

Pad Site Available

2727 N Austin | Seguin, TX



FOR LEASE

0.86 AC
Available

Contact
Broker
Price

ABOUT THE PROPERTY

- Pad site available For Lease in rapidly growing Seguin, TX
- Immediately adjacent to brand new Discount Tire
- Visibility to busy IH-10
- Close proximity to schools, neighborhoods, and corporate businesses

JOIN THESE RETAILERS



TRAFFIC COUNTS

IH-10
Guadalupe St

55,027 VPD
9,128 VPD



SITE
0.86 AC

Patlan
Elementary

55,027 VPD

55,217 VPD

9,731 VPD

22,896 VPD

Guadalupe St
9,128 VPD

Logos for McDonald's, Subway, Panda Express, and other fast-food chains.

Logos for Jack in the Box, Storage King USA, and other businesses.

CATERPILLAR
3,000 Employees

TLU
TEXAS LUTHERAN UNIVERSITY
1,400 Students

Rodriguez
Elementary
AJ Bresemeister
Middle School

WB Ball Early
Childhood Center

Saegert
Middle School

Seguin High
School

Jefferson Avenue
Elementary

Logos for Walmart, Aaron's, Dollar Tree, and other retail stores.

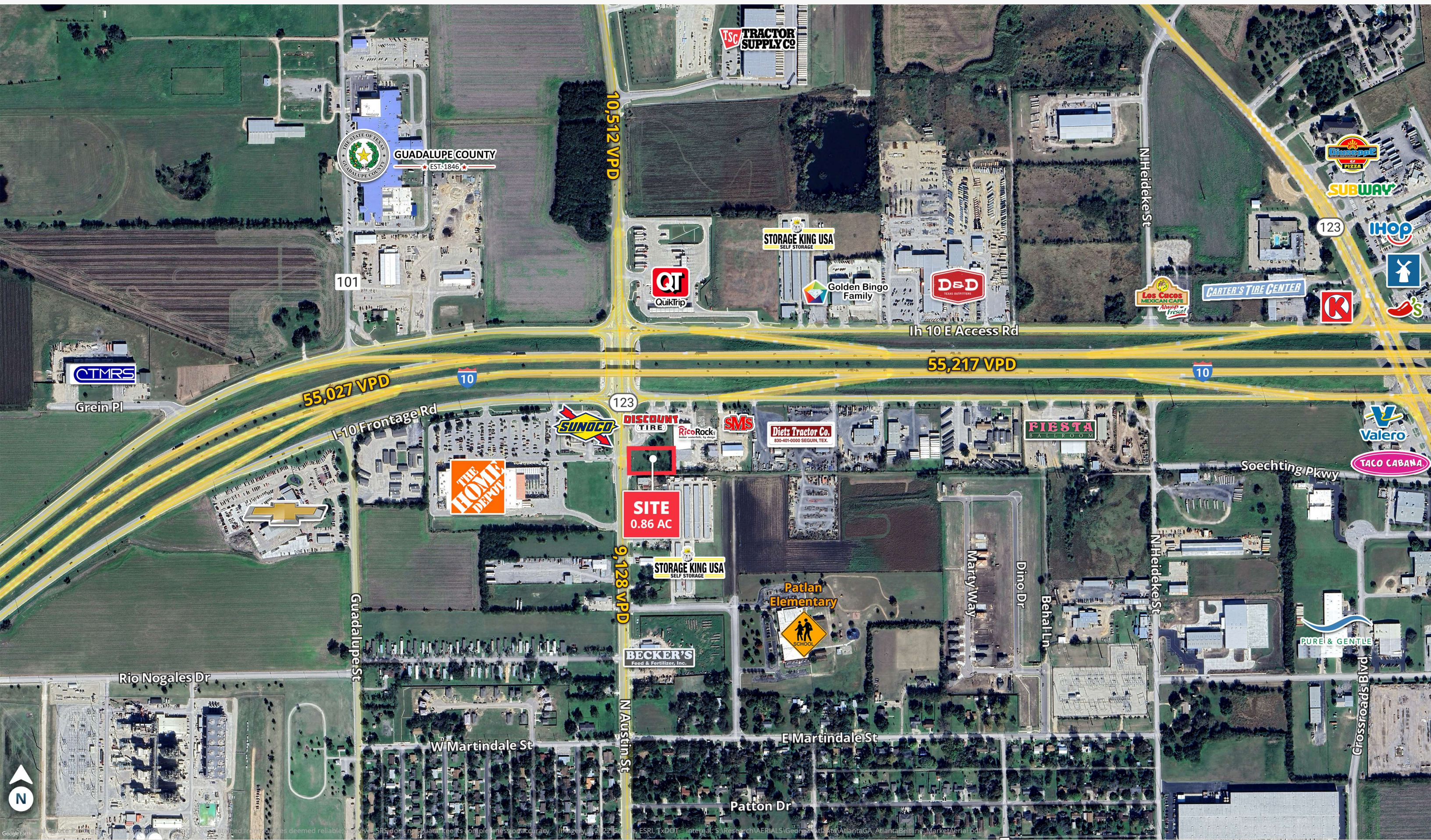
Seguin Crossroads
Logos for BEALLS, Harbor Freight, and other businesses.

Logos for Marco's Pizza and Parker's Building Supply.



Site Aerial

2727 N Austin | Seguin, TX



GUADALUPE COUNTY
EST. 1846

101

10,512 VPD

55,217 VPD

55,027 VPD

123

9,128 VPD

SITE
0.86 AC

Guadalupe St

N Austin St

N Heideke St

N Heideke St

Crossroads Blvd

Soechting Pkwy

Rio Nogales Dr

W Martindale St

E Martindale St

Patton Dr

Marty Way

Dino Dr

Behall Ln

CTMRS

Grein Pl

TSC TRACTOR SUPPLY CO

STORAGE KING USA
SELF STORAGE

Golden Bingo Family

D&D
TEXAS OUTFITTERS

QT
QuikTrip

Giuseppe
PIZZA

SUBWAY

123

IHOPE

K

Chili's

Los Cucos
MEXICAN CAFE
Always Fresco!

CARTER'S TIRE CENTER

Valero

TACO CABANA

FIESTA
BALLROOM

Dietz Tractor Co.
830-401-0000 SEGUIN, TEX.

DISCOUNT TIRE

RicoRock
water waterfalls, by design

SMS

SUNOCO

THE HOME DEPOT

CHEVROLET

BECKER'S
Feed & Fertilizer, Inc.

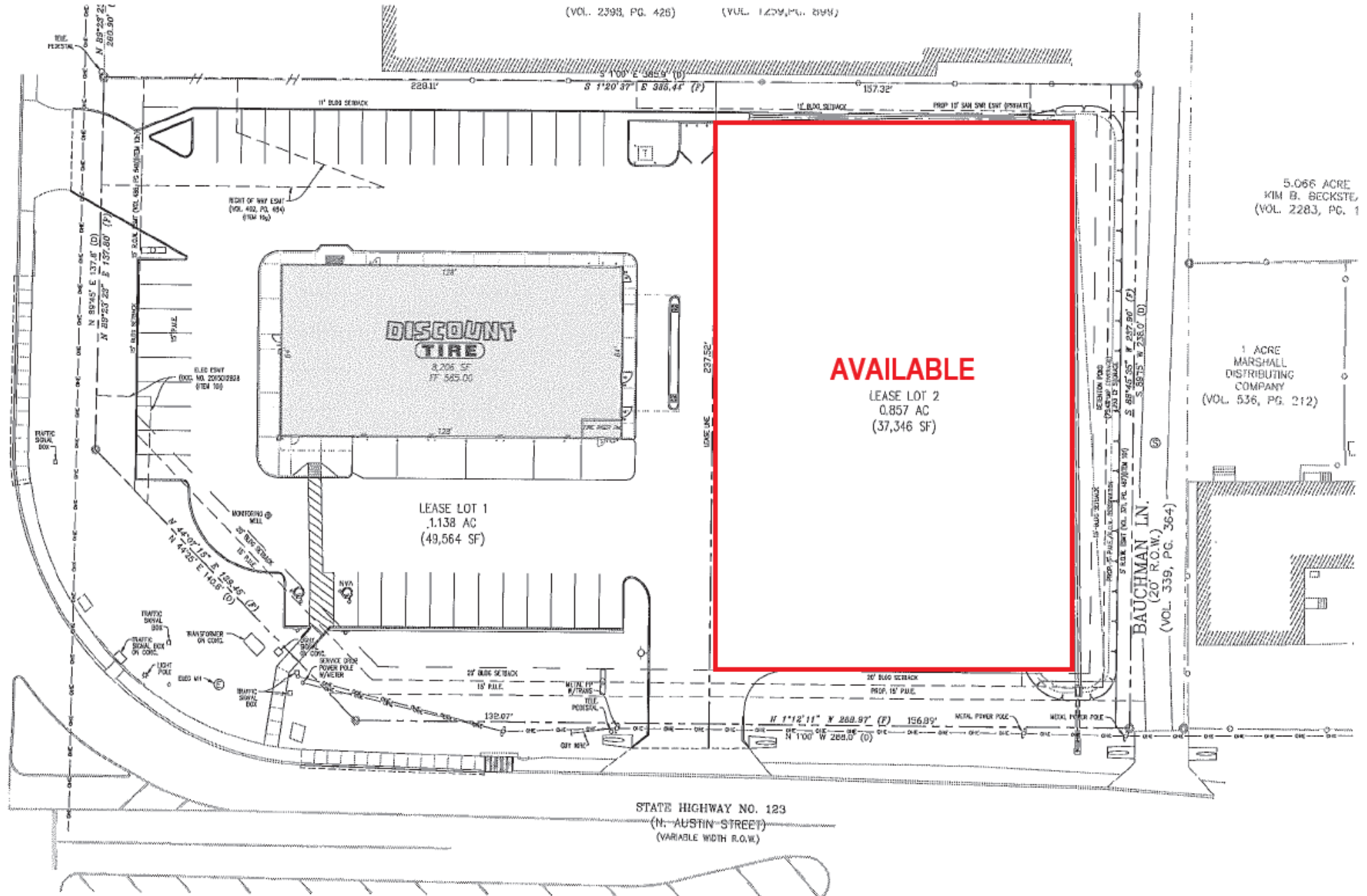
Patlan Elementary

PURE & GENTLE



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DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2023 Estimated Population	3,196	26,571	43,207
2028 Projected Population	3,703	30,813	50,378
Projected Annual Growth Rate 2023 to 2028	2.99%	3.01%	3.12%
Daytime Population			
2023 Daytime Population	4,776	36,099	47,717
Workers	2,930	20,924	23,890
Residents	1,846	15,175	23,827
Income			
2023 Est. Average Household Income	\$77,761	\$77,683	\$89,546
2023 Est. Median Household Income	\$52,736	\$53,421	\$60,827
Households & Growth			
2023 Estimated Households	914	9,240	15,820
2028 Estimated Households	998	10,720	18,489
Projected Annual Growth Rate 2023 to 2028	1.77%	3.02%	3.17%
Race & Ethnicity			
2023 Est. White	39%	52%	58%
2023 Est. Black or African American	9%	6%	5%
2023 Est. Asian or Pacific Islander	1%	1%	1%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	51%	40%	36%
2023 Est. Hispanic (Any Race)	73%	56%	49%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri

Information About Brokerage Services

Texas Real Estate Commission (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.

SRS Real Estate Partners	9005621	wes.babb@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Wes Babb	349786	wes.babb@srsre.com	512.236.4646
Designated Broker of Firm	License No.	Email	Phone

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.

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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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