

FOR LEASE

751 Best Drive
Seguin, TX 78155

±1,800 SF | RETAIL

SUMMARY

Property Specs

LEASE RATE	\$33 PSF/Year
NNN EXPENSES	Estimated \$8 PSF/Year
TOTAL AVAILABLE	±1,800 SF
TYPE	Retail

- Small retail center located in the fast growing city of Seguin.
- Shopping Center is located on N State Hwy 46.
- Up and coming major intersection with a cluster of major QSR brands:
 - Chick-Fil-A
 - Bill Miller BBQ
 - Whataburger
 - McDonalds
 - Taco Bell
 - Subway
 - Jack in the Box
 - Dominos Pizza (Top performing location)

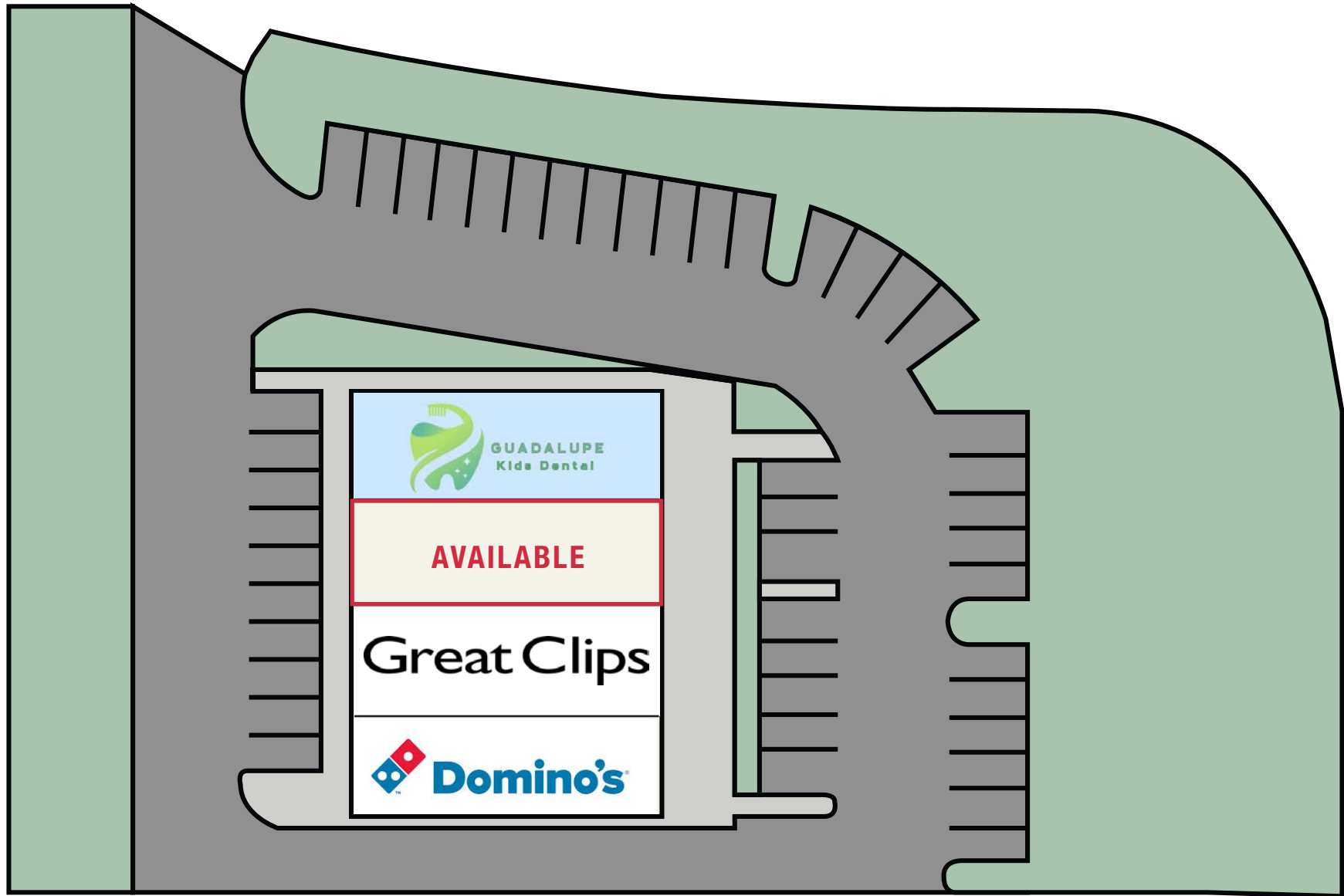


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SITE PLAN

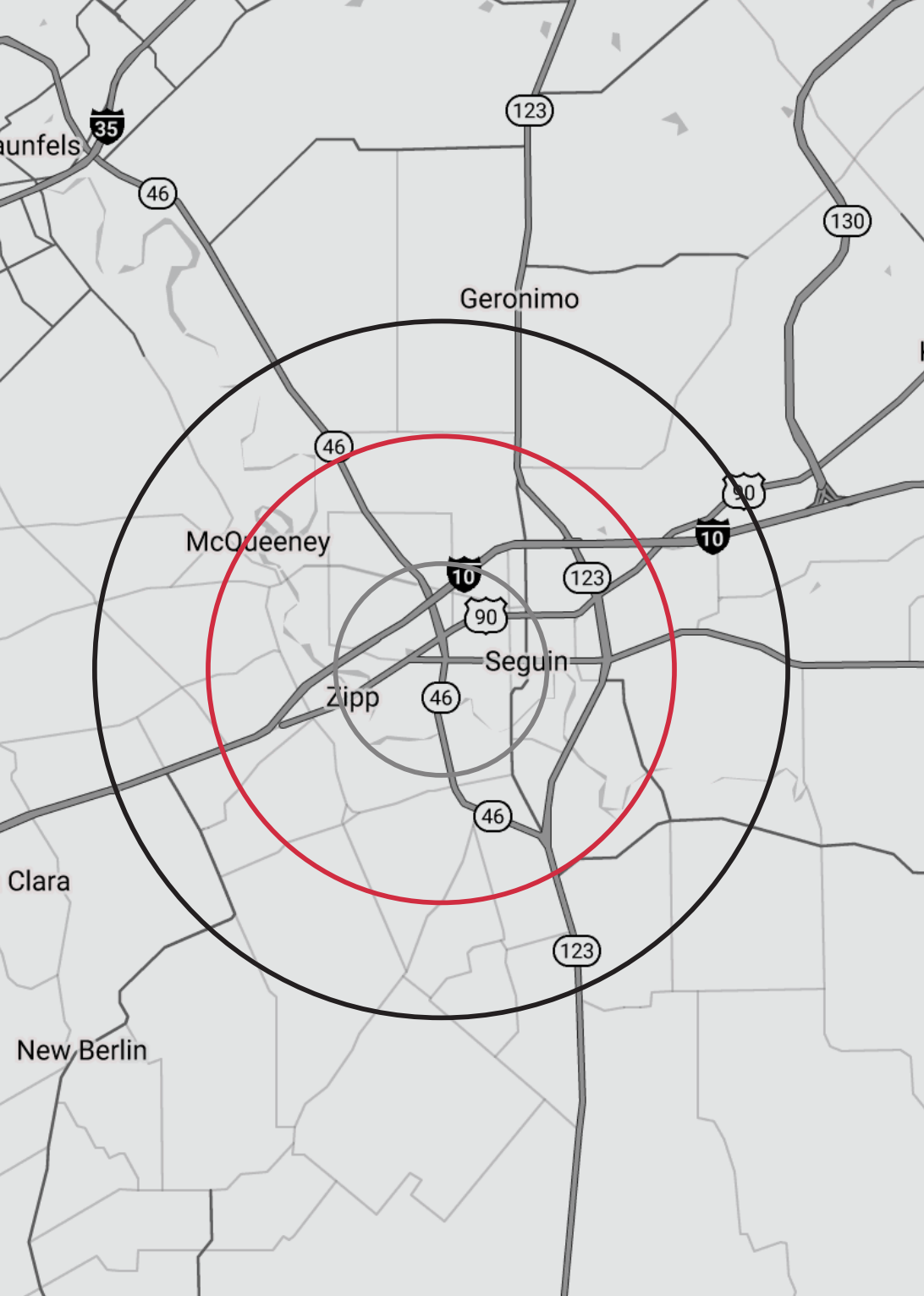




AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





DEMOGRAPHICS

POPULATION

2025 Population

1-mile

2,917

3-mile

28,164

5-mile

47,114

HOUSEHOLDS

2025 Households

3-mile

934

3-mile

10,205

5-mile

17,495

INCOME

2025 Average HH Income

3-mile

\$66,318

3-mile

\$90,363

5-mile

\$101,811

Traffic Counts

STREET

State Highway 46

IH 10

W Kingsbury St

AADT

24,381

49,712

9,726

Cities Nearby

New Braunfels, Texas

14 miles

San Marcos, Texas

24 miles

San Antonio, Texas

35 miles

Austin, Texas

66 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

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