

**FOR SALE**

**STATE HIGHWAY 123 & NOLTE FARMS DR  
SEGUIN, TX 78155**

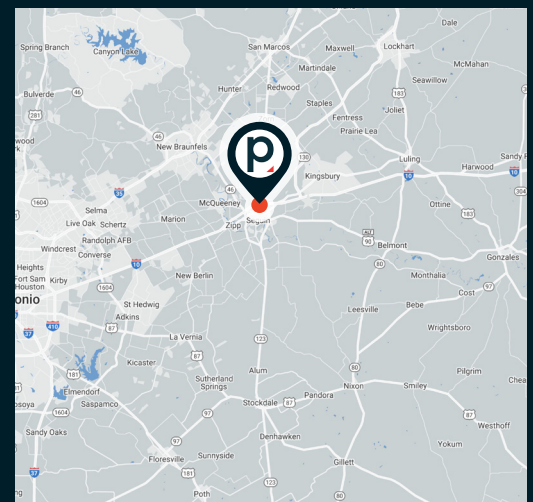


# 19.66 AC Land | Seguin, TX

**Ideal for Retail, Residential, and Multifamily**

## PROPERTY FEATURES

- ±19.66 Acres of Land
- Ideal for Retail, Residential, or Multifamily use
- Zoned for PUD (See [Seguin Zoning Map](#))



## BROKER CONTACT

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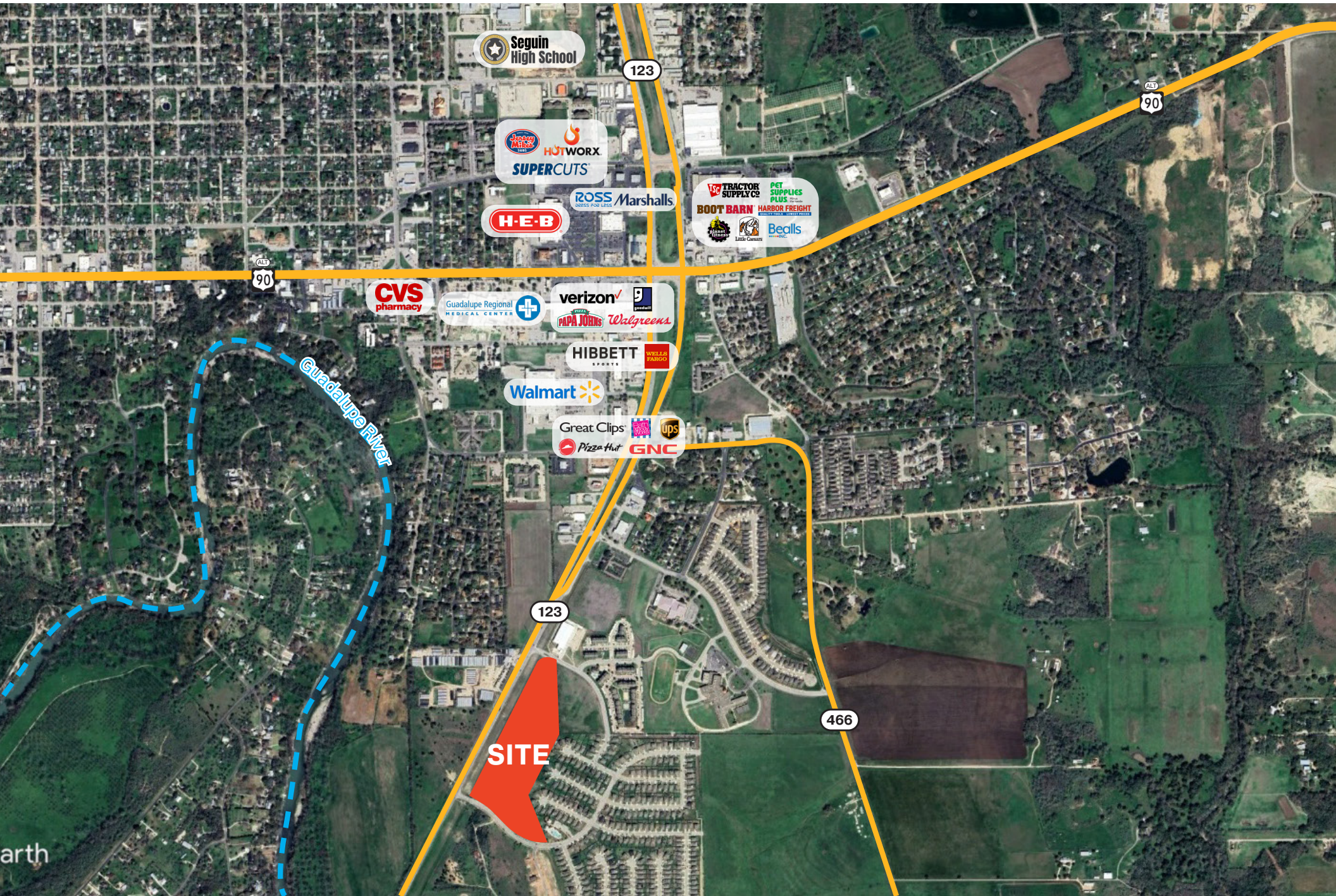
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**partners**



# Property Location

STATE HIGHWAY 123 & NOLTE FARMS DR  
SEGUIN, TX 78155





# Nearby Developments

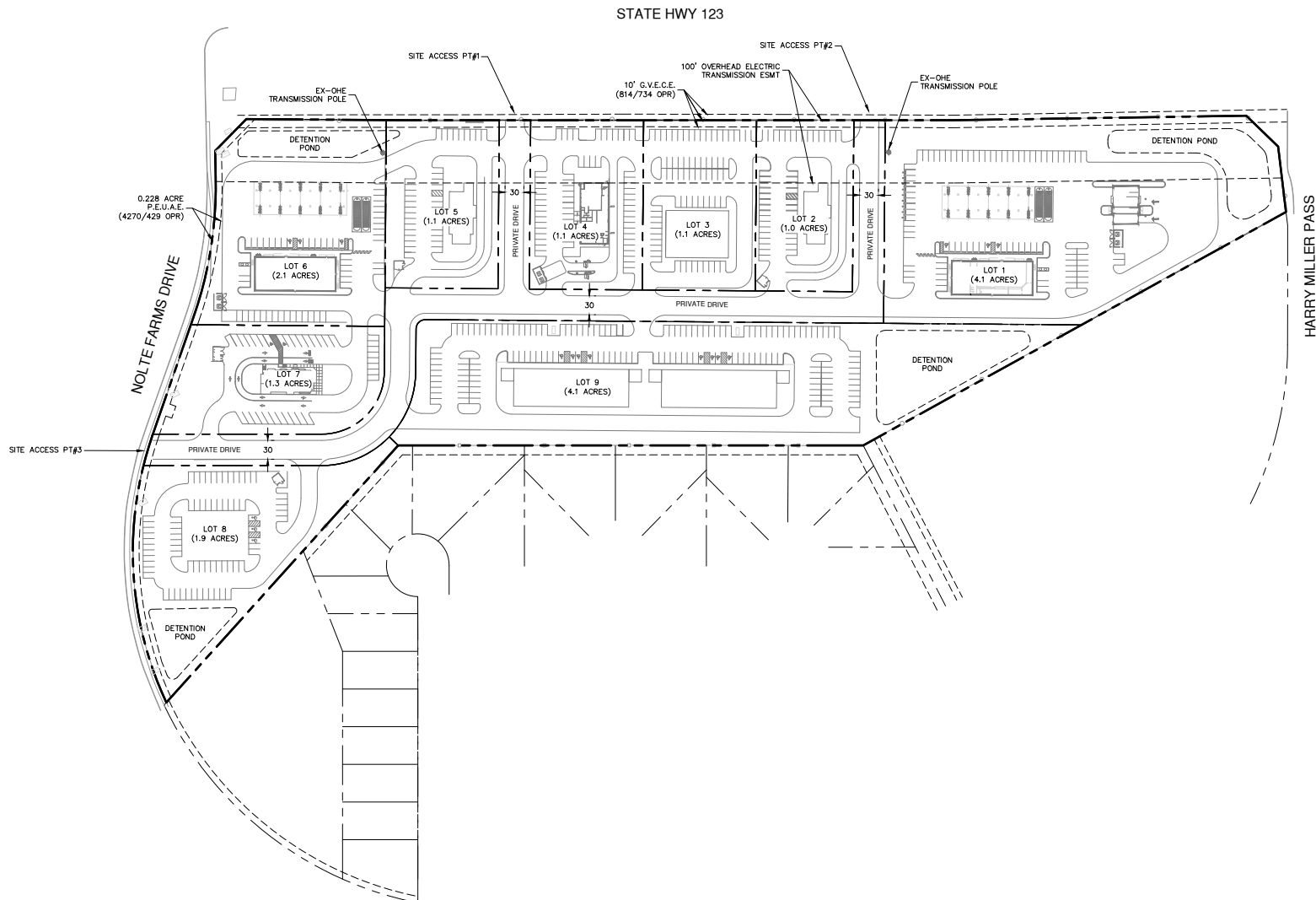
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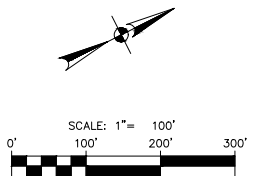


# Site Plan

STATE HIGHWAY 123 & NOLTE FARMS DR  
SEGUIN, TX 78155



**NOLTE FARMS  
COMMERCIAL 19-ACRES**  
SEGUIN, TEXAS

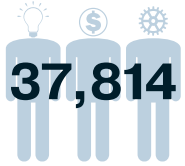


\*\*\*SITE PLAN IS CONCEPTUAL\*\*\*

# About Seguin, TX

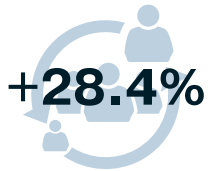
STATE HIGHWAY 123 & NOLTE FARMS DR  
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## SEGUIN'S KEY INDICATORS



37,814

2024 POPULATION



+28.4%

POPULATION INCREASE



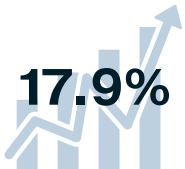
36.2

MEDIAN AGE



\$58,165

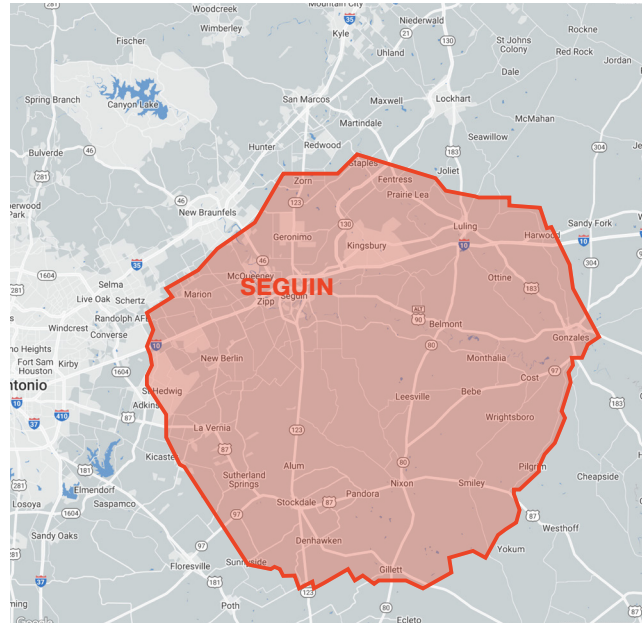
MEDIAN HH INCOME



17.9%

POVERTY RATE

## RETAIL TRADE AREA



## TRADE AREA DEMOGRAPHICS

POPULATION (2024): **118,453**

POPULATION (2029): **126,775**

MEDIAN HH INCOME: **\$71,692**

AVERAGE HH INCOME: **\$98,691**

PER CAPITA INCOME: **\$36,670**

MEDIAN AGE: **40.71**

With a **retail trade area of 1,627 miles** and a population of more than 115,000, Seguin serves as the retail hub for portions of Guadalupe, Gonzales and Wilson Counties. Seguin's retail trade area encompasses multiple rural cities throughout the region including Luling, Gonzales, Nixon, Stockdale, Floresville, La Vernia, and Marion.

## SEGUIN'S GROWTH HIGHLIGHTS

**16,733 Housing Units** in Development Pipeline

- **56 Subdivisions** in Development Pipeline
  - 25 Subdivisions Currently Under Construction
  - 25 Subdivisions Currently in Entitlement/Pre-Development Phase
  - 6 Subdivision "Complete/Built Out"
- Over 4,000 New Residential Building Permits issued since 2020

### Multifamily

- 456 Units Currently Under Construction
- 425+ Units Expected to Break Ground before end of 2024

\*Click here for more information on Seguin, TX

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## SEGUIN'S LARGEST EMPLOYERS



INDUSTRY	Manufacturing
EST. EMPLOYMENT	1,600



INDUSTRY	Manufacturing
EST. EMPLOYMENT	830



INDUSTRY	Manufacturing
EST. EMPLOYMENT	1,500



GUADALUPE COUNTY  
EST. 1846

INDUSTRY	Government
EST. EMPLOYMENT	650



INDUSTRY	Education
EST. EMPLOYMENT	1,100



INDUSTRY	Government
EST. EMPLOYMENT	490



INDUSTRY	Manufacturing
EST. EMPLOYMENT	900



INDUSTRY	Education
EST. EMPLOYMENT	440



INDUSTRY	Healthcare
EST. EMPLOYMENT	900



INDUSTRY	Retail
EST. EMPLOYMENT	400

## DRIVE TIMES FROM SEGUIN

### NEW BRAUNFELS

13.5 Miles

### SAN ANTONIO

33.8 Miles

### HOUSTON

163 Miles

### LAREDO

190 Miles

### SAN MARCOS

24.4 Miles

### AUSTIN

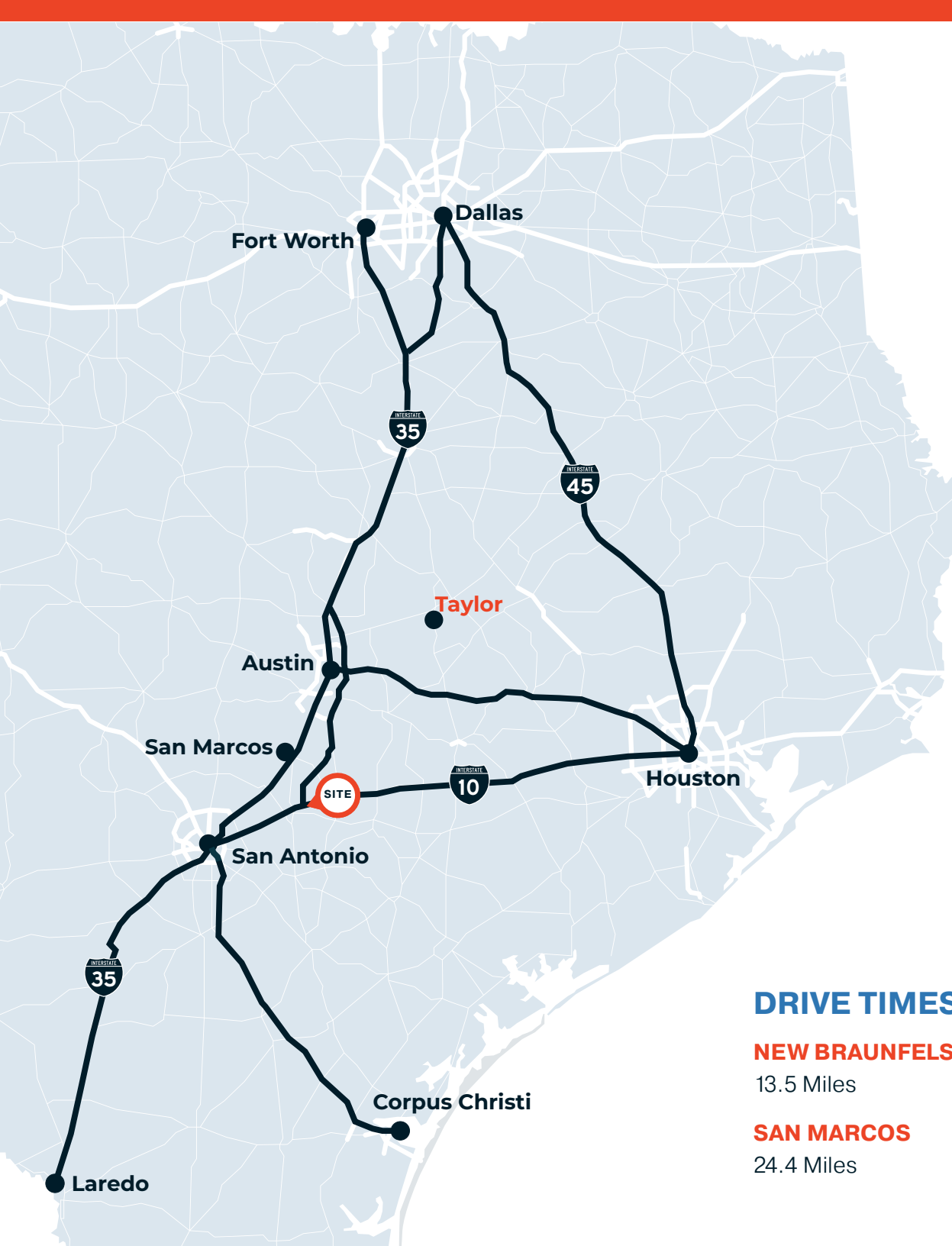
67 Miles

### CORPUS CHRISTI

169 Miles

### DFW AREA

256 Miles





# 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.*

2-10-2025



## 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.

PCR Brokerage San Antonio, LLC	9003952	licensing@partnersrealestate.com	713-629-0500
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Roger Hill III	530167	roger.hill@partnersrealestate.com	210-827-4343
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date