



LEROY J GARZA
REAL ESTATE BROKER

FOR SALE

6.938 ACRES

CALL FOR PRICING

2025 HIGHLIGHTS



STRONG DEMAND

MULTIFAMILY VALUATIONS ARE SHARPLY RISING DUE TO DEMOGRAPHIC AND ECONOMIC STRENGTH



ECONOMIC GROWTH

GUADALUPE COUNTY IS EXPERIENCING SURGING ECONOMIC MOMENTUM IN BOTH MULTIFAMILY HOUSING AND RETAIL SECTORS



INVESTMENT OPPORTUNITIES

GUADALUPE COUNTY (SEAT: SEGUIN) IS EXPERIENCING RAPID POPULATION AND JOB GROWTH—THESE DYNAMICS ARE CREATING STRONG DEMAND FOR BOTH MULTIFAMILY HOUSING AND HIGHWAY-ORIENTED RETAIL.

Prime Commercial Property for Sale in fast Growing Guadalupe County

**1456 E KINGSBURY
SEGUIN, TEXAS 78155**

- PERFECT LOCATION FOR RETAIL & MULTIFAMILY USE
- IMMEDIATELY LOCATED OFF US 90 / HWY 123 WITH EASY ACCESS TO I-10.
- US-90 FRONTAGE IS A CORE COMMERCIAL SPINE IN SEGUIN WITH ACTIVE SMALL-PARCEL TRADING AND REDEVELOPMENT.
- IDEAL FOR DISTRIBUTION, STORAGE, OR A LIGHT COMMERCIAL DEVELOPMENT.
- PROXIMITY TO HWY 123 THIS PROPERTY IS SURROUNDED BY THRIVING BUSINESSES AND RAPID COMMERCIAL GROWTH.
- POWER ON SITE, OTHER UTILITIES AT THE STREET



AUGUST 2025

MARKET SUMMARY

A LARGE PORTION OF SAN ANTONIO'S POPULATION GROWTH HAS BEEN CONCENTRATED IN THE REGION'S FAST-GROWING SUBURBS AND SECOND CITIES, LIKE SEGUIN, TEXAS.

SAN ANTONIO'S NORTHERN AND EASTERN SUBURBAN CITIES LED THE METROPOLITAN AREA IN YET ANOTHER BANNER YEAR FOR POPULATION GROWTH, ACCORDING TO RECENT ESTIMATES RELEASED BY THE U.S. CENSUS BUREAU.

THE CITY OF SEGUIN WAS THE FASTEST-GROWING MUNICIPALITY WITH MORE THAN 5,000 RESIDENTS GAINED IN THE SAN ANTONIO METROPOLITAN AREA IN 2024.



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BROKER



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