

SEGUIN TOWN CENTER

±531 Acres of Mixed-Use Tracts Available
in Multiple Configurations

NWC of I-10 and Highway 46
Seguin, Texas



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 **NewQuest**

Project Highlights



38%
POPULATION
GROWTH
WITHIN 3 MILES
FROM 2020 TO 2023

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23



\$103K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



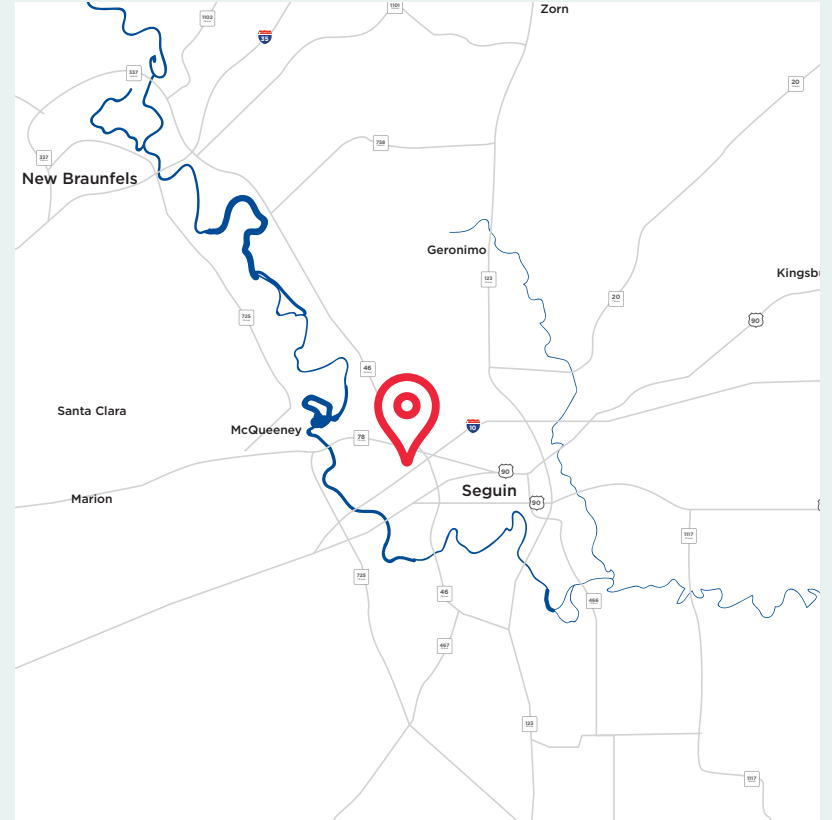
42K+ VPD
ON I-10 BETWEEN
SH 46 & FM 464

**MORE THAN
65K VPD**
ESTIMATED IN 2035

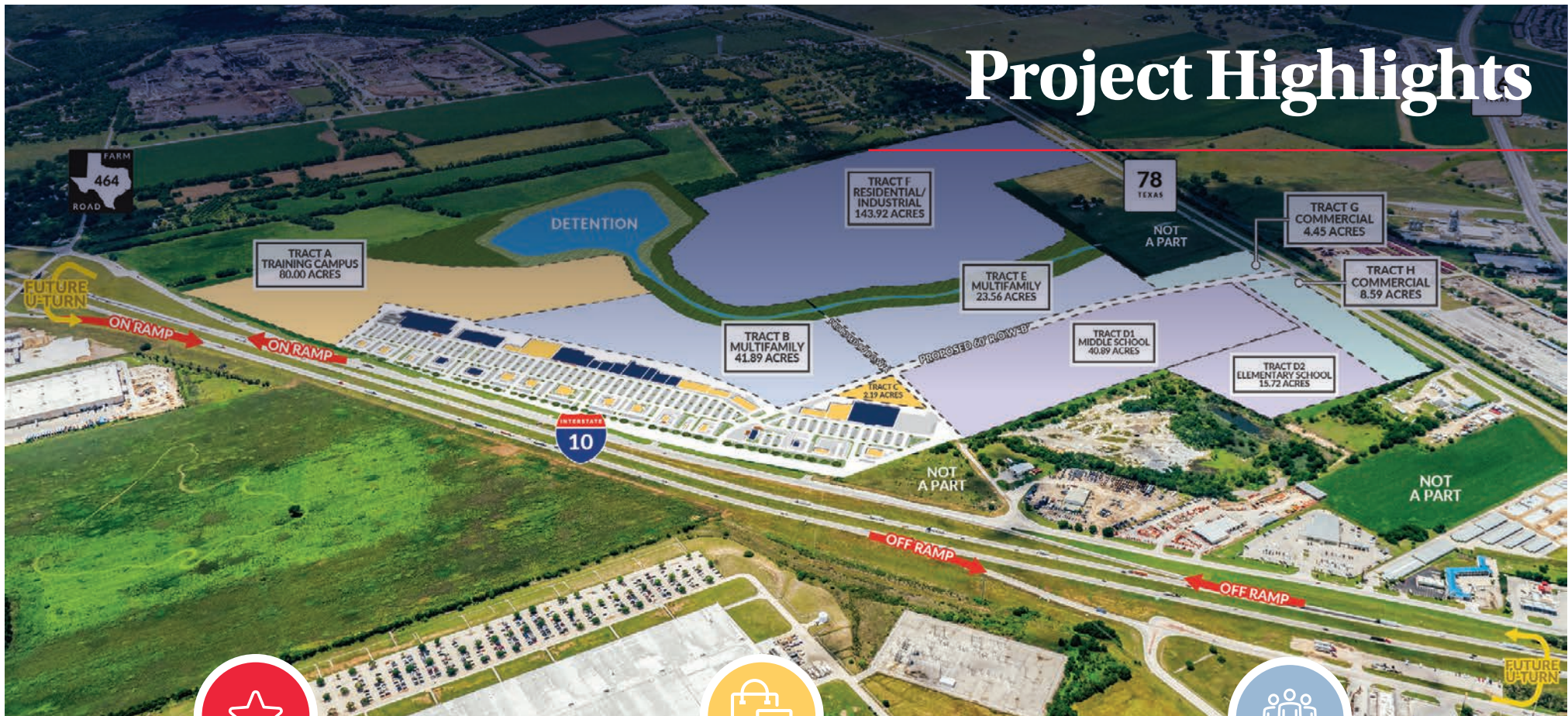
AGGRESSIVE RESIDENTIAL ACTIVITY

15,000+ RESIDENTIAL UNITS IN REVIEW OR DEVELOPMENT
\$308,459 AVERAGE HOME PRICE IN 2022
NEARLY 3,500 NEW RESIDENTIAL BUILDING PERMITS ISSUED SINCE 2020
11,710 CURRENT HOUSEHOLDS | 41.64% HOUSING GROWTH | 3 MILES
23 NEW RESIDENTIAL SUBDIVISIONS UNDER CONSTRUCTION
68% POPULATION GROWTH EXPECTED BY 2030

Seguin EDC estimates as of Q3 2023



Project Highlights



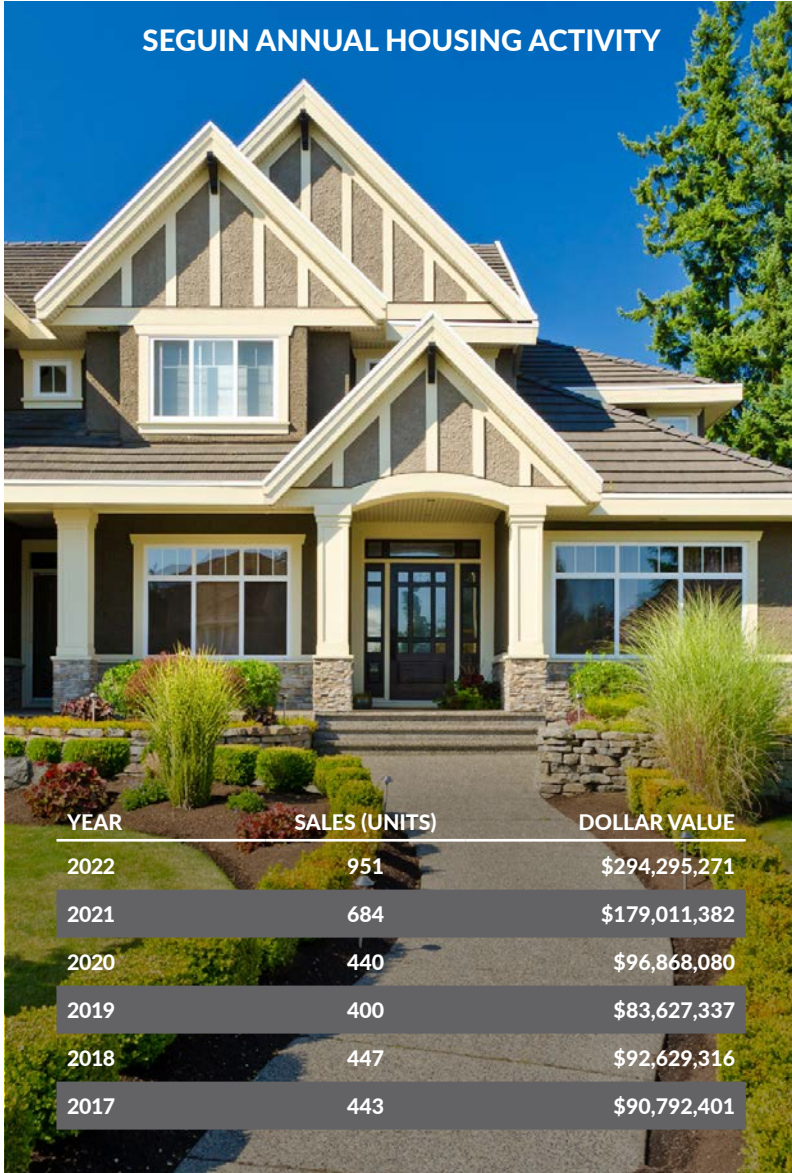
**UNIQUELY POSITIONED
MASTER-PLANNED DEVELOPMENT
ENCOMPASSING 531 ACRES OF
RETAIL, RESIDENTIAL AND
COMMERCIAL TRACTS**

**600,000 SF OF RETAIL SPACE AVAILABLE
FOR LEASE INCLUDING ANCHOR,
JUNIOR ANCHOR, INLINE SPACE AND
PAD SITES**

**MORE THAN 15,000 RESIDENTIAL
UNITS IN THE CITY'S DEVELOPMENT
PIPELINE AND 23 NEW RESIDENTIAL
SUBDIVISIONS UNDER CONSTRUCTION**

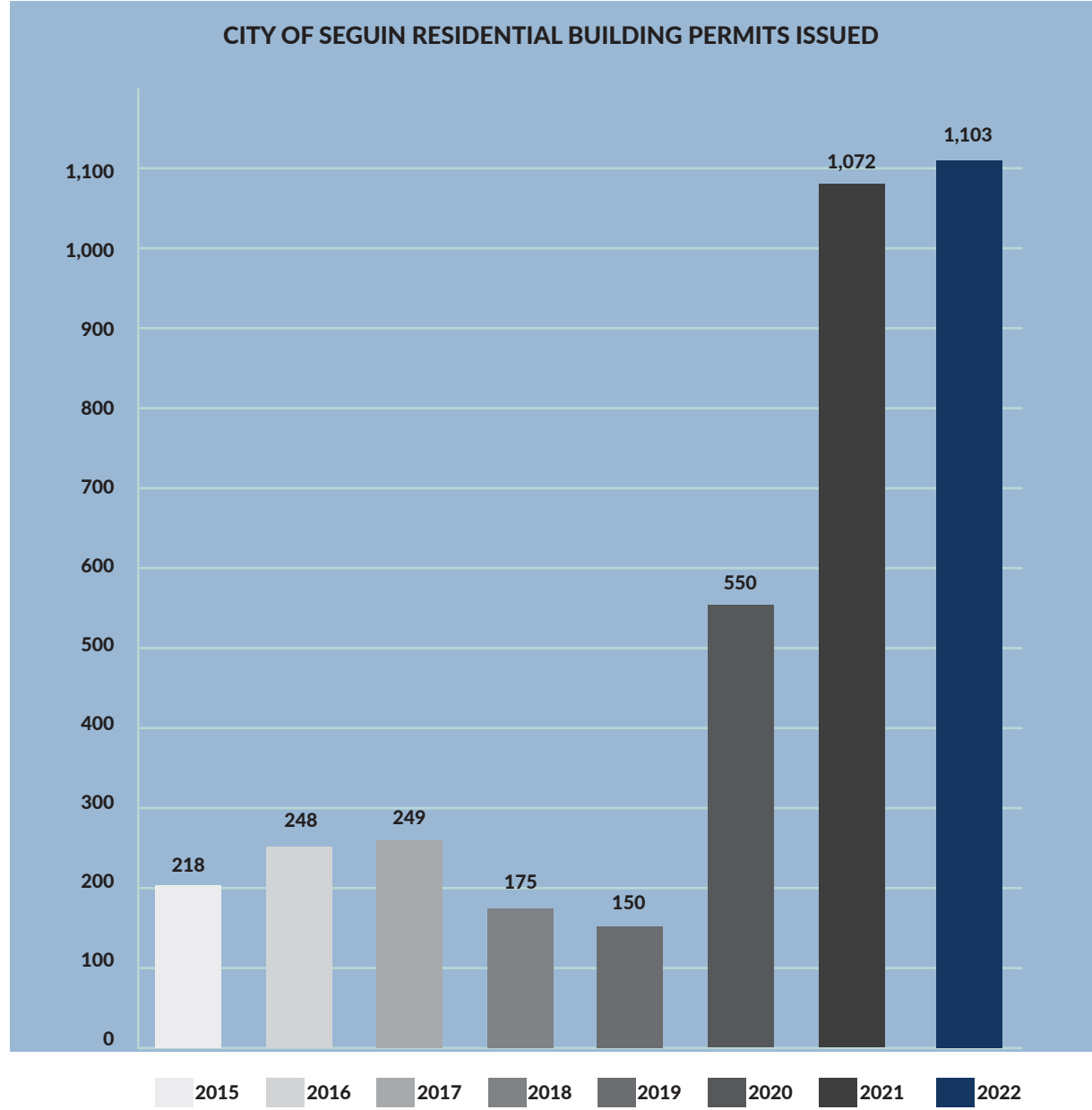
www.seguinedc.com/life-in-seguin/housing | 2023

SEGUIN ANNUAL HOUSING ACTIVITY

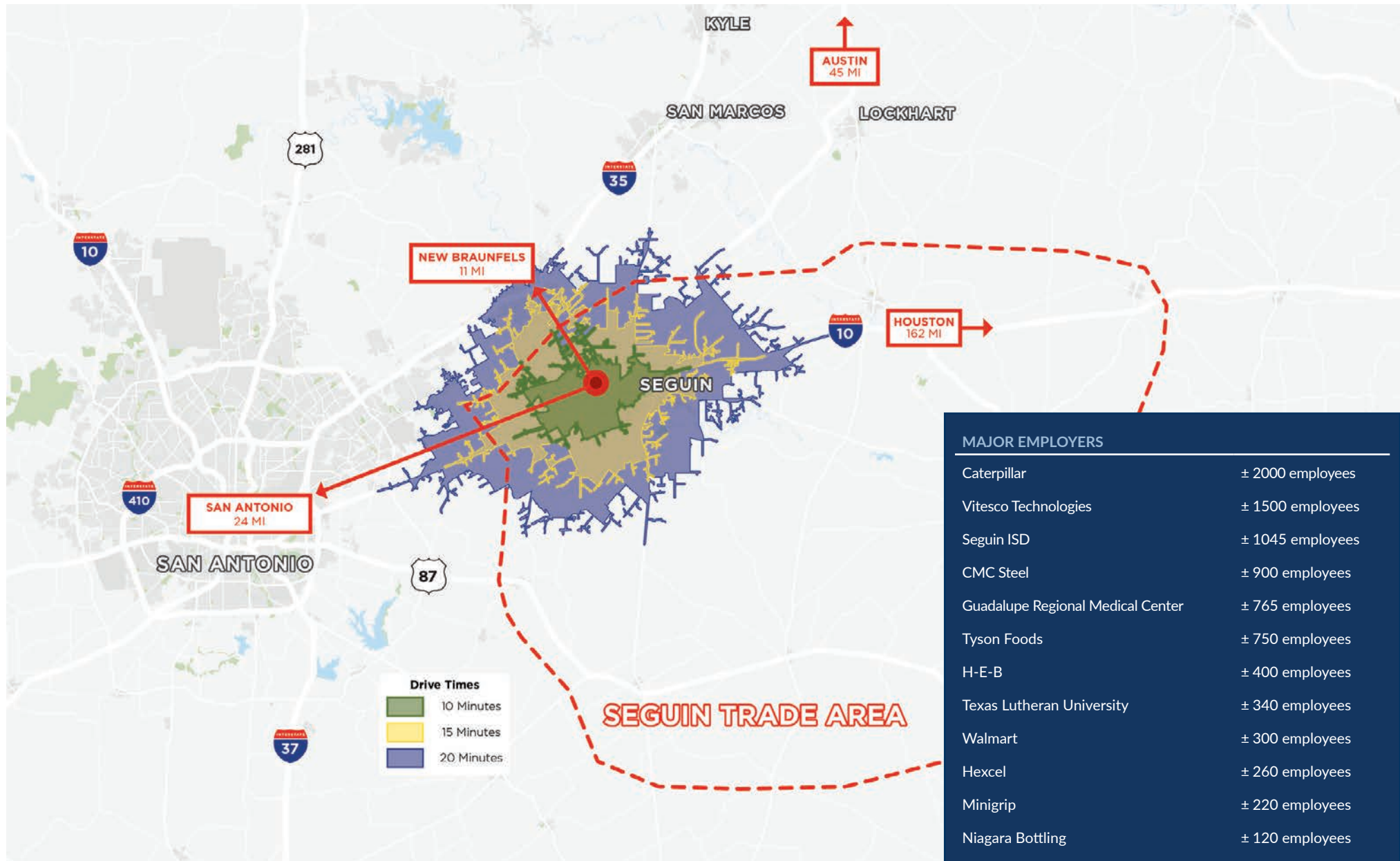


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CITY OF SEGUIN RESIDENTIAL BUILDING PERMITS ISSUED



Trade Area Aerial



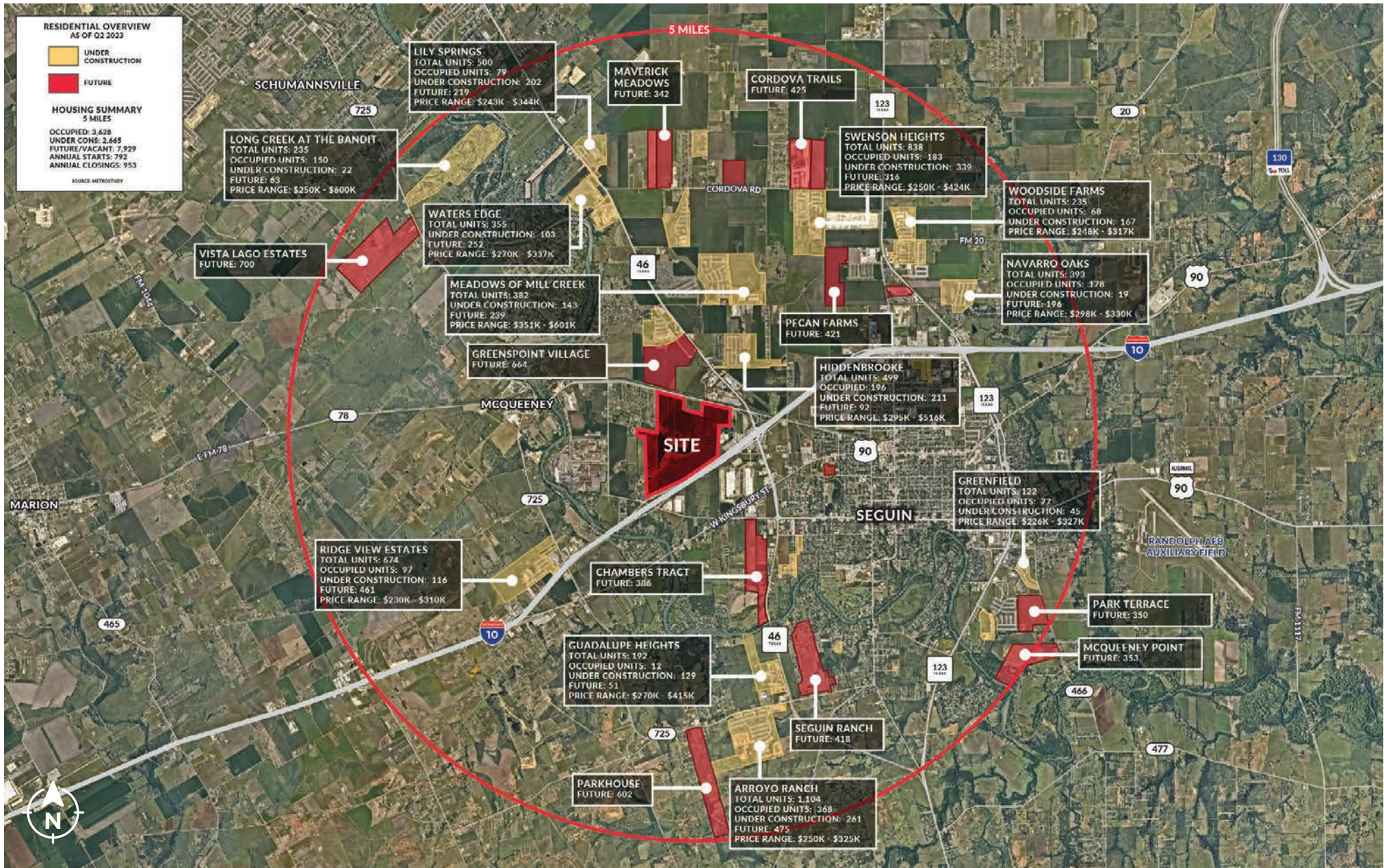
12.22 | 10.21

Retail Aerial



12.23 | 02.23

Housing Aerial



12.23 | 08.23



KEY	BUSINESS	LEASE AREAS
1	Proposed Retail	94,000 SF
2	Proposed Entertainment	53,500 SF
3	Available For Lease	8,400 SF
4	Available Anchor	55,000 SF
5	Proposed Retail	50,064 SF
6	Proposed Retail	8,000 SF
7	Proposed Beauty	10,000 SF
8	Proposed Retail	12,500 SF
9	Proposed Retail	25,100 SF
10	Proposed Discount Store	9,780 SF
11	Proposed Pet Retailer	12,783 SF
12	Proposed Discount Store	10,000 SF
13	Available For Lease	20,000 SF

KEY	BUSINESS	LEASE AREAS
14	Available For Lease	9,800 SF
15	Available For Lease	13,300 SF
16	Available For Lease	10,500 SF
17	Available For Lease	23,000 SF
18	Proposed Hardware	65,000 SF
19	Available For Lease	5,000 SF
20	Available For Lease	5,100 SF
21	Available Restaurant	3,200 SF
22	Proposed Restaurant	7,736 SF
23	Proposed Restaurant	9,113 SF
24	Available Restaurant	7,000 SF

KEY	BUSINESS	LEASE AREAS
25	Available Restaurant	7,000 SF
26	Available Restaurant	9,821 SF
27	Available Restaurant	4,885 SF
28	Available Restaurant	4,990 SF
29	Available For Lease	2,600 SF
30	Available For Lease	714 SF
31	Available For Lease	3,165 SF
32	Proposed QSR	5,170 SF
33	Proposed QSR	2,230 SF
34	Available For Lease	3,165 SF
35	Available For Lease	6,300 SF



SP79 | 11.23 | 11.23

Demographics

POPULATION	3 MILES	5 MILES	TRADE AREA
Current Households	11,424	18,857	50,696
Current Population	31,594	49,827	136,993
2020 Census Population	22,864	39,836	108,000
Population Growth 2020 to 2023	38.18%	25.08%	26.85%
2023 Median Age	37.6	40.6	40.7

RACE AND ETHNICITY	3 MILES	5 MILES	TRADE AREA
White	49.49%	55.23%	62.75%
Black or African American	9.27%	7.98%	5.92%
Asian or Pacific Islander	4.03%	2.98%	1.58%
Other Races	36.36%	33.02%	29.00%
Hispanic	56.11%	49.93%	44.17%

INCOME	3 MILES	5 MILES	TRADE AREA
Average Household Income	\$86,087	\$100,914	\$103,155
Median Household Income	\$65,178	\$71,266	\$75,717
Per Capita Income	\$30,832	\$37,724	\$38,268

CENSUS HOUSEHOLDS	3 MILES	5 MILES	TRADE AREA
1 Person Households	27.49%	27.97%	25.06%
2 Person Households	32.62%	34.54%	34.80%
3+ Person Households	39.89%	37.49%	40.13%
Owner-Occupied Housing Units	72.35%	73.03%	73.79%
Renter-Occupied Housing Units	27.65%	26.97%	26.21%

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

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.

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.

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.

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Josh Friedlander	526125	jfriedlander@newquest.com	281.477.4381
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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