

LEASING BY
partners



TRIPPOINT

LOGISTICS  CENTER

BUILD-TO-SUIT FOR SALE OR LEASE | UP TO 806,400 SF
119 ACRE LOGISTICS/MANUFACTURING CENTER IN SEGUIN, TEXAS

DEVELOPED BY
BALTISSÉ/Ackerman & Co.
Commercial Development

FOR LEASING INFORMATION

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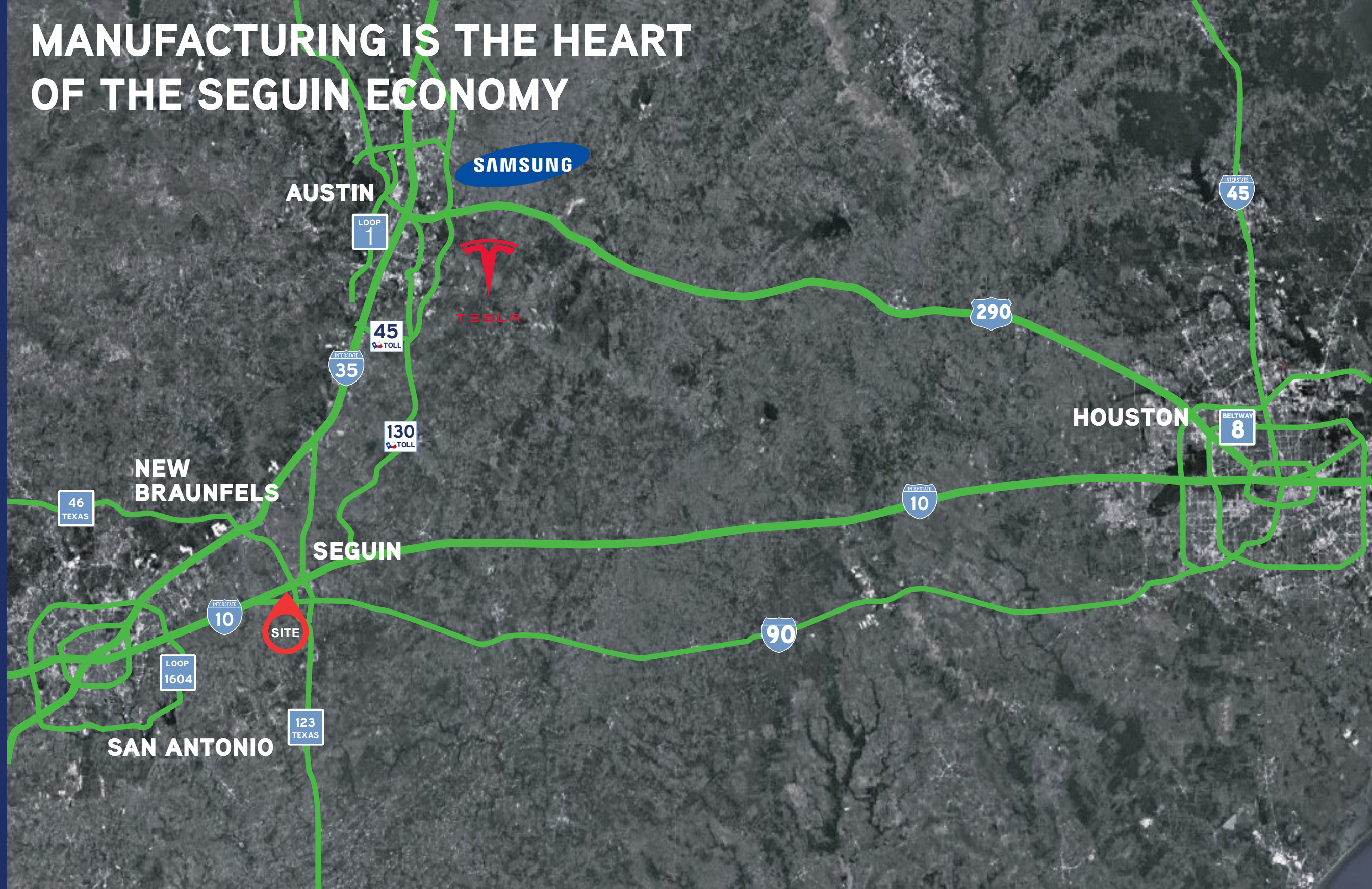
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MANUFACTURING IS THE HEART OF THE SEGUIN ECONOMY



SEGUIN TEXAS

Numerous manufacturers and FORTUNE 500 manufacturing companies have established major operations within the City of Seguin. Since 2019, Seguin has announced **580+ new jobs** and more than **\$188 Million in new capital investments**.

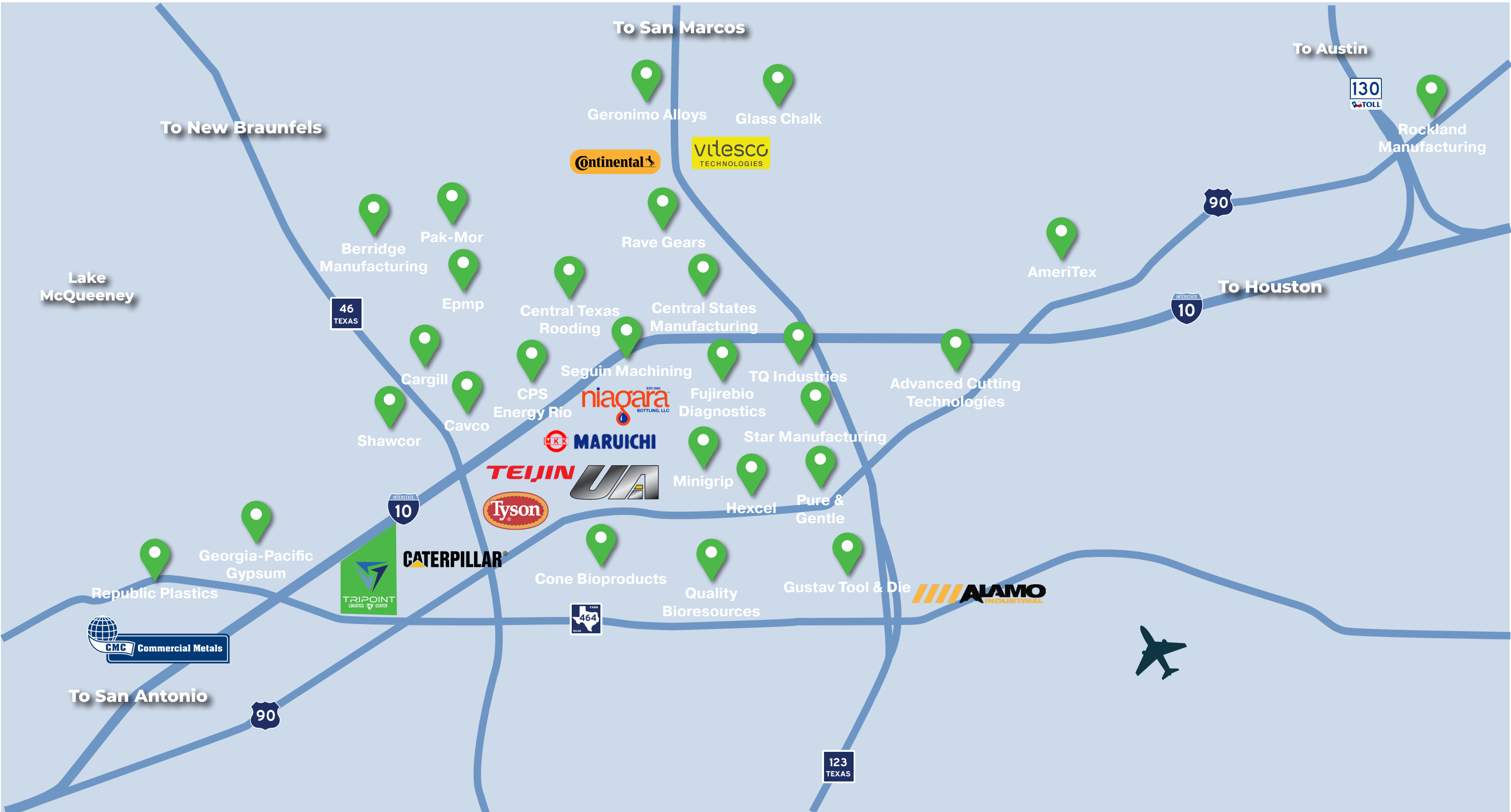
Nestled along the banks of the Guadalupe River, Seguin, Texas, is a **pro-business community in one of the fastest-growing regions in the United States**. Today Seguin is a regional manufacturing, retail, and healthcare hub, with a skilled workforce, a competitive tax structure and plenty of commercial real estate.

Seguin is a community rich in history and culture. Founded in 1838 by Texas Rangers, it is one of the oldest cities in the State of Texas. Located conveniently along Interstate 10 and State Highway 130, Seguin is just 30 minutes east of San Antonio and 60 minutes south of Austin.

CITY OF SEGUIN

NEARBY MANUFACTURERS

NEW BRAUNFELS	SAN ANTONIO	HOUSTON	LAREDO
13.5 Miles	33.8 Miles	163 Miles	190 Miles
SAN MARCOS	AUSTIN	CORPUS CHRISTI	DFW AREA
24.4 Miles	67 Miles	169 Miles	256 Miles



TEXAPLEX

ONE OF 11 MEGAREGIONS IN THE UNITED STATES

IS PROJECTED TO GROW BY 3.5 MILLION BETWEEN NOW AND 2030. THE ENTIRE AREA WILL BECOME **ONE GIANT METROPOLIS** WITH A 19 PERCENT GROWTH IN RESIDENTS — FROM 18.14 MILLION IN 2015 TO **21.65 MILLION IN 2030**. BRINGING IT CLOSE TO THE CURRENT POPULATION OF THE NEW YORK CITY METRO AREA (20.18 MILLION PEOPLE).

(U.S. Census Bureau and forecasts from the Texas Office of the State Demographer)

NO. 1

JOB CREATOR
IN THE NATION

TEXAS IS PROJECTED TO ADD
ONE MILLION JOBS BY 2023
(Forbes)

NO. 2

LARGEST WORKFORCE
IN THE US
(U.S. CENSUS BUREAU)

50+

FORTUNE 500
COMPANY HQ

IN THE TRIANGLE METROS

PORT OF LAREDO

NO. 1 INLAND PORT
IN THE U.S.

PORT OF HOUSTON

2ND LARGEST PORT
BY VOLUME OF TONNAGE IN THE U.S

BUILDING 1 - LEASED

BUILDING 2

- 403,200 SF
- 234 Car Parks
- 118 Trailer Parks

BUILDING 3

- 403,200 SF
- 236 Car Parks
- 205 Trailer Parks

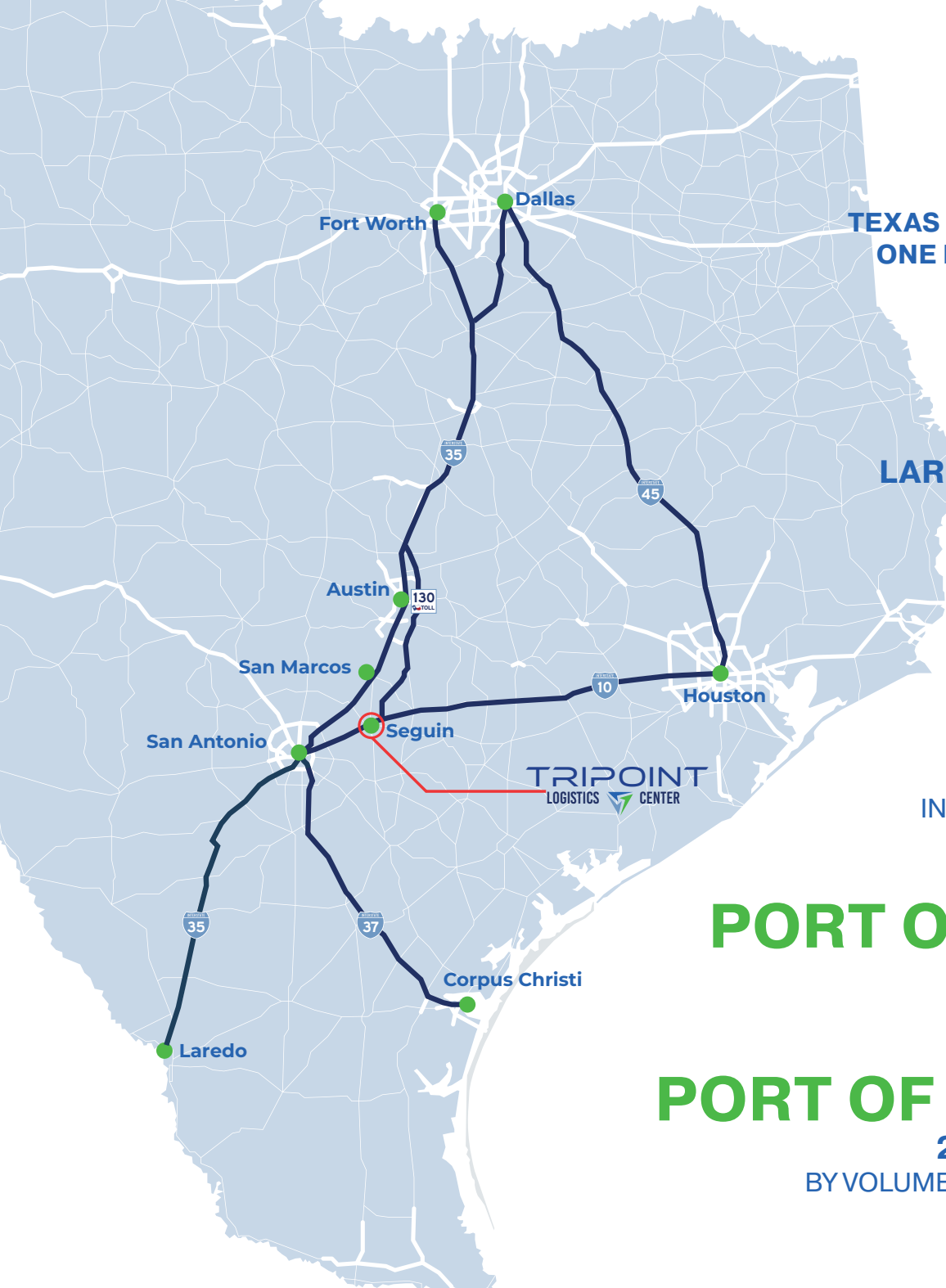
25MW expandable up to 100 MW

- Proposed Row
- Existing, Under Construction
- Removal

PROPOSED
TXDOT RAMPS

PROPOSED
TXDOT RAMPS

LEASED



SEGUIN'S TOP EMPLOYERS

[*Click here for more info on Seguin, TX](#)



VITESCO TECHNOLOGIES	
INDUSTRY	Manufacturing
EST. EMPLOYMENT	1,600



CATERPILLAR	
INDUSTRY	Manufacturing
EST. EMPLOYMENT	1,500



SEGUIN ISD	
INDUSTRY	Education
EST. EMPLOYMENT	1,100



CMC STEEL	
INDUSTRY	Manufacturing
EST. EMPLOYMENT	900



GUADALUPE REGIONAL MED CENTER	
INDUSTRY	Healthcare
EST. EMPLOYMENT	900



TYSON FOODS	
INDUSTRY	Manufacturing
EST. EMPLOYMENT	830



#1
MANUFACTURING



GUADALUPE COUNTY	
INDUSTRY	Government
EST. EMPLOYMENT	650



#2
REAL ESTATE
DEVELOPMENT



CITY OF SEGUIN	
INDUSTRY	Government
EST. EMPLOYMENT	490



TEXAS LUTHERAN UNIVERSITY	
INDUSTRY	Education
EST. EMPLOYMENT	440



H-E-B	
INDUSTRY	Retail
EST. EMPLOYMENT	400

2021-2022 ACTIVITY BY INDUSTRY



#3
INFORMATION
TECHNOLOGY

SEGUIN RESIDENTIAL ACTIVITY

- 16,733 Dwelling Units in Development Pipeline
- 25 Subdivisions Currently Under Construction
- 4,000+ Residential Building Permits Issued Since 2020
- 1 Multifamily Development Delivered Q4 2022
200 Units
- 2 Multifamily Projects in Pre-Development Stage
725 Units