

# TRAINER HALE BUSINESS PARK

LOTS AVAILABLE NOW FOR SALE & LEASE

Seller willing to owner finance



**CONTACT  
US** →

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**CORE  
COMMERCIAL**

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# ABOUT TRAINER HALE BUSINESS PARK:



Strategically positioned along a major arterial with visibility to over 52,000 vehicles per day, Trainer Hale Business Park offers an exceptional opportunity for users and investors seeking land or improved property in a rapidly expanding submarket. Located just minutes from I-35 and within close proximity to Seguin, Cibolo, and San Antonio, the site provides excellent access to key logistics routes and a strong labor pool. Lot 1 includes a 2,100 SF brand-new warehouse with 650 SF office, available for lease or sale. Lots 2–4 are currently unimproved land, offering flexibility for development or investment. The owner is also willing to consider owner financing, creating an attractive option for buyers.

# PROPERTY HIGHLIGHTS

- **LOT 1 - 14150 INTERSTATE 10 CONVERSE, TX 78109**  
±1.2 AC with 2,100 SF brand-new warehouse & 650 SF office – For Sale \$595,000 or For Lease \$6,500/month
- **LOT 2 - 14160 INTERSTATE 10 CONVERSE, TX 78109**  
±1.0 AC – For Sale \$350,000
- **LOT 3 - 14206 INTERSTATE 10 CONVERSE, TX 78109**  
±1.0 AC – For Sale \$350,000
- **LOT 4 - 14218 INTERSTATE 10 CONVERSE, TX 78109**  
±0.96 AC – For Sale \$350,000
- Zoned OCL (Outside City Limits)
- Excellent **frontage and visibility** along I-10 (±52,000 VPD)
- Asphalt parking area in front (Lot 1)
- Secured, fenced lot (Lot 1)
- **Owner financing available**

## TRAINER HALE BUSINESS PARK CONVERSE, TX 78109



Lot 1 Office



Lot 1 Warehouse



Lot 1 Office Interior



Lot 1 Warehouse Interior





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LOT 1 +/- 1.2 AC



LOT 2 +/- 1 AC



LOT 3 +/- 1 AC



LOT 4 +/- 0.96 AC



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# TRAINER HALE BUSINESS PARK CONVERSE, TX 78109

## REGIONAL CONNECTIVITY OVERVIEW

### San Antonio

- Distance: Approximately 22 miles
- Estimated Drive Time: ~21–27 minutes
- Primary Route: I-10 West
- Notes: Direct access to San Antonio's northeast corridor Distance Cities

### Seguin

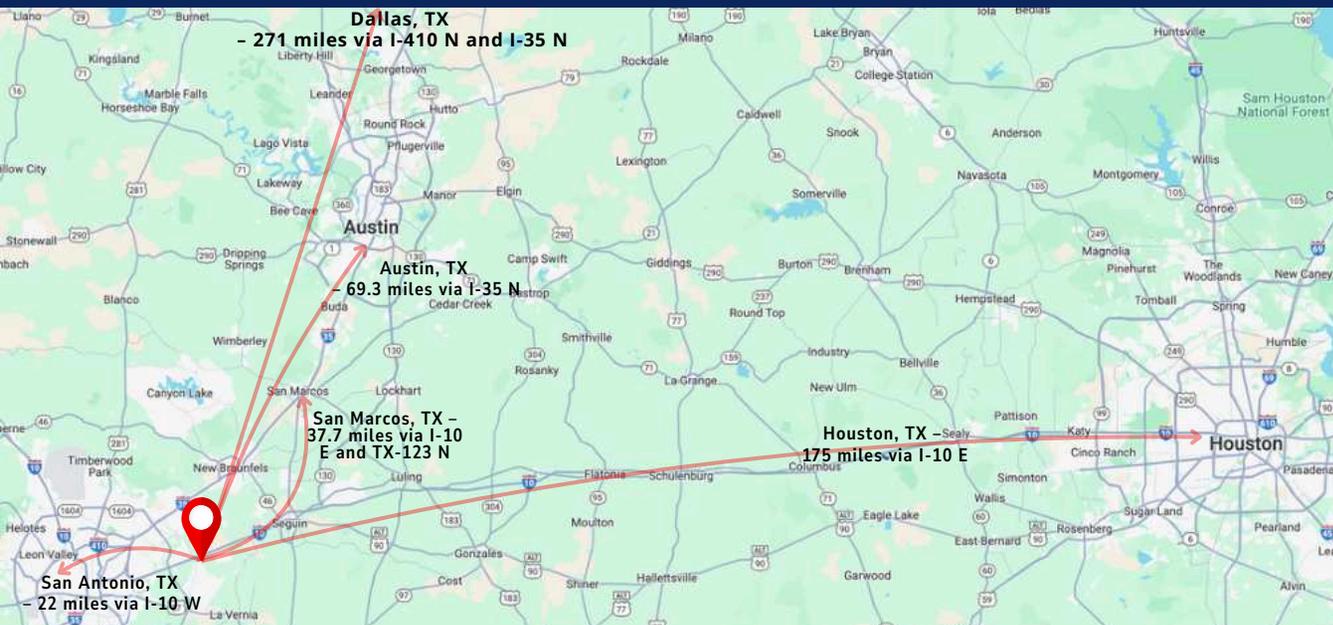
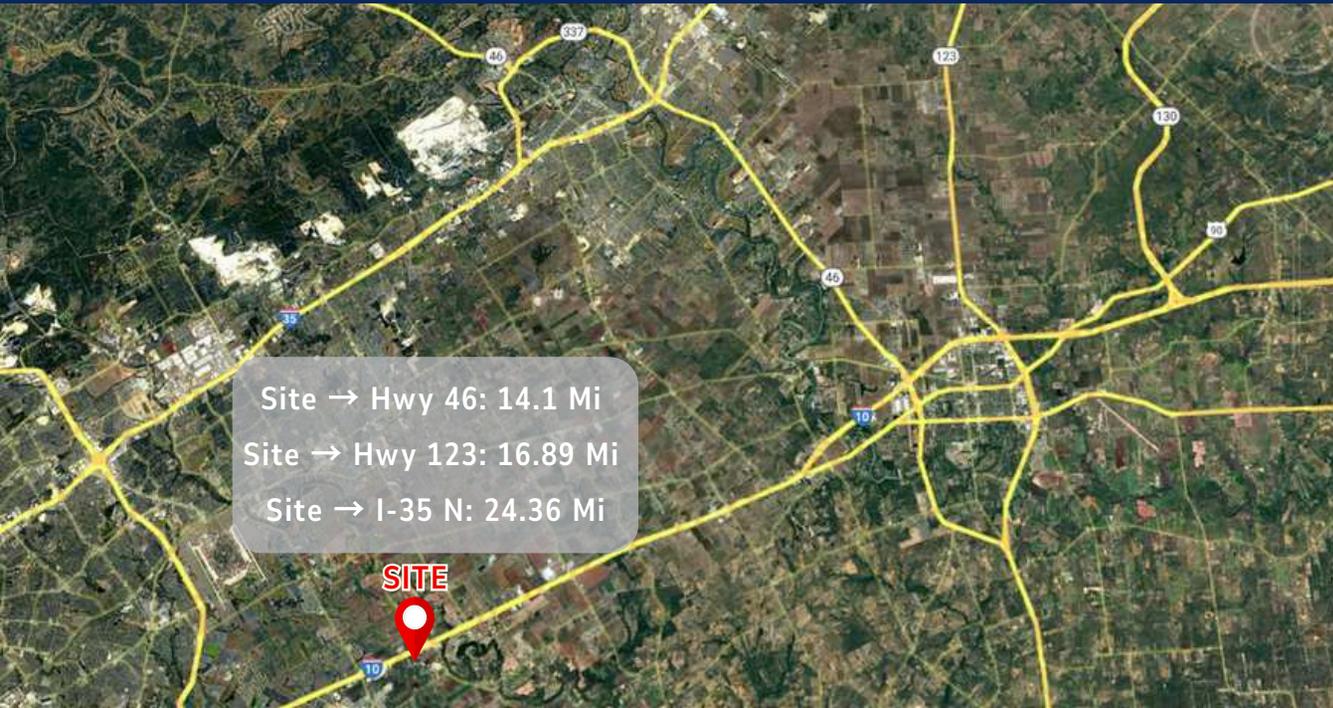
- Distance: Approximately 15 miles
- Estimated Drive Time: ~18 minutes
- Primary Route: I-10 East
- Notes: Straight shot into Seguin's western edge

### Cibolo

- Distance: Approximately 7 miles
- Estimated Drive Time: ~13 minutes
- Primary Route: FM 78 East
- Notes: Efficient northeast connector between the two cities

## Strategic Location

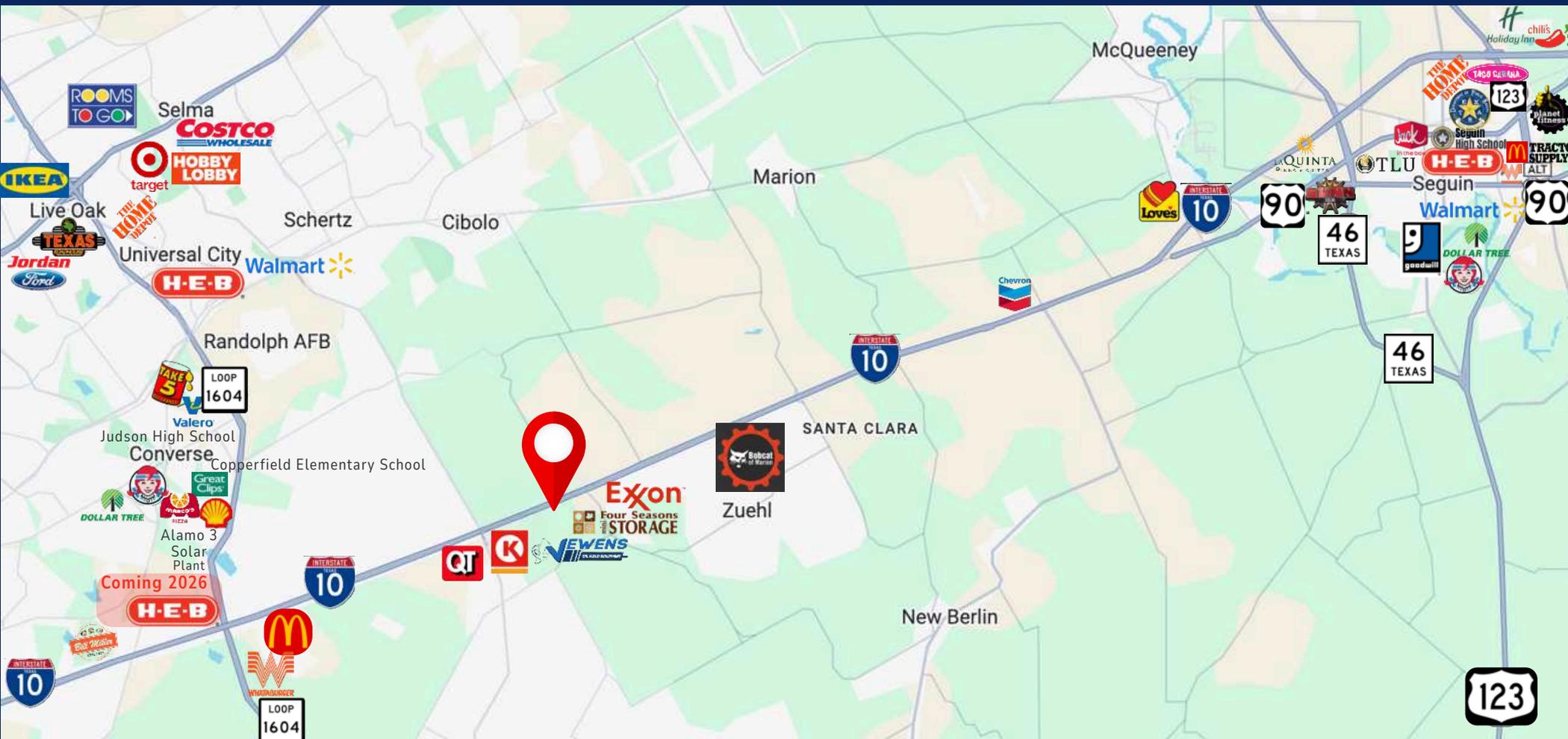
- Located directly on Interstate 10, a major east-west freight corridor.
- Less than 30 minutes from downtown San Antonio, providing fast access to a major metro labor force and consumer base
- Situated near major distribution routes like I-35, Loop 1604, and I-410 for full regional connectivity
- Efficient access to I-10 allows quick distribution east toward Houston and west into San Antonio
- Central location between Seguin, Cibolo, and San Antonio





# MAP OF TRADE AREA

# TRAINER HALE BUSINESS PARK CONVERSE, TX 78109



## LOCATION DETAILS

- I-10 Near Subject Property: 52,974 Vehicles Per Day—high visibility for signage and access
- 1604 Near Subject Property: 40,421 VPD 
- I-10 to Seguin: 55,169 VPD 
- FM 78 to Cibolo: 32,496 VPD 
- I-10 to San Antonio: 106,163 VPD 
- Close to upcoming retail developments like the new H-E-B at I-10 and Loop 1604, which may boost nearby traffic and economic growth

# SEGUIN, TX OVERVIEW

## SEGUIN'S POPULATION SURGES TO NEW HEIGHTS IN LATEST CENSUS ESTIMATES

17 MAY 2024

News, Development, Housing, Growth

**SEGUIN, Texas** – The latest U.S. Census population estimates, released on May 16, 2024, show a remarkable growth in the City of Seguin, Texas. As of July 1, 2023, Seguin's population is now estimated at 36,013, marking a significant 7.79% increase from July 1, 2022.

This impressive growth has positioned Seguin among the 25 Fastest-Growing Cities in the United States (on a percentage basis) for communities with populations of 20,000 or more in 2022. Seguin ranks #21 on this list ([Source](#)), out of 1,875 communities nationwide, underscoring Seguin's dynamic expansion and appeal.

Moreover, Seguin has distinguished itself as the fastest-growing community (on a percentage basis) within the San Antonio metro area over the past year. Within the broader San Antonio/Austin mega region, Seguin is ranked as the 3rd fastest-growing community, trailing only Kyle and Georgetown.

The city's rapid growth is further evidenced by the robust residential development underway. Seguin currently has 27 residential subdivisions under construction and over 16,000 dwelling units in its development pipeline. Since 2020, nearly 4,000 new residential building permits have been issued, reflecting a significant demand for housing in the thriving community.



<https://www.seguinedc.com/news-and-media/p/item/57551/seguins-population-surges-to-new-heights-in-latest-census-estimates>

- Seguin's population has surged to 34,571 as of July 2022, marking a **17.9% increase** from 2020.
- Ranked as the **15th fastest-growing city in the U.S.** for communities of similar size.
- One of the fastest-growing areas in the San Antonio metro, ranking 3rd in new development behind Kyle and Georgetown.
- Strong residential growth with **72 active subdivisions** and over 16,000 dwelling units in development.
- Nearly **4,000 new residential building permits issued**, reflecting high housing demand.
- Rapid expansion highlights Seguin's appeal for **economic growth and investment opportunities.**

### Population

With a healthy population of more than 30k, Seguin is home to families, professionals, and individuals from different age groups. The city attracts residents seeking a blend of small-town charm and access to urban amenities, as it is located within commuting distance of larger cities like San Antonio and Austin.

### Industry

Seguin has a thriving and diverse industrial center that contributes significantly to the local economy. Retail Services, Healthcare, Logistics & Distribution, Energy Production, Aerospace & Defense, and Manufacturing are some of the top industries present in Seguin.

### City Attractions

Seguin, Texas is a charming city located in Guadalupe County, about 35 miles east of San Antonio. It offers a variety of attractions that showcase its rich history, natural beauty, and vibrant community. Attractions include ZDT's Amusement Park, The Texas Theatre, The Guadalupe River, Sebastopol House State Historic Site, and more.

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# SAN ANTONIO, TX OVERVIEW



TECH PORT CENTER & ARENA



SAN ANTONIO RIVERWALK



SAN ANTONIO SPURS



SIX FLAGS OVER TEXAS FIESTA TEXAS

## Population

San Antonio is the 7th most populous city in the United States, and the 3rd largest city in Texas, with about 1.4 million residents. San Antonio ranks among the Top 5 in fastest growing cities and is expected to continue to grow.

## Industry

San Antonio has many successful industries such as, manufacturing, healthcare, and hospitality. Among these is tourism. San Antonio employs over 112,000 people in this industry and accounts for more than \$12 billion in revenue for the city

## City Attractions

The home of the 5 time champion NBA team, San Antonio Spurs. The Spurs bring an average of \$1.1 billion to the city yearly by way of games, merchandise, and tourism. San Antonio is also one of the most historic cities in Texas. The Alamo attracts over 1 million visitors every year and brings in hundreds of thousands of visitors to other attractions such as Six Flags Fiesta Texas and Sea World.

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# Information About Brokerage Services

Texas Real Estate Commission (02/10/2025)



**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.

**An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

| Licensed Broker<br>Broker Firm Name or<br>Primary Assumed Name | License No. | Email Address  | Phone No.    |
|--|-------------|--|--------------|
| Core Commercial Brokerage SA, LLC                              | 578245      | <a href="mailto:info@corecommercialsa.com">info@corecommercialsa.com</a>         | 210-201-0061 |
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| Buddy Fisher<br>Associate                                      | 824535      | <a href="mailto:Buddy@corecommercialsa.com">Buddy@corecommercialsa.com</a>       | 210-454-7424 |
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| Fernando Agurcia<br>Associate                                  | 719215      | <a href="mailto:Fernando@corecommercialsa.com">Fernando@corecommercialsa.com</a> | 305-799-4592 |

|   |                 |                 |   |      |
|---|-----------------|-----------------|---|------|
| Buyer Initials                                | Tenant Initials | Seller Initials | Landlord Initials   | Date |
| Regulated by the Texas Real Estate Commission |                 |                 | Information available at <a href="http://www.trec.texas.gov">www.trec.texas.gov</a> |      |