

PRIME DOWNTOWN SEGUIN STOREFRONT

106 WEST COURT ST
SEGUIN, TEXAS 78155

FOR SALE



KEY FEATURES

- 2,000 sq ft two-story building
- Prime downtown Seguin location, just off the main square
- Modern updates throughout without sacrificing the historic appeal
- Currently used as a med spa, but adaptable for various businesses
- High-traffic area with strong commercial demand
- Great opportunity for business owners seeking a prime retail or service space in a fast-growing community.
- Buyer's Agent Compensation: 3%



**FOR MORE
INFORMATION
PLEASE CONTACT**

KIMBERLY BRANDSMA
ASSOCIATE BROKER
210.831.8288
kbrandsma@cbcalamo.com

KEN KIEL
210.240.1506
kkiel@cbharper.com



**COLDWELL BANKER
COMMERCIAL**
ALAMO CITY

FOR SALE

106 W COURT ST
106 W Court St Seguin, TX 78155



OFFERING SUMMARY

Sale Price:	\$395,000
Building Size:	± 2,000 SF
Lot Size:	± 0.023 Acres

PROPERTY OVERVIEW

Position your business in this highly sought-after 2,000 sq ft, two-story storefront, right off the historic, main square in downtown Seguin. This property offers a prime location with excellent visibility, perfect for attracting foot traffic in a bustling commercial area. Currently operating as a med spa, the first-floor is +/- 1000 sf and features an inviting reception area, creating a welcoming and professional atmosphere. Down the hallway, there are several office/procedure rooms that have been created using non-load bearing walls, allowing flexibility for a new owner, whether you need to open up the space or reconfigure it to meet the unique needs of your business venture. There are modern updates throughout; however, the historical charm remains. The upstairs matches the size of the lower level, and is currently a blank slate. With the approval of the city, there is a possibility to turn this second-floor space into a cool, residential apartment, since it is accessible from the street through an external, shared stairwell. Also, be sure to check out the City of Seguin Business Improvement Grant. Additional funds may be available to enhance the external beauty of this historic building. Don't miss this fantastic opportunity to be a part of one of the fastest growing cities in Texas. Schedule a showing today!

KIMBERLY BRANDSMA
ASSOCIATE BROKER
210.831.8288
kbrandsma@cbcalamo.com

KEN KIEL
210.240.1506
kkiel@cbharper.com



COLDWELL BANKER
COMMERCIAL
ALAMO CITY

FOR SALE

106 W COURT ST
106 W Court St Seguin, TX 78155



KIMBERLY BRANDSMA
ASSOCIATE BROKER
210.831.8288
kbrandsma@cbcalamo.com

KEN KIEL
210.240.1506
kkiel@cbharper.com



COLDWELL BANKER
COMMERCIAL
ALAMO CITY

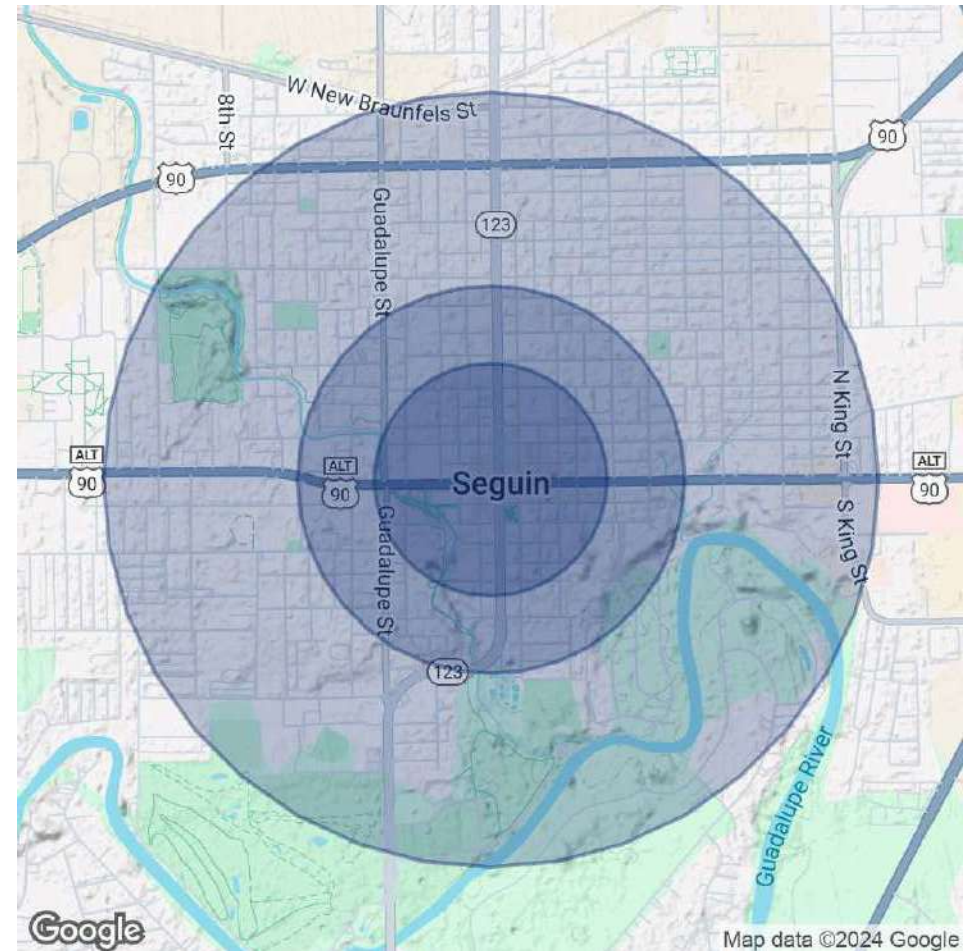
FOR SALE

106 W COURT ST
106 W Court St Seguin, TX 78155

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	750	2,586	9,165
Average Age	38	38	40
Average Age (Male)	37	37	39
Average Age (Female)	38	39	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	284	952	3,352
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$53,741	\$53,485	\$58,349
Average House Value	\$219,681	\$224,555	\$217,228

Demographics data derived from AlphaMap



KIMBERLY BRANDSMA
ASSOCIATE BROKER
210.831.8288
kbrandsma@cbcalamo.com

KEN KIEL
210.240.1506
kkiel@cbharper.com



COLDWELL BANKER
COMMERCIAL
ALAMO CITY

FOR SALE

106 W COURT ST
106 W Court St Seguin, TX 78155



KIMBERLY BRANDSMA
ASSOCIATE BROKER
210.831.8288
kbrandsma@cbcalamo.com

KEN KIEL
210.240.1506
kkiel@cbharper.com



COLDWELL BANKER
COMMERCIAL
ALAMO CITY



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.

Coldwell Banker Commercial Alamo City 416239 Irlspoli@chharper.com 210-483-7000
 Licensed Broker /Broker Firm Name or License No. Email Phone
 Primary Assumed Business Name

Leesa Harper Rispoli 389556 Irlspoli@chharper.com 210-483-7002
 Designated Broker of Firm License No. Email Phone

Marlee Kutzer 628144 mkutzer@chharper.com 210-483-7010
 Licensed Supervisor of Sales Agent/
 Associate License No. Email Phone

Kimberly Brandsma 658003 kbrandsma@chharper.com 210-831-8288
 Sales Agent/Associate's Name License No. Email Phone
 Buyer/Tenant/Seller/Landlord Initials Date



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.

Coldwell Banker D'Ann

Harper REALTORS®

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Harper REALTORS®	416239	lrspoli@cbharper.com	2104837000
Designated Broker of Firm	License No.	Email	Phone
Leesa Harper Rispoli	389556	lrspoli@cbharper.com	2104837004
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bill Gardner	736786	bgardner@cbharper.com	3614124061
Sales Agent/Associate's Name	License No.	Email	Phone
Ken Kiel	685921	kiel@cbharper.com	2102401506

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov