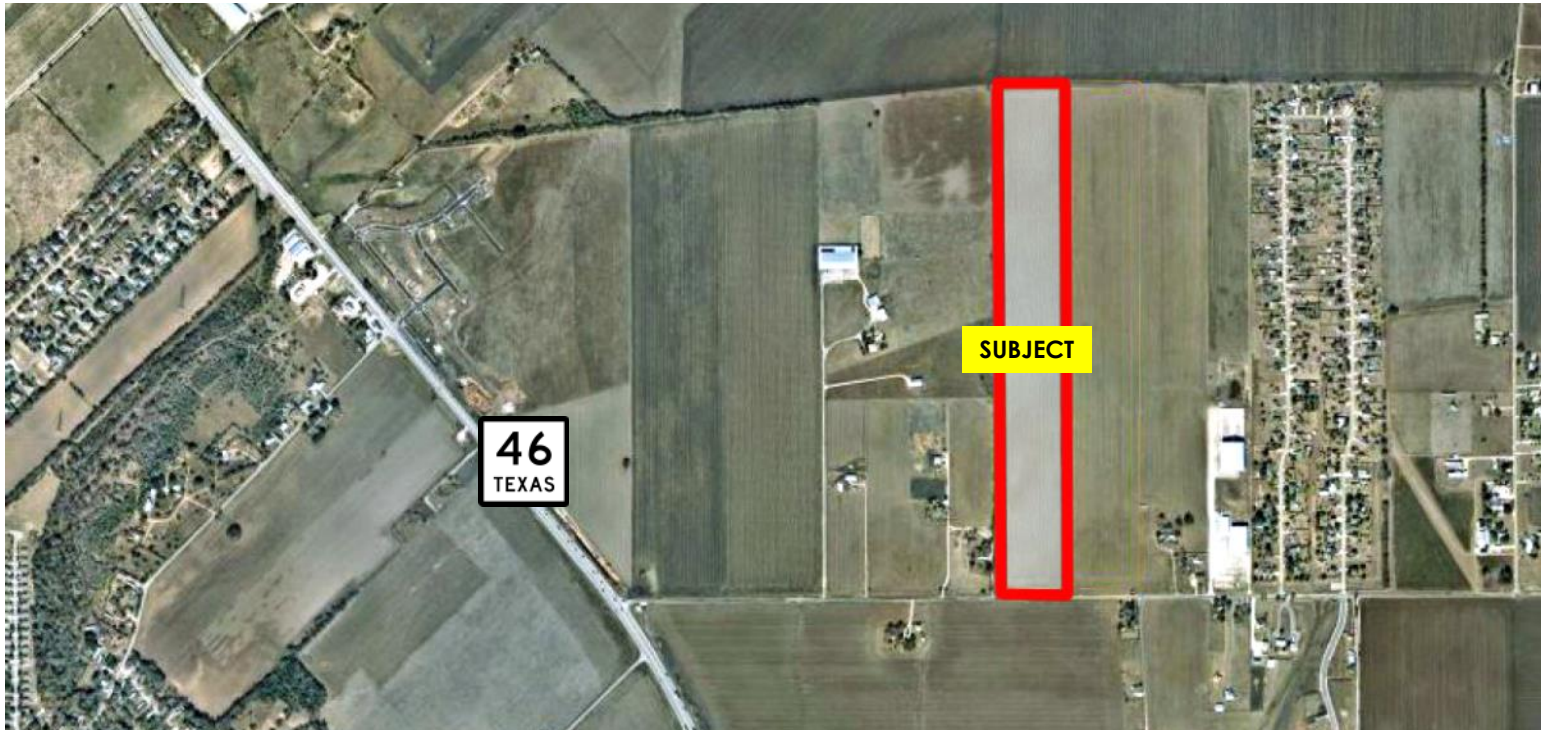


O CORDOVA RD | SEGUIN, TX 78155



FOR SALE PRICE: \$3,775,000

48 +/- Acres

- 241 master planned lots
- 50' X 110'
- 2 units

Unit 1

- 132 Paper Lots with letter of capacity on water electric and sewer Master development planned approved.
- Permits for excavation paid. TIA Engineered and Completed

*All impact fees roll back taxes & connection fees to be paid by buyer or builder at appropriate times

Unit 2

- 109 Lots
- Approved master development plan

*Buyer to pay LOC (letter of capacity), Connections+ Impact fees plus permits expenses



D. LEE EDWARDS

Broker/Owner

Edwards Commercial Real Estate
1111 N. Walnut Ave., New Braunfels, TX 78130
Cell: 830-708-2319
Office: 830-620-7653
leedwards1109@msn.com

Prices and statuses subject to change without prior notice.



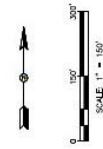
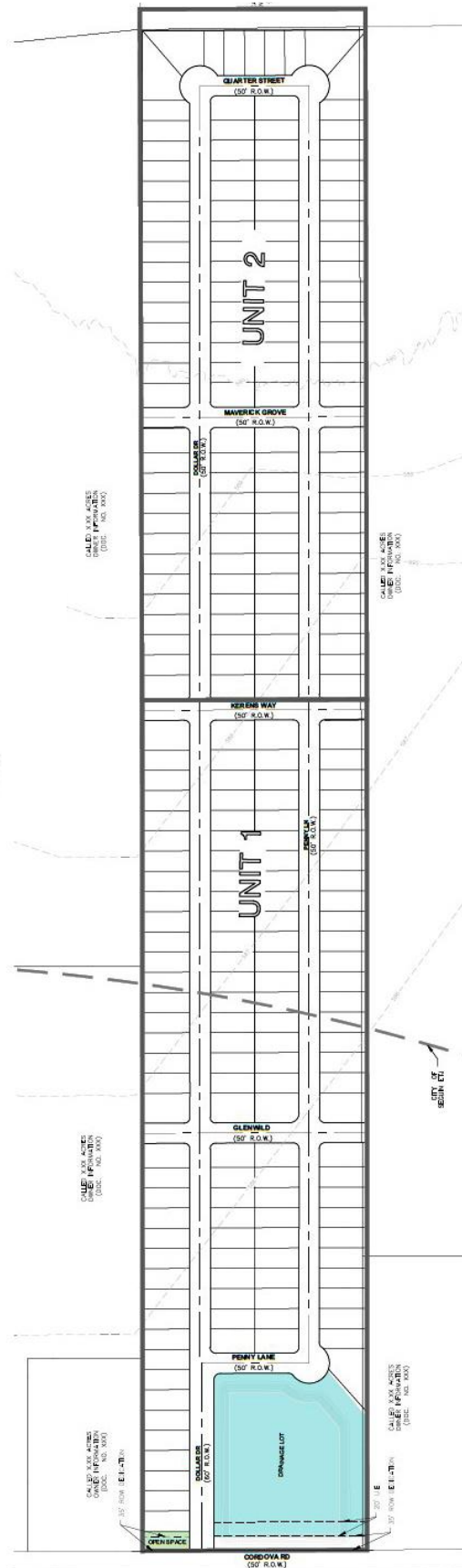


EDWARDS
COMMERCIAL
REAL ESTATE

LOT LAYOUT

LEGEND

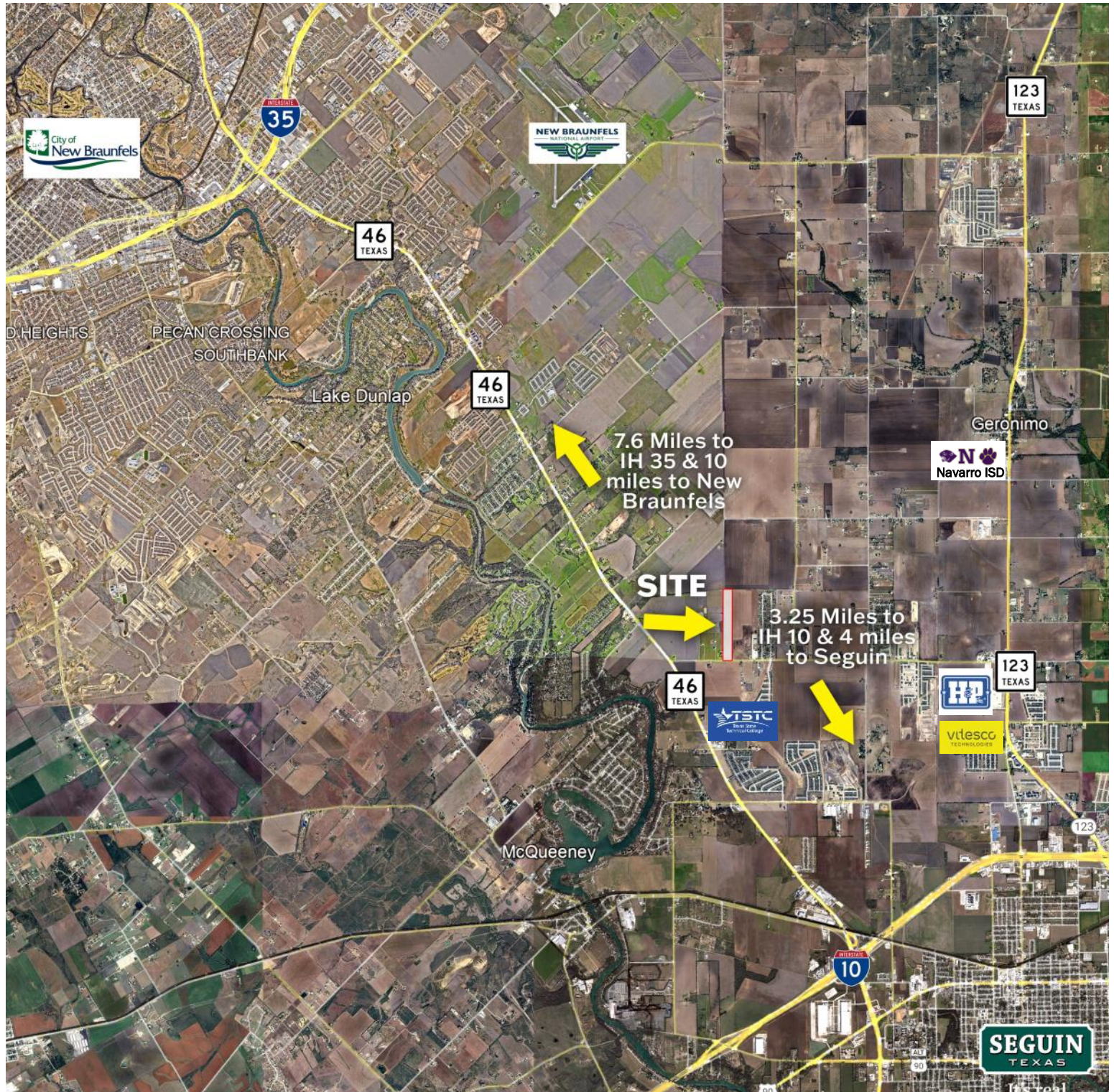
- UNIT BOUNDARY
- DRAINAGE LOT
- OPEN SPACE (O.S.)





EDWARDS
COMMERCIAL
REAL ESTATE

AREA MAP





Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day



2,619

2024 Est. daily
traffic counts

Street: Cordova Rd
Cross: Hwy 46
Cross Dir: W
Dist: -

Historical counts

Year	Count	Type
2010	2,580	ADT
2005	2,700	AADT
2000	2,310	ADT



22,858

2024 Est. daily
traffic counts

Street: State Hwy 46
Cross: Cordova Rd
Cross Dir: SE
Dist: -

Historical counts

Year	Count	Type
2010	22,858	ADT
2005	22,858	AADT
2000	22,858	ADT



24,081

2022 Est. daily
traffic counts

Street: State Highway 46
South
Cross: Cordova Rd
Cross Dir: SE
Dist: 0.09 miles

Historical counts

Year	Count	Type
2021	23,498	AADT
2020	20,537	AADT
2019	26,523	AADT
2018	23,930	AADT



1,184

2024 Est. daily
traffic counts

Street: Elm Grove Rd
Cross: Hwy 46
Cross Dir: NE
Dist: -

Historical counts

Year	Count	Type
2010	1,340	ADT
2005	1,000	AADT
2000	920	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

O CORDOVA RD | SEGUIN, TX 78155

	1 mile	3 miles	5 miles
Population			
2010 Population	3,837	22,860	57,177
2020 Population	6,744	36,511	81,737
2022 Population	8,134	40,713	88,701
2027 Population	9,151	45,362	98,240
2010-2020 Annual Rate	5.80%	4.79%	3.64%
2020-2022 Annual Rate	8.69%	4.96%	3.70%
2022-2027 Annual Rate	2.38%	2.19%	2.06%
2022 Male Population	48.4%	48.8%	48.7%
2022 Female Population	51.6%	51.2%	51.3%
2022 Median Age	35.8	36.8	37.3

In the identified area, the current year population is 88,701. In 2020, the Census count in the area was 81,737. The rate of change since 2020 was 3.70% annually. The five-year projection for the population in the area is 98,240 representing a change of 2.06% annually from 2022 to 2027. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 37.3, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	66.4%	68.4%	68.7%
2022 Black Alone	3.2%	2.7%	2.5%
2022 American Indian/Alaska Native Alone	0.7%	0.8%	0.7%
2022 Asian Alone	2.5%	1.6%	1.4%
2022 Pacific Islander Alone	0.2%	0.2%	0.2%
2022 Other Race	9.8%	8.1%	8.5%
2022 Two or More Races	17.2%	18.1%	18.0%
2022 Hispanic Origin (Any Race)	37.3%	34.8%	34.1%

Persons of Hispanic origin represent 34.1% 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 71.8 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	71	87	97
2010 Households	1,365	8,775	21,364
2020 Households	2,660	14,594	31,361
2022 Households	3,252	16,366	34,227
2027 Households	3,685	18,315	38,208
2010-2020 Annual Rate	6.90%	5.22%	3.91%
2020-2022 Annual Rate	9.34%	5.23%	3.96%
2022-2027 Annual Rate	2.53%	2.28%	2.22%
2022 Average Household Size	2.46	2.45	2.56

The household count in this area has changed from 31,361 in 2020 to 34,227 in the current year, a change of 3.96% annually. The five-year projection of households is 38,208, a change of 2.22% annually from the current year total. Average household size is currently 2.56, compared to 2.57 in the year 2020. The number of families in the current year is 23,647 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.



O CORDOVA RD | SEGUIN, TX 78155

Criteria Used for Analysis

2021 Income (Esri):
Median Household
Income
\$59,313

2021 Age: 5 Year Increments
(Esri):
Median Age
40.4

2021 Key Demographic Indicators
(Esri):
Total Population
52,407

2021 Tapestry Market Segmentation
(Households):
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 with older families, low density and low
diversity

Top Tapestry Segments

	Southern Satellites	Rooted Rural	Midlife Constants	Forging Opportunity	Hometown Heritage
% of Households	5,621 (29.6%)	1,936 (10.2%)	1,825 (9.6%)	1,422 (7.5%)	1,377 (7.3%)
% of Guadalupe County	10,318 (17.0%)	2,771 (4.6%)	2,267 (3.7%)	2,108 (3.5%)	1,377 (2.3%)
Lifestyle Group	Rustic Outposts	Rustic Outposts	GenXurban	Sprouting Explorers	Middle Ground
Urbanization Group	Rural	Rural	Suburban Periphery	Urban Periphery	Metro Cities
Residence Type	Single Family ; Mobile Homes	Single Family ; Mobile Homes	Single Family	Single Family	Single Family
Household Type	Married Couples	Married Couples	Married Couples Without Kids	Married Couples	Singles
Average Household Size	2.65	2.46	2.29	3.62	2.66
Median Age	41	46	47.7	29.5	33
Diversity Index	42.5	30.6	38.3	80.8	77.4
Median Household Income	\$54,800	\$49,900	\$59,100	\$46,000	\$32,900
Median Net Worth	\$150,000	\$146,000	\$179,100	\$60,600	\$14,000
Median Home Value	\$174,900	\$146,200	\$185,700	\$144,300	\$81,600
Homeownership	79.9 %	81.6 %	74.9 %	62 %	42.5 %
Employment	Professional or Services	Professional or Services	Professional or Mgmt/Bus/Financial	Services or Transport/Material Moving	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.	Shop at discount and department stores . Subscribe to satellite TV to watch their favorite programs	Favorite sports are NASCAR, wrestling and basketball . Shop via sales rep, QVC or HSN
Financial	More concerned about cost rather than brand	Avoid using the Internet for financial transactions	42% receive Social Security, 27% also receive retirement income	Balance their budgets carefully by spending only on necessities	Save money for a specific purpose
Media	Obtain most of their information from TV	Listen to faith-based radio, gospel music	After TV, Radio and newspapers are medias of choice	Magazines are extremely popular sources of news and information	Read parenting and health magazines
Vehicle	Own 1 or 2 vehicles likely a truck	Own, maintain cars, ATVs	Own domestic SUVs, trucks	Own 1-2 vehicles, carpool	Own 1-2 vehicles