

SEGUIN TOWN CENTER

±531 Acres of Mixed-Use Tracts Available
in Multiple Configurations

NWC of I-10 and Highway 46
Seguin, Texas



 **NewQuest**



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Project Highlights



39%
POPULATION
GROWTH
WITHIN 3 MILES
FROM 2020 TO 2024



\$108K
AVERAGE
HOUSEHOLD
INCOME
WITHIN TRADE AREA



42K+ VPD
ON I-10 BETWEEN
SH 46 & FM 464

MORE THAN
65K VPD
ESTIMATED IN 2035

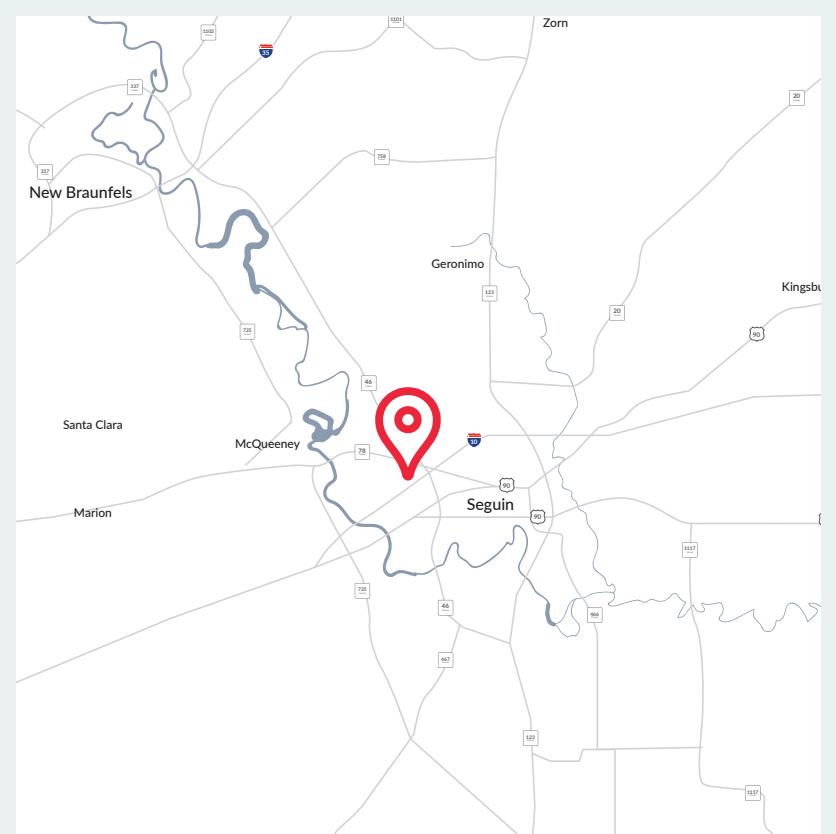
2020 Census, 2024 Estimates with Delivery Statistics as of 04/25

AGGRESSIVE RESIDENTIAL ACTIVITY

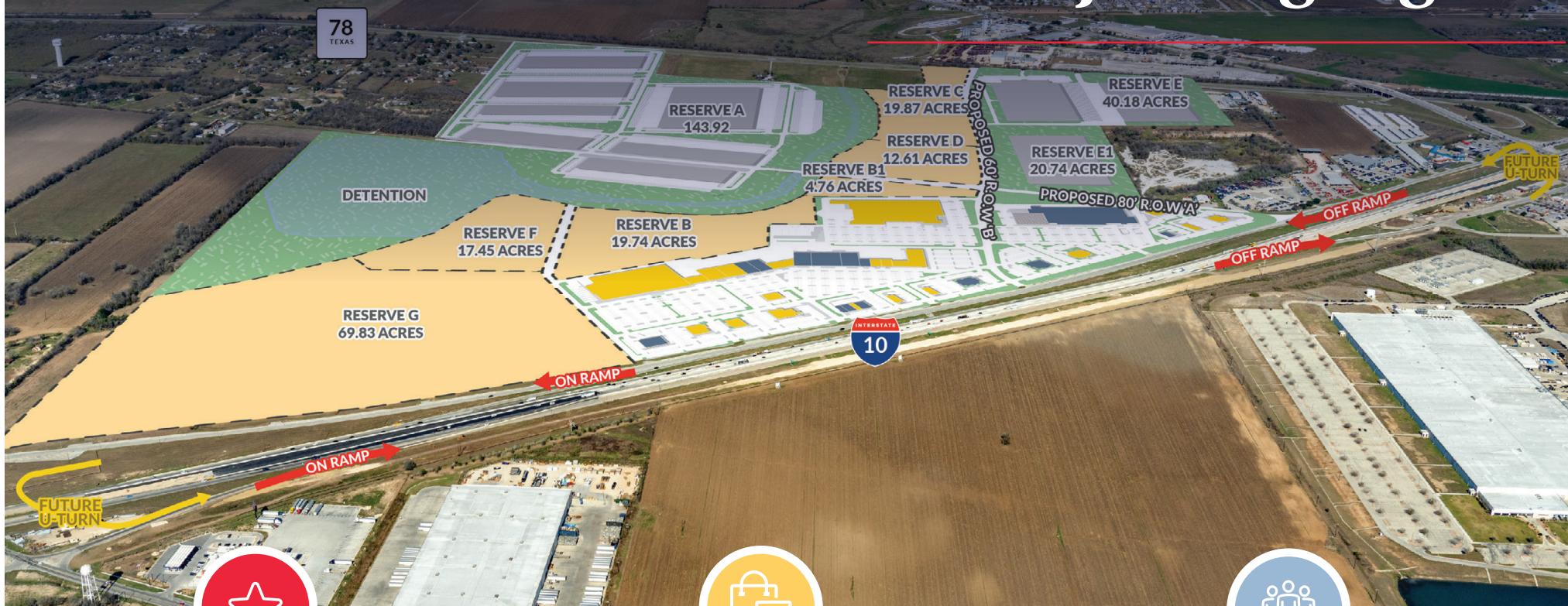
17,000+ RESIDENTIAL UNITS IN REVIEW OR DEVELOPMENT
\$300,658 AVERAGE HOME PRICE IN 2023

NEARLY 4,500 NEW RESIDENTIAL BUILDING PERMITS ISSUED SINCE 2020
11,430 CURRENT HOUSEHOLDS | 45% HOUSING GROWTH | 3 MILES
58 NEW RESIDENTIAL SUBDIVISIONS UNDER CONSTRUCTION
38% POPULATION GROWTH EXPECTED BY 2030

Seguin EDC estimates as of Q3 2024



Project Highlights



UNIQUELY POSITIONED
MASTER-PLANNED DEVELOPMENT
ENCOMPASSING 531 ACRES OF
RETAIL, RESIDENTIAL AND
COMMERCIAL TRACTS

600,000 SF OF RETAIL SPACE AVAILABLE
FOR LEASE INCLUDING ANCHOR,
JUNIOR ANCHOR, INLINE SPACE AND
PAD SITES

MORE THAN 17,000 RESIDENTIAL
UNITS IN THE CITY'S DEVELOPMENT
PIPELINE AND 58 NEW RESIDENTIAL
SUBDIVISIONS UNDER CONSTRUCTION

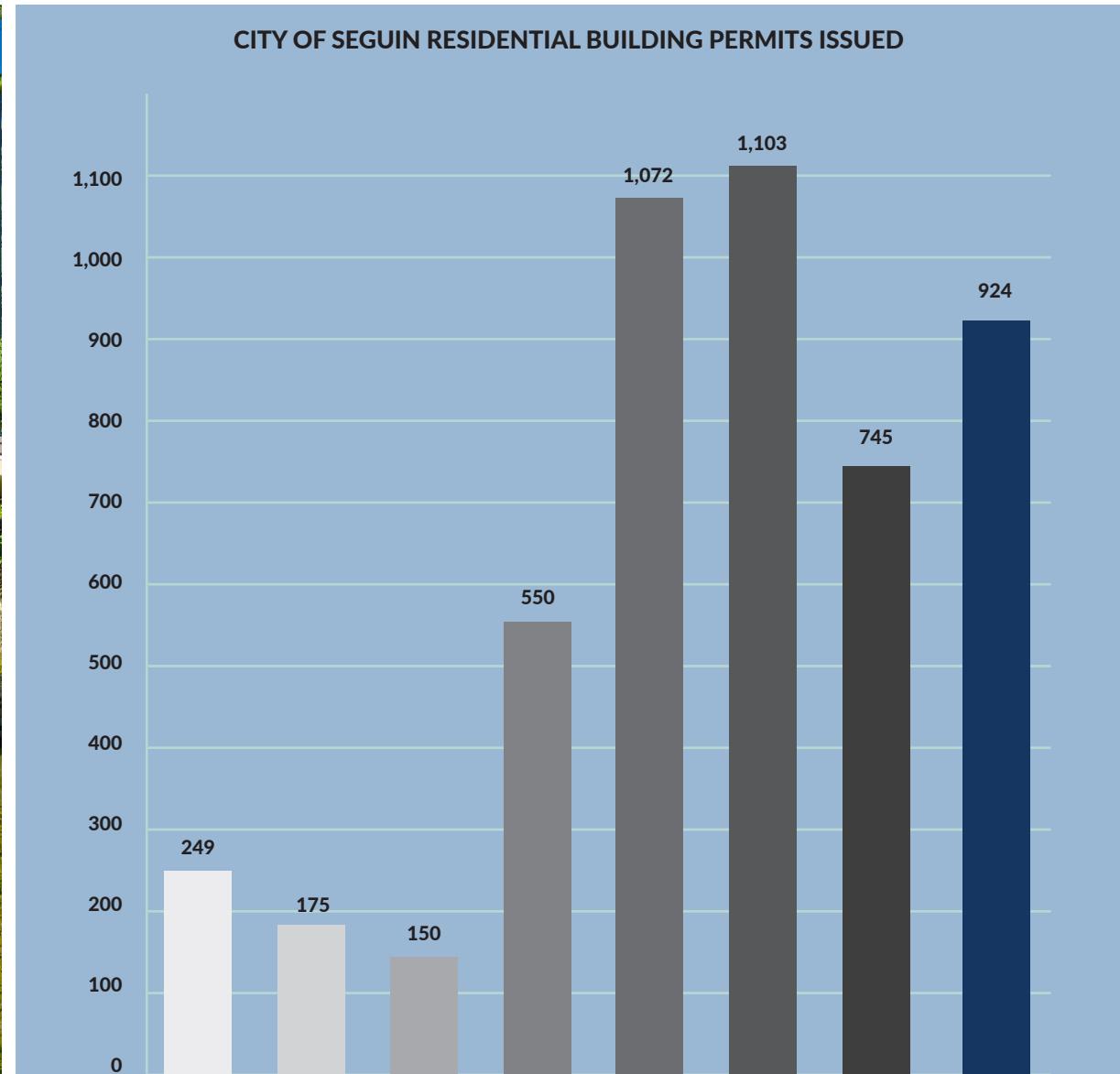
SEGUIN IS ONE OF THE 20 FASTEST-
GROWING U.S. CITIES WITH
POPULATIONS OVER 20,000

www.seguinedc.com/life-in-seguin/housing | 2024

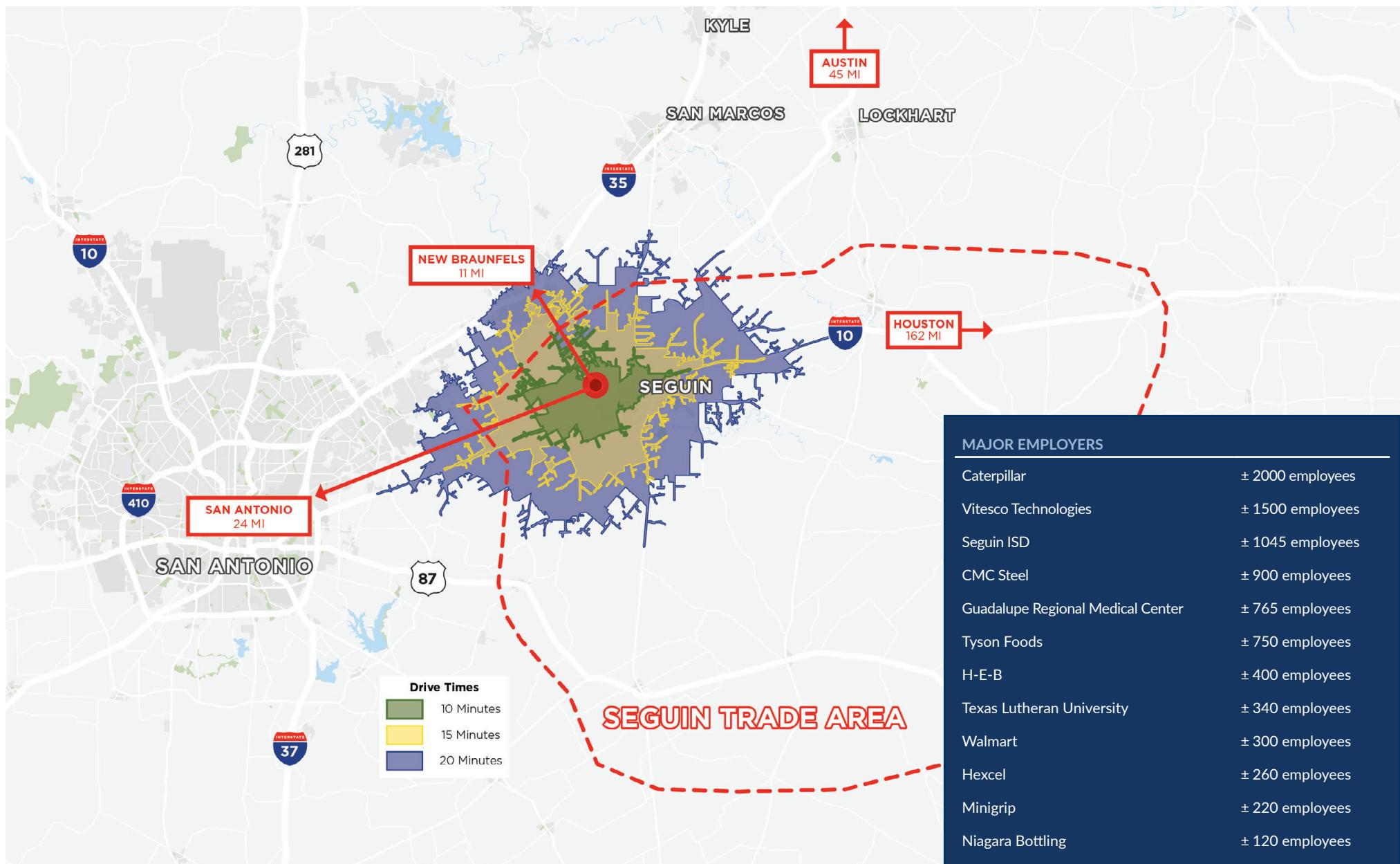
Developments



www.seguinedc.com/life-in-seguin/housing | 2024



Trade Area Aerial



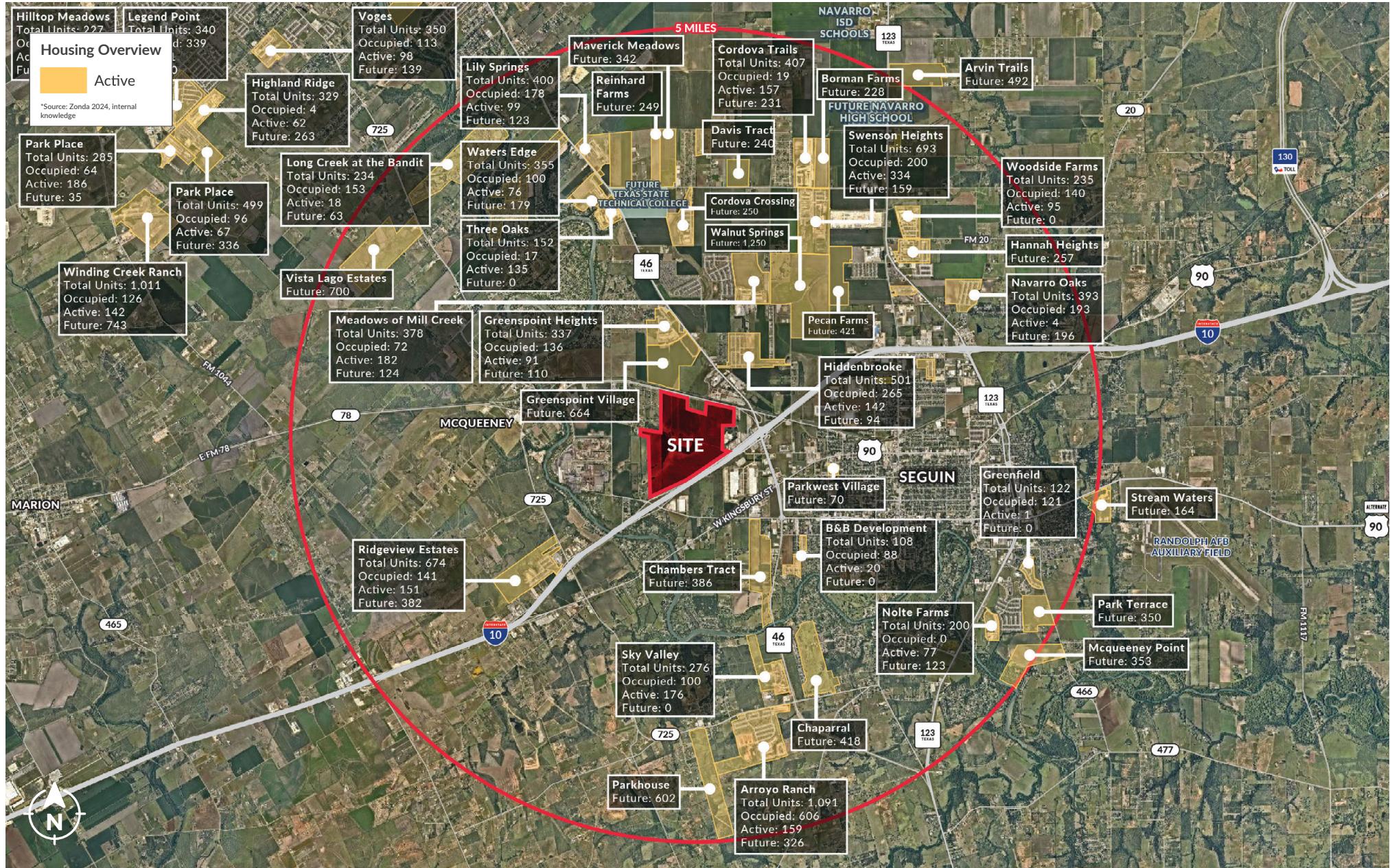
04.25 | 04.25

Retail Aerial



04.25 | 04.25

Housing Aerial





05.25 | 03.25

AVAILABLE

LEASED

IN NEGOTIATION

NOT A PART

Site Plan

KEY BUSINESS

LEASE AREAS

1	Available for Lease	128,000 SF
2	Available For Lease	8,000 SF
3	Available For Lease	15,000 SF
4	Available For Lease	15,000 SF
5	Proposed Ulta	10,000 SF
6	Proposed Dollar Tree	10,000 SF
7	Available For Lease	10,467 SF
8	Proposed Cavender's	15,000 SF
9	Proposed Burlington	25,000 SF
10	Proposed PetSmart	15,000 SF
11	Proposed Famous Footwear	5,000 SF
12	Available For Lease	5,000 SF

KEY BUSINESS

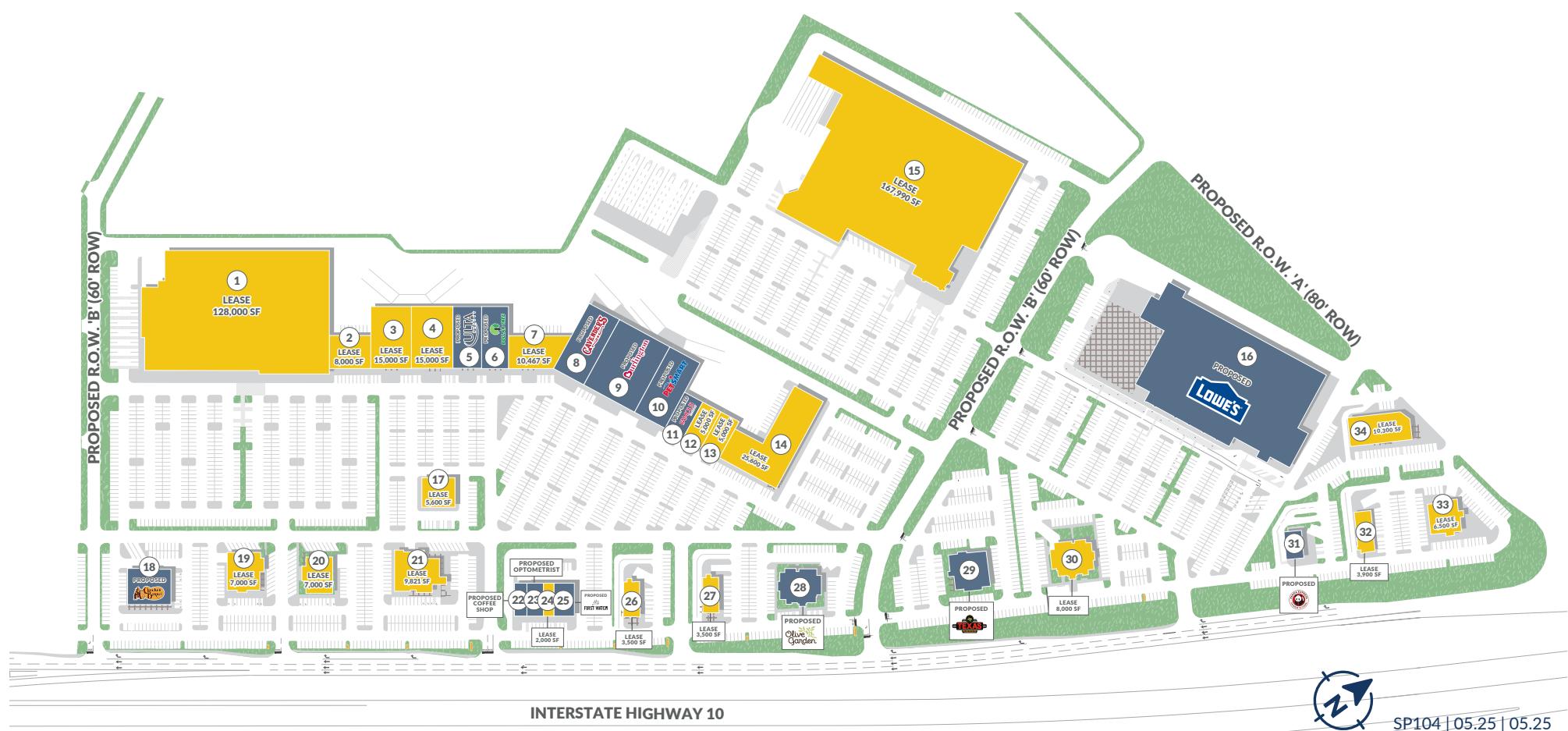
LEASE AREAS

13	Available For Lease	5,000 SF
14	Available For Lease	25,600 SF
15	Available For Lease	167,990 SF
16	Proposed Lowe's	94,000 SF
17	Available For Lease	5,600 SF
18	Proposed Cracker Barrel	9,113 SF
19	Available Restaurant	7,000 SF
20	Available Restaurant	7,000 SF
21	Available Restaurant	9,821 SF
22	Proposed Coffee User	2,465 SF
23	Proposed Optometrist	3,200 SF
24	Available For Lease	2,000 SF

KEY BUSINESS

LEASE AREAS

25	Proposed First Watch	4,000 SF
26	Available For Lease	3,500 SF
27	Available For Lease	3,500 SF
28	Proposed Olive Garden	7,932 SF
29	Proposed Texas Roadhouse	8,095 SF
30	Available For Lease	8,000 SF
31	Proposed Panda Express	2,700 SF
32	Available For Lease	3,900 SF
33	Available For Lease	6,500 SF
34	Available For Lease	10,300 SF



Demographics



POPULATION	3 MILES	5 MILES	TRADE AREA	INCOME	3 MILES	5 MILES	TRADE AREA
Current Households	11,430	19,467	51,479	Average Household Income	\$97,766	\$105,342	\$108,202
Current Population	31,610	51,441	139,109	Median Household Income	\$71,185	\$75,112	\$78,868
2020 Census Population	22,864	39,836	108,000	Per Capita Income	\$36,122	\$40,269	\$40,422
Population Growth 2020 to 2024	38.25%	29.13%	28.81%	CENSUS HOUSEHOLDS	3 MILES	5 MILES	TRADE AREA
2024 Median Age	36.7	38.4	39.2	1 Person Households	26.15%	29.60%	26.22%
RACE AND ETHNICITY	3 MILES	5 MILES	TRADE AREA	2 Person Households	35.16%	33.65%	34.26%
White	55.25%	58.73%	63.45%	3+ Person Households	38.70%	36.75%	39.52%
Black or African American	7.98%	6.95%	5.44%	Owner-Occupied Housing Units	63.21%	65.04%	72.45%
Asian or Pacific Islander	1.28%	1.39%	1.03%	Renter-Occupied Housing Units	36.79%	34.96%	27.55%
Other Races	34.72%	32.18%	29.31%				
Hispanic	50.75%	46.92%	43.36%				

2020 Census, 2024 Estimates with Delivery Statistics as of 04/25

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Josh Friedlander	526125	jfriedlander@newquest.com	281.477.4381
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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