

# PLAZA DEL REY

1357 East Court Street  
Seguin, Texas 78155



FOR LEASE



9,220 RSF



RETAIL CENTER



**Plaza Del Rey** is a 119,972 SF Shopping Center at 1357 East Court Street in Seguin, Texas. Located near N. Hwy 123 Bypass. Tenants include Papa Johns, Goodwill, Subway, Aaron Rents, Shipley Donuts, Wingstop and many more.

THE PROPERTY

SITE PLAN

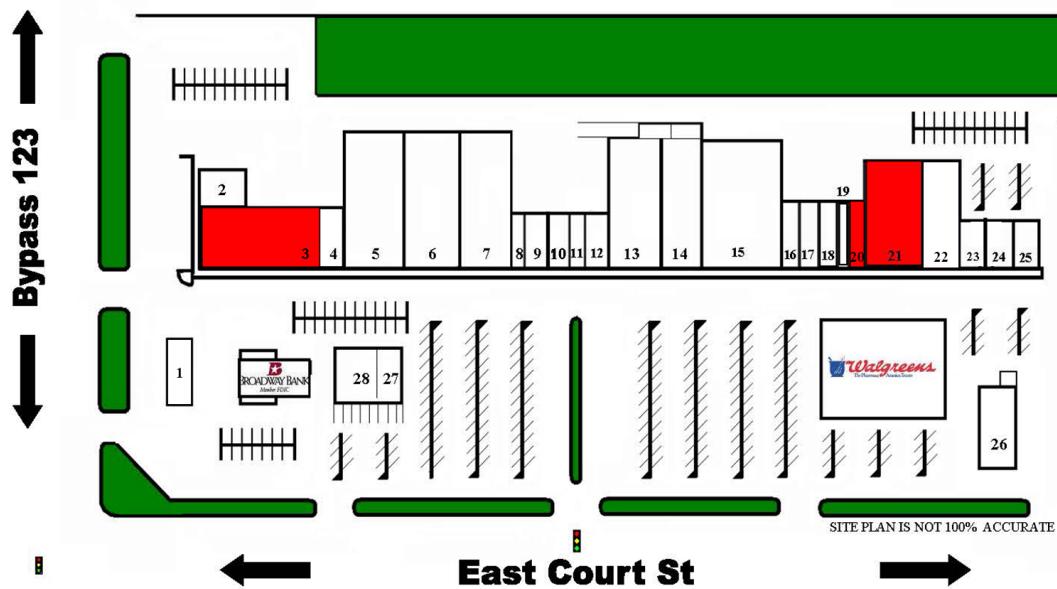
DEMOGRAPHICS AND LOCATION MAP

15614 Huebner Rd.  
Suite 109 | San Antonio, Texas  
210.298.3990 | Investarinc.com

**INVESTAR**  
REAL ESTATE SERVICES, INC.

DIANA BATRES  
DIANA@INVESTARINC.COM  
726.233.RENT

## Site Plan + Vacancy



#	Tenant	SF	Suite #
1	Shipley Donuts	2,400	#130
2	Verizon	2,700	
3	Vacant	9,220	#1483
4	Wingstop	1,755	#1465
5	Grand Buffet	10,000	#1463
6	Melrose	10,400	#1461
7	La Michoacana	10,000	#1459
8	Cricket	1,585	#1455
9	Saigon Cafe	1,993	#1449
10	Ice Cream Shop	900	#1447
11	Adv. America	1,426	#1445

#	Tenant	SF	Suite #
12	AI United	1,400	#1443
13	Aaron Rents	8,645	#1435
14	Adv. Auto	7,000	#1437
15	Goodwill	11,038	#1431
16	Great Wall	2,023	#1429
17	Papa John's	1,621	#1425
18	MC Massage	1,773	#1421
19	Lease Signed	1,128	#1419
20	Vacant	1,657	#1417
21	Vacant	8,918	#1415
22	Workforce Sol.	6,442	#1411

#	Tenant	SF	Suite #
23	Dr. Zicone	3,300	#1355
24	Seguin Nails	1,190	#1349
25	Subway	1,520	#1341
26	Resolute Urgent	3,000	#1347
27	Crescent Dental	2,150	#1467
28	Twin Liquors	4,278	#1471

## RENTAL RATES

	Suite	SQ	Base Rate	NNN
	1415	8,918	\$13.00/SF/YR	\$4.11/SF/YR
	1417	1,657	\$18.00/SF/YR	\$4.11/SF/YR
	1483	9,220	\$17.00/SF/YR (Former Hair Salon ) (Available 02/01/2026)	\$4.11/SF/YR

\*6,222 SF Warehouse space available. Call for details.

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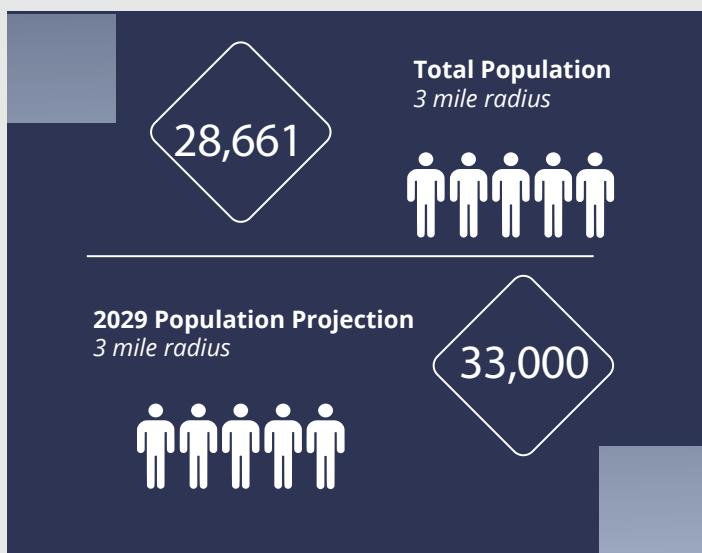
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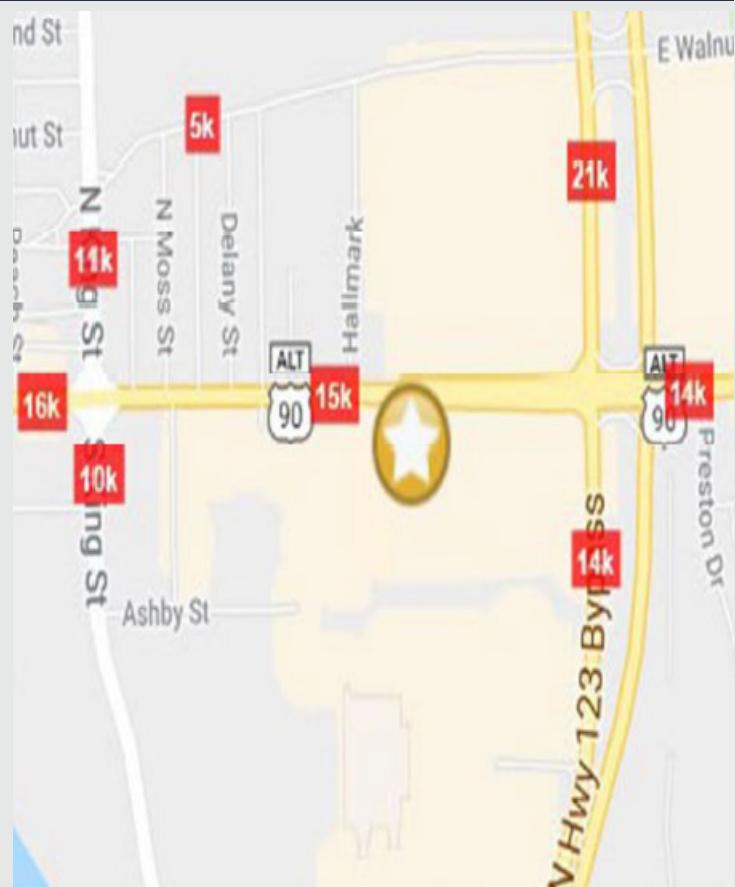
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## Demographics and Location Map



	<b>Traffic Count</b>	14,961
	<b>Total Household Units 3 mile radius</b>	10,598
	<b>Avg Household Income 3 mile radius</b>	\$70,147



THE PROPERTY

SITE PLAN

DEMOGRAPHICS AND LOCATION MAP

## 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.

James D. Bayne	353979	jbayne@investarinc.com	(713) 464-1001
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James D. Bayne	353979	jbayne@investarinc.com	(713) 464-1001
Designated Broker of Firm	License No.	Email	Phone
James D. Bayne	353979	jbayne@investarinc.com	(713) 464-1001
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Diana R. Bates	531535	diana@investarinc.com	(210) 298-3990
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date