



**EDWARDS  
COMMERCIAL  
REAL ESTATE**

**109 N RIVER | SEGUIN, TX 78155**



**FOR LEASE: \$4,888/MONTH + NNN  
MLS# 523180 | ZONED HDCOM**

Located near the center of Historic Downtown Seguin is this grand 2 story commercial building with loads of possibilities. The front facet is reminiscing of the 1930's decorative masonry style with covered awning, multiple front entry ways and large display windows. Downstairs interior layout consists of 7 office spaces, front reception area, multiple restrooms, breakroom, 3 flex rooms, emergency lights, and a walk-in safe all within 4,250 SQ FT of total main floor space. All exterior doors include an automatic locking mechanism for added security. Sidewalk space plus both front and back parking is available to patrons.



**D. LEE EDWARDS**

Broker/Owner

Edwards Commercial Real Estate

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New Braunfels, TX 78130

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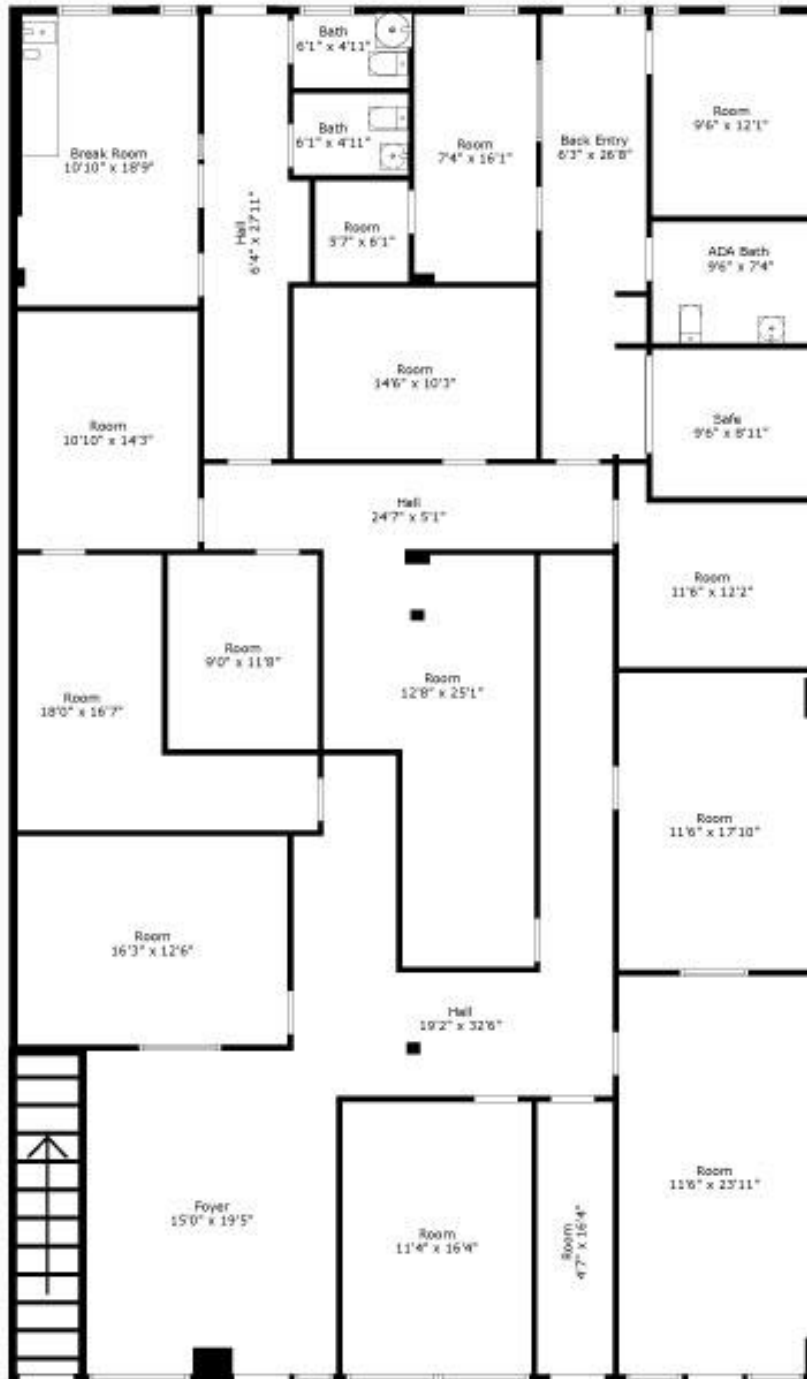
6,554 SQ FT TOTAL







## 109 N RIVER | SEGUIN, TX 78155



GROSS INTERNAL AREA  
FLOOR 1: 4,250 sq. ft

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



**109 N RIVER | SEGUIN, TX 78155**

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2000 Population	9,209	15,090	6,857
2010 Population	9,003	15,839	8,575
2018 Population	9,310	18,021	10,415
2023 Population	9,639	19,536	11,446
2000-2010 Annual Rate	-0.23%	0.49%	2.26%
2010-2018 Annual Rate	0.41%	1.58%	2.38%
2018-2023 Annual Rate	0.70%	1.63%	1.91%
2018 Male Population	47.8%	48.2%	51.0%
2018 Female Population	52.2%	51.8%	49.0%
2018 Median Age	34.6	38.7	41.4

In the identified area, the current year population is 10,415. In 2010, the Census count in the area was 8,575. The rate of change since 2010 was 2.38% annually. The five-year projection for the population in the area is 11,446 representing a change of 1.91% annually from 2018 to 2023. Currently, the population is 51.0% male and 49.0% female.

**Median Age**

The median age in this area is 34.6, compared to U.S. median age of 38.3.

**Race and Ethnicity**

2018 White Alone	72.5%	74.0%	81.9%
2018 Black Alone	9.9%	8.6%	4.6%
2018 American Indian/Alaska Native Alone	0.6%	0.5%	0.6%
2018 Asian Alone	0.5%	1.2%	0.9%
2018 Pacific Islander Alone	0.1%	0.0%	0.1%
2018 Other Race	13.8%	13.0%	9.3%
2018 Two or More Races	2.6%	2.8%	2.6%
2018 Hispanic Origin (Any Race)	64.7%	52.6%	39.5%

Persons of Hispanic origin represent 39.5% of the population in the identified area compared to 18.3% 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 64.9 in the identified area, compared to 64.3 for the U.S. as a whole.

**Households**

2000 Households	3,277	5,106	2,494
2010 Households	3,248	5,552	3,063
2018 Total Households	3,364	6,379	3,672
2023 Total Households	3,489	6,926	4,042
2000-2010 Annual Rate	-0.09%	0.84%	2.08%
2010-2018 Annual Rate	0.43%	1.70%	2.22%
2018-2023 Annual Rate	0.73%	1.66%	1.94%
2018 Average Household Size	2.60	2.71	2.74

The household count in this area has changed from 3,063 in 2010 to 3,672 in the current year, a change of 2.22% annually. The five-year projection of households is 4,042, a change of 1.94% annually from the current year total. Average household size is currently 2.74, compared to 2.70 in the year 2010. The number of families in the current year is 2,747 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.



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	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Median Household Income</b>			
2018 Median Household Income	\$35,064	\$50,347	\$62,927
2023 Median Household Income	\$38,489	\$55,271	\$70,569
2018-2023 Annual Rate	1.88%	1.88%	2.32%
<b>Average Household Income</b>			
2018 Average Household Income	\$48,223	\$65,216	\$80,711
2023 Average Household Income	\$54,717	\$75,262	\$92,838
2018-2023 Annual Rate	2.56%	2.91%	2.84%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$17,812	\$24,270	\$30,085
2023 Per Capita Income	\$20,079	\$27,760	\$34,401
2018-2023 Annual Rate	2.42%	2.72%	2.72%
<b>Households by Income</b>			

Current median household income is \$62,927 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$70,569 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$80,711 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$92,838 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$30,085 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$34,401 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	3,588	5,533	2,804
2000 Owner Occupied Housing Units	1,865	3,345	2,069
2000 Renter Occupied Housing Units	1,412	1,761	425
2000 Vacant Housing Units	311	427	310
2010 Total Housing Units	3,675	6,094	3,525
2010 Owner Occupied Housing Units	1,680	3,505	2,468
2010 Renter Occupied Housing Units	1,568	2,047	595
2010 Vacant Housing Units	427	542	462
2018 Total Housing Units	3,807	6,957	4,100
2018 Owner Occupied Housing Units	1,589	3,794	2,871
2018 Renter Occupied Housing Units	1,775	2,586	801
2018 Vacant Housing Units	443	578	428
2023 Total Housing Units	3,947	7,512	4,476
2023 Owner Occupied Housing Units	1,723	4,290	3,246
2023 Renter Occupied Housing Units	1,766	2,636	796
2023 Vacant Housing Units	458	586	434

Currently, 70.0% of the 4,100 housing units in the area are owner occupied; 19.5%, renter occupied; and 10.4% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 3,525 housing units in the area - 70.0% owner occupied, 16.9% renter occupied, and 13.1% vacant. The annual rate of change in housing units since 2010 is 6.95%. Median home value in the area is \$187,999, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 7.18% annually to \$265,881.

**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.



# Information About Brokerage Services

11-2-2015

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.

<u>Edwards Commercial Real Estate</u>	<u>467649</u>	<u>LeeEdwards1109@msn.com</u>	<u>(830) 620-7653</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>D. Lee Edwards</u>	<u>467649</u>	<u>LeeEdwards1109@msn.com</u>	<u>(830) 620-7653</u>
Designated Broker of Firm	License No.	Email	Phone

<u>D. Lee Edwards</u>	<u>435290</u>	<u>LeeEdwards1109@msn.com</u>	<u>(830) 620-7653</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>D. Lee Edwards</u>	<u>435290</u>	<u>LeeEdwards1109@msn.com</u>	<u>(830) 708-2319</u>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

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