

LEASING BY  
**partners**



# TRIPOINT LOGISTICS CENTER



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

DEVELOPED BY  
BALTISSE/Ackerman & Co.  
Commercial Development

FOR LEASING  
INFORMATION

# MANUFACTURING IS THE HEART OF THE SEGUIN ECONOMY

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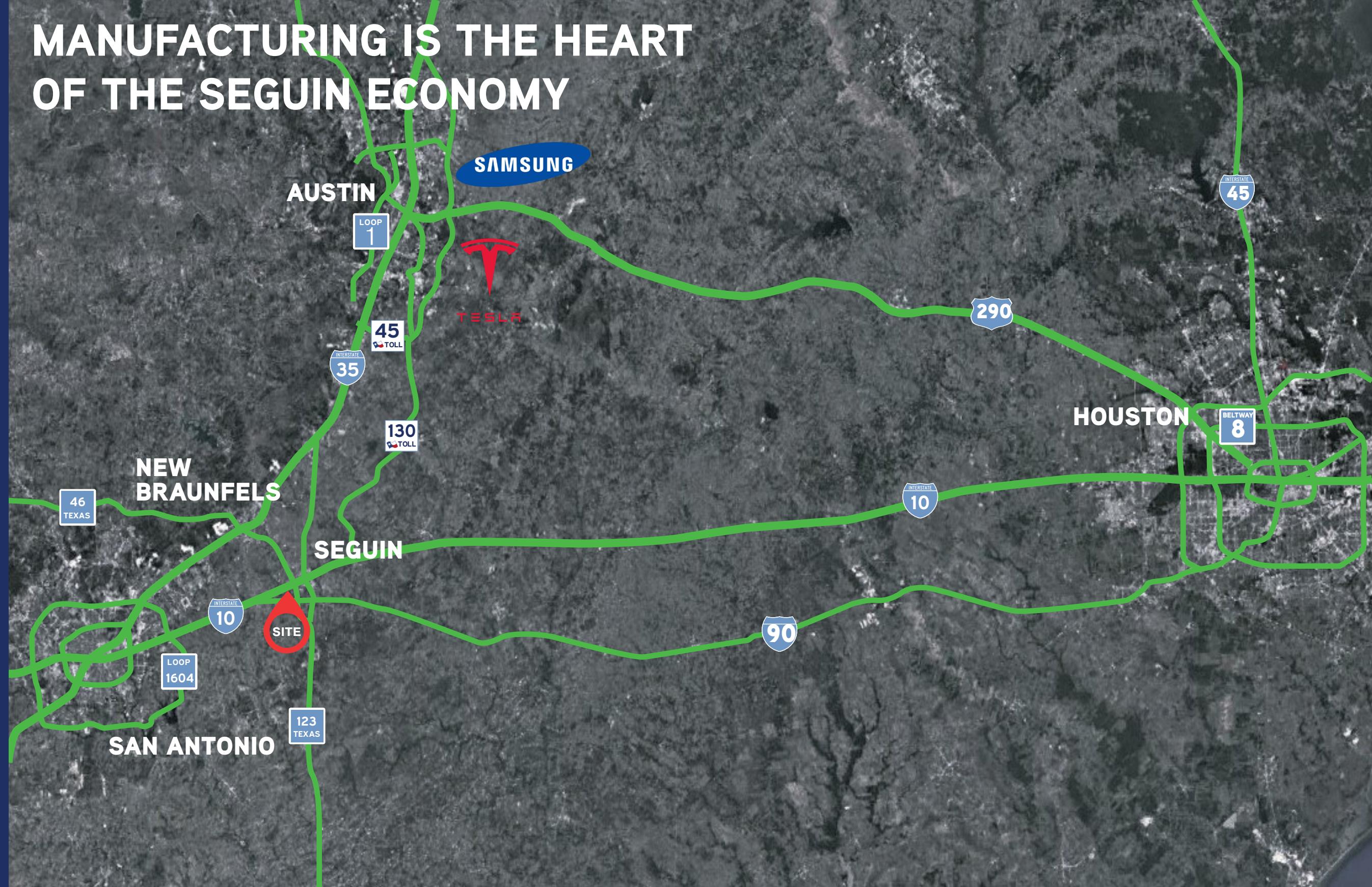
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## SEGUIN TEXAS

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

13.5 Miles

SAN ANTONIO

33.8 Miles

HOUSTON

163 Miles

LAREDO

190 Miles

SAN MARCOS

24.4 Miles

AUSTIN

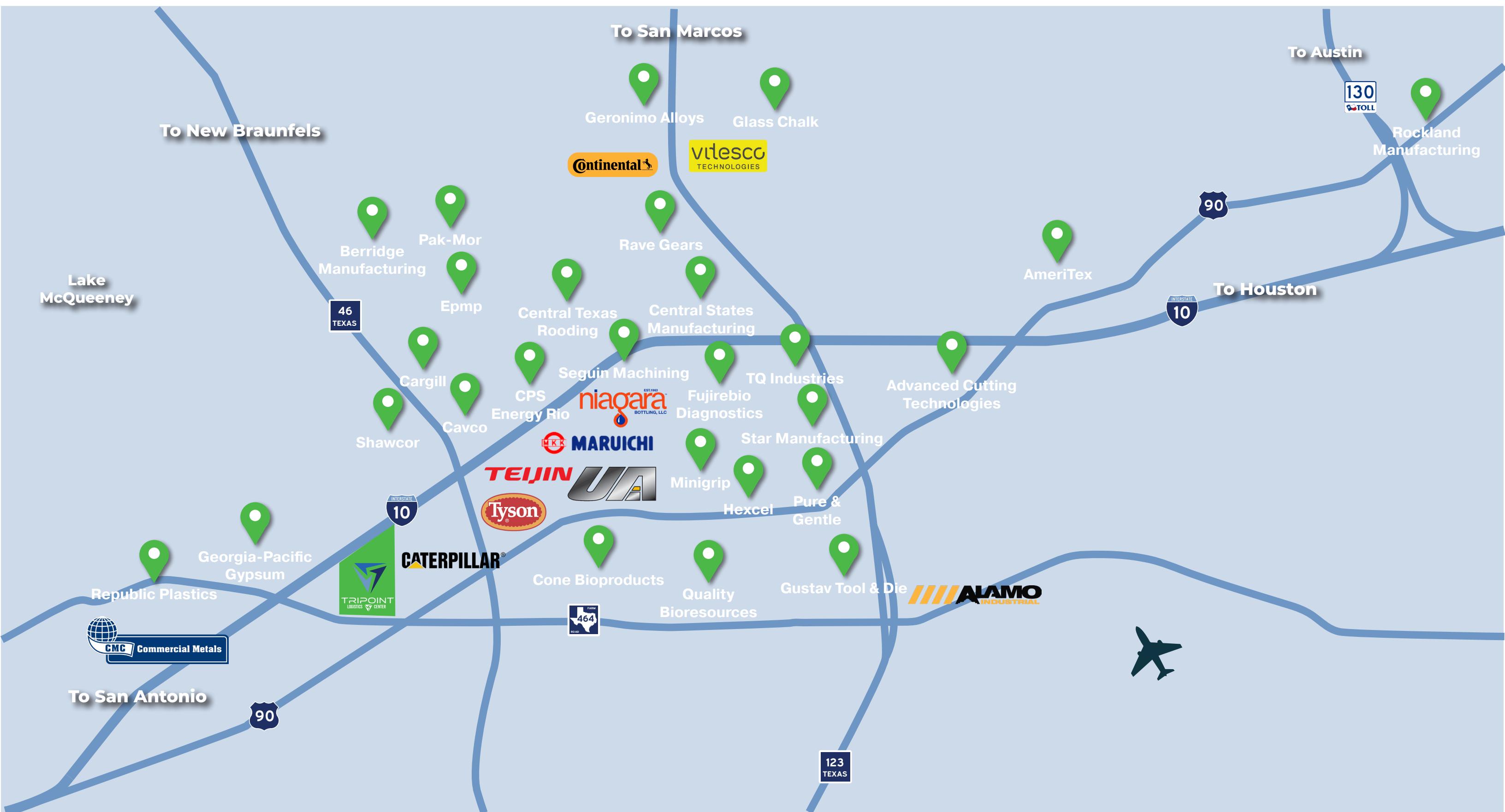
67 Miles

CORPUS CHRISTI

169 Miles

DFW AREA

256 Miles

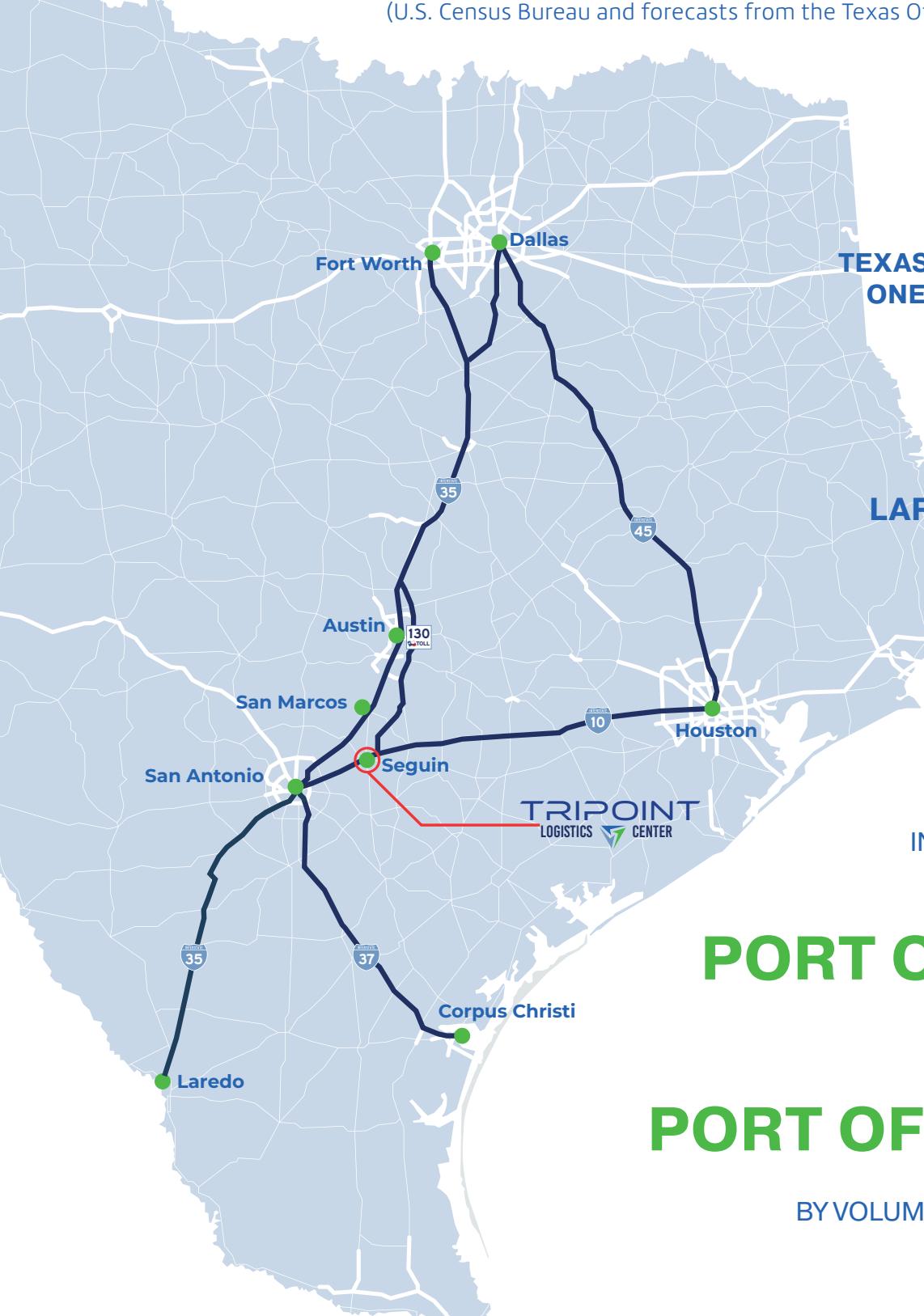


# TEXAPLEX

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



# SEGUIN'S TOP EMPLOYERS

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



## VITESCO TECHNOLOGIES

INDUSTRY	Manufacturing
EST. EMPLOYMENT	1,600



## TYSON FOODS

INDUSTRY	Manufacturing
EST. EMPLOYMENT	830

## GUADALUPE COUNTY

INDUSTRY	Government
EST. EMPLOYMENT	650



## 2021-2022

### ACTIVITY BY INDUSTRY



**#1**  
MANUFACTURING

**#2**  
REAL ESTATE  
DEVELOPMENT



**#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**