

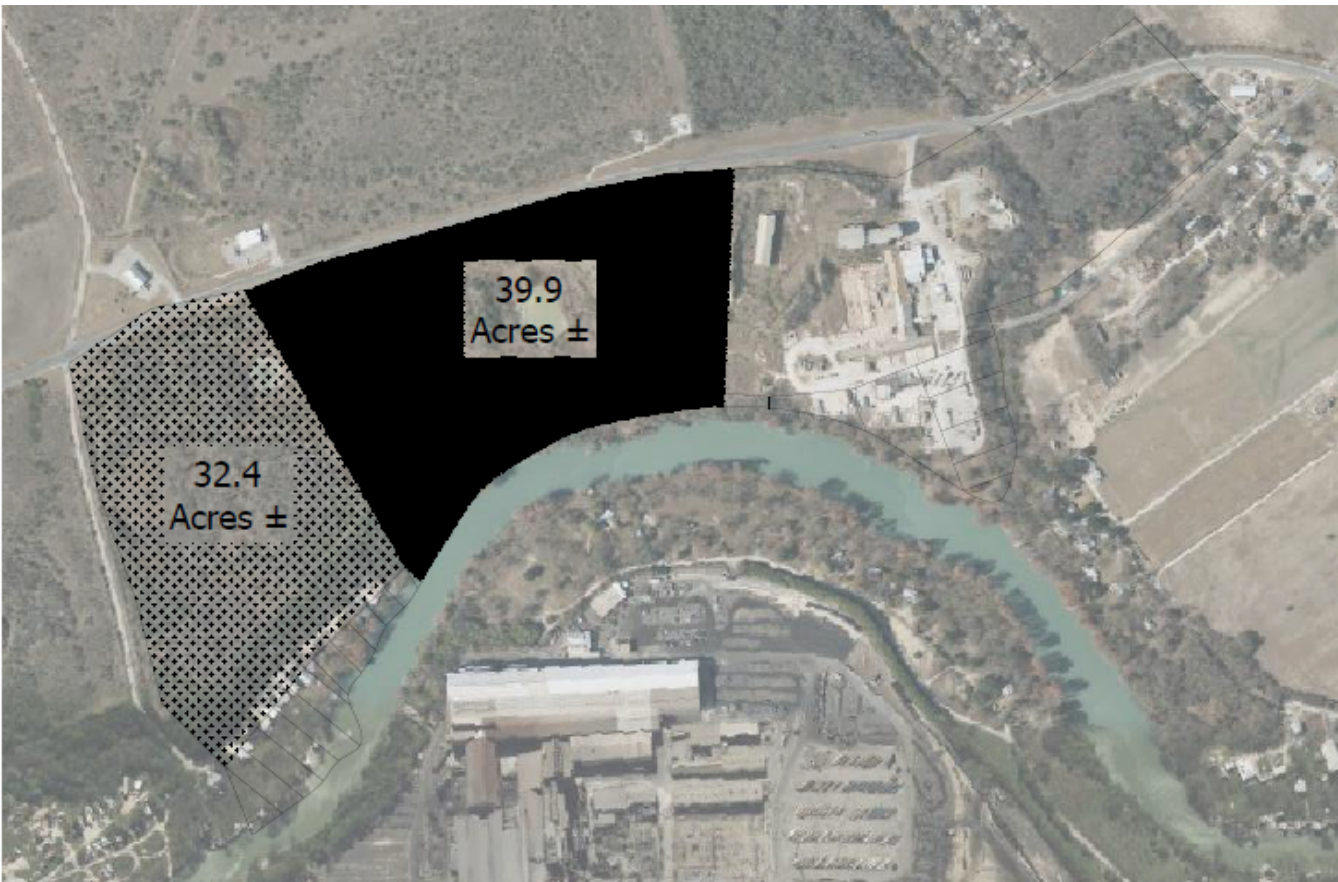
72.30 +/- ACRES/DIVISIBLE

FOR SALE



10501 FM 725

MCQUEENEY, TX 78123



CHARLES HALEY, JR.
SENIOR ASSOCIATE
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MATTHEW HICKEY
MANAGING DIRECTOR, BROKERAGE
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MHICKEY@TIGUSA.COM

- +/- 72.30 Acres of Vacant Land
- Price/Acre: \$48,500
- Frontage on the Guadalupe River
- 30 Minutes East of San Antonio
- Strong growth area along I-10 corridor
- Zoning: No zoning and ETJ

- Divisible
- Utilities Available
- Rail Spur Access

CONTACT BROKER



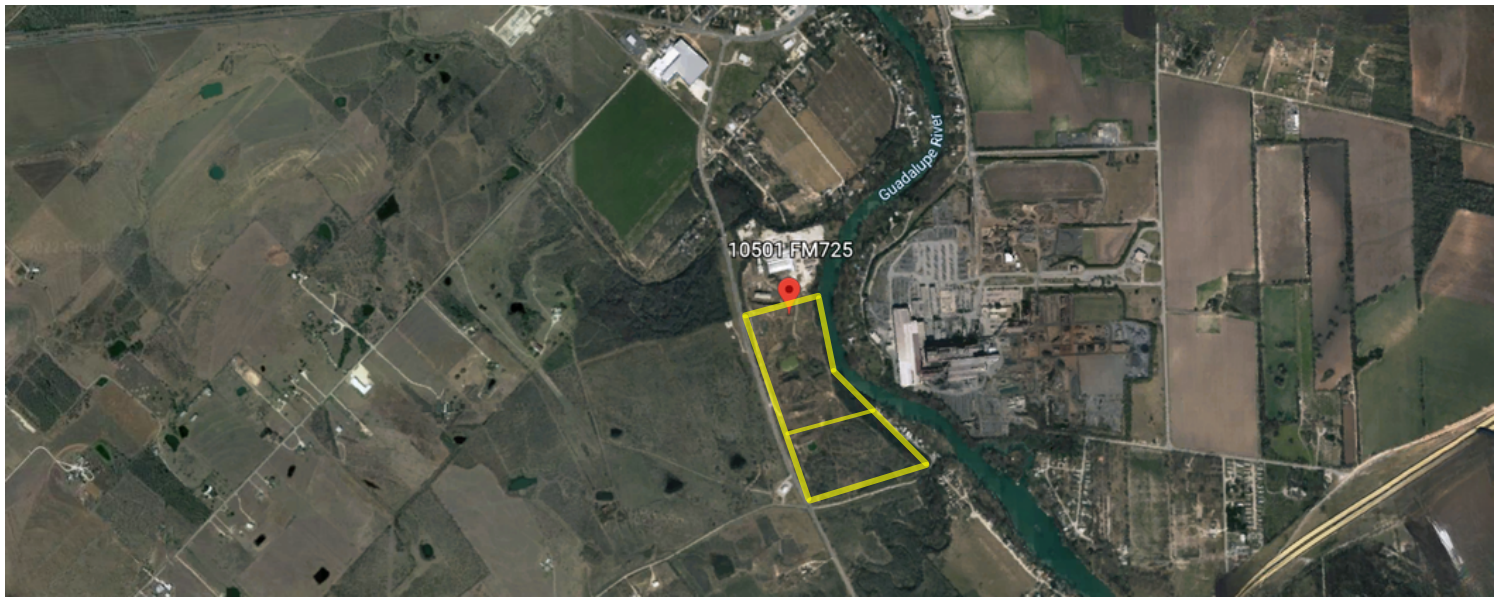
New Braunfels
11 mi

LOCATION



SITE

San Antonio
24 mi



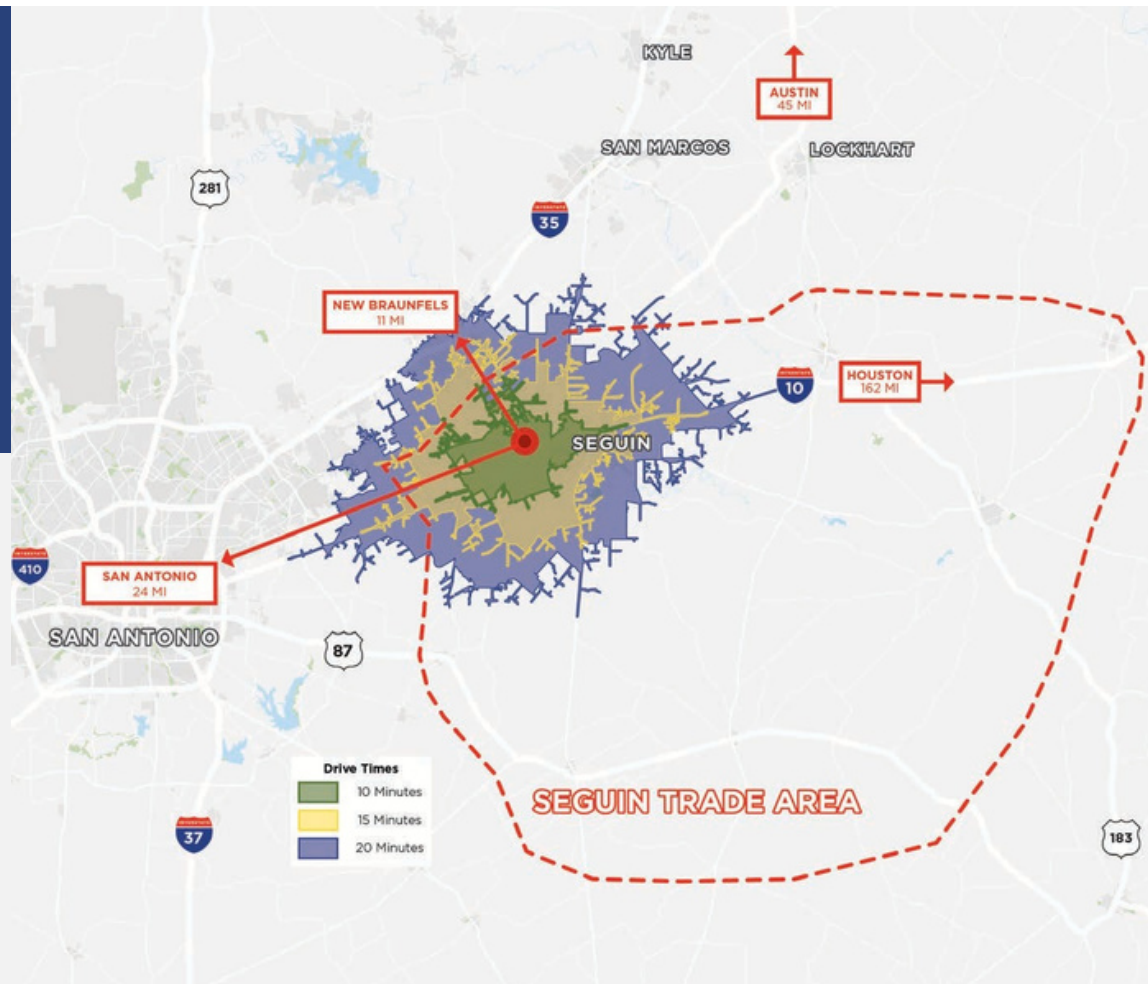
10501 FM 725



- 72.30 +/- Acres available for MF, Industrial, and/or Commercial Development
- Utilities Available
- Roughly 11 miles to New Braunfels
- Roughly 24 miles to San Antonio
- Roughly 45 miles to Austin

MAJOR EMPLOYERS

Caterpillar	± 2000 employees
Vitesco Technologies	± 1500 employees
Seguin ISD	± 1045 employees
CMC Steel	± 900 employees
Guadalupe Regional Medical Center	± 765 employees
Tyson Foods	± 750 employees
H-E-B	± 400 employees
Texas Lutheran University	± 340 employees
Walmart	± 300 employees
Hexcel	± 260 employees
Minigrip	± 220 employees
Niagara Bottling	± 120 employees





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MCQUEENEY, TX 78123

SEGUIN TOWN CENTER

PROJECT HIGHLIGHTS

SEGUIN, TEXAS



36%
POPULATION
GROWTH
WITHIN 3 MILES
FROM 2020 TO 2020

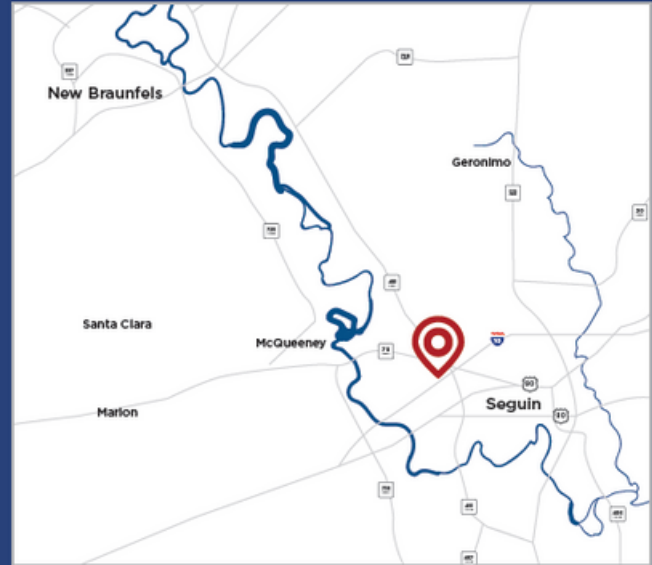
2020 Census, 2022 Estimates with
Delivery Statistics as of 09/22



\$74K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



36K+ VPD
ON I-10 BETWEEN
SH 46 & FM 464
**MORE THAN
65K VPD**
ESTIMATED IN 2035



MAJOR AREA EMPLOYERS



AGGRESSIVE RESIDENTIAL ACTIVITY

11,000+ RESIDENTIAL UNITS
IN REVIEW OR DEVELOPMENT

\$226,147 AVERAGE HOME PRICE
IN 21 SUBDIVISIONS

**380% BUILDING PERMIT
INCREASE SINCE 2019**
721 HOME PERMITS | 2021 YTD

17,490 CURRENT HOUSEHOLDS
WITHIN A 5-MILE RADIUS

43% HOUSING GROWTH
2010-2021 WITHIN 5 MILES

35.75% POPULATION GROWTH
2010-2021 WITHIN 3 MILES

- PLACER.AI, 2Q21



10501 FM 725
MCQUEENEY, TX 78123

PROJECT HIGHLIGHTS



34%
POPULATION
GROWTH
WITHIN 3 MILES
2020 - 2022



UNIQUELY POSITIONED MASTER-PLANNED DEVELOPMENT ENCOMPASSING 545 ACRES OF RETAIL, RESIDENTIAL AND COMMERCIAL TRACTS



1 MILLION SF OF RETAIL SPACE AVAILABLE FOR LEASE INCLUDING ANCHOR, JUNIOR ANCHOR, INLINE SPACE AND PAD SITES



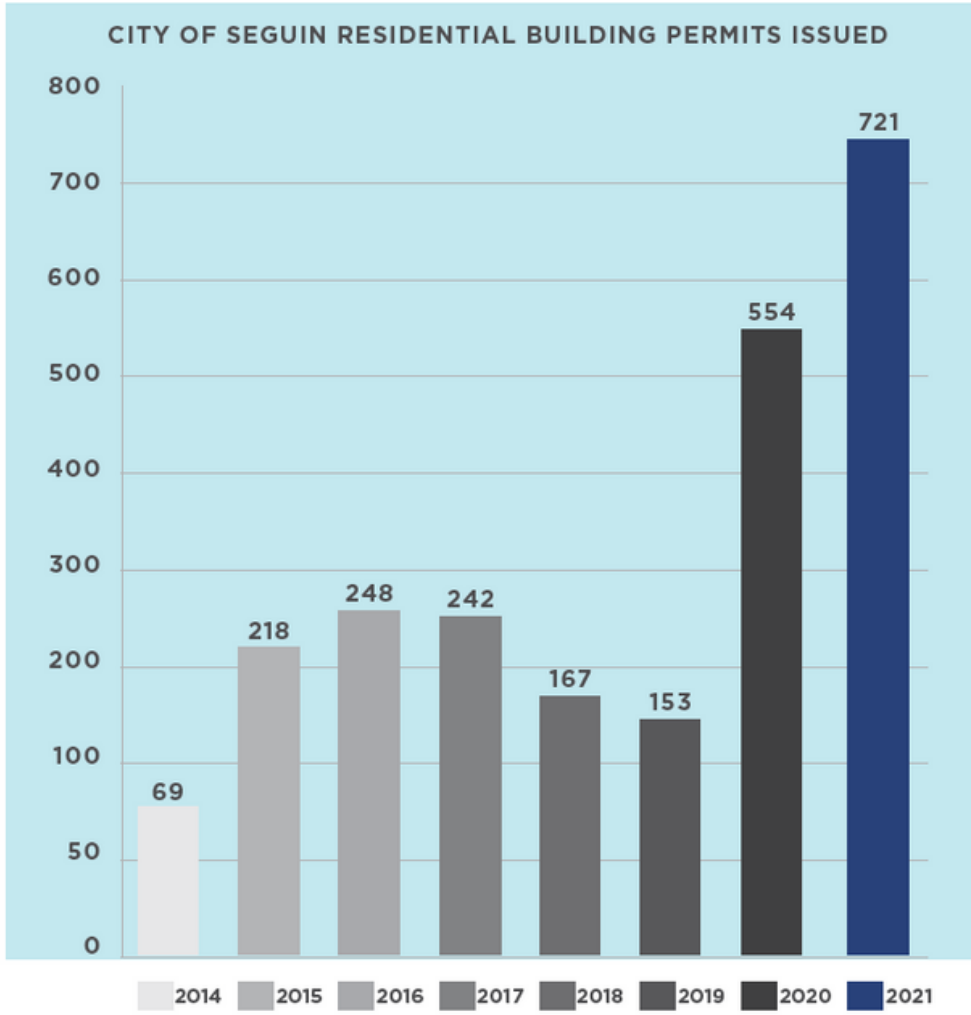
RAPID RESIDENTIAL GROWTH AREA WITH OVER 11,000 HOMES AND 20+ NEW RESIDENTIAL SUBDIVISIONS CURRENTLY UNDER CONSTRUCTION



11,000+
RESIDENTIAL UNITS
PROPOSED AS OF 10/20/21

SEGUIN ANNUAL ACTIVITY HOUSING

YEAR	SALES (UNITS)	DOLLAR VALUE
2020	545	\$123,250,163
2019	380	\$82,846,693
2018	467	\$97,951,221
2017	511	\$108,571,920
2016	403	\$78,460,471





POPULATION	2 MILES	3 MILES	5 MILES
Current Households	2,747	10,844	17,490
Current Population	7,798	30,286	46,391
2020 Census Population	7,663	22,310	39,477
Population Growth 2020 to 2022	1.75%	35.75%	17.51%
2022 Median Age	34.8	35.8	39.9

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$66,307	\$69,480	\$73,798
Median Household Income	\$61,286	\$56,666	\$61,187
Per Capita Income	\$21,960	\$24,036	\$26,993

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	49.92%	51.23%	57.13%
Black or African American	7.42%	7.55%	5.99%
Asian or Pacific Islander	8.20%	3.85%	2.66%
Other Races	33.74%	36.57%	33.44%
Hispanic	46.75%	52.75%	47.41%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	24.69%	26.13%	26.60%
2 Person Households	32.57%	32.67%	34.62%
3+ Person Households	42.74%	41.19%	38.78%
Owner-Occupied Housing Units	72.60%	70.82%	69.55%
Renter-Occupied Housing Units	27.40%	29.18%	30.45%



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.

11-2-2015



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.

TIG Real Estate Services	439783	mhickey@tigusa.com	972-661-0232
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Charles Haley	710813	chaley@tigusa.com	972-661-0232
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0