



131 SEGUIN ST & 123 SEGUIN ST

SAN ANTONIO, TX 78208

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For Lease

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PROPERTY INFORMATION

SECTION 1

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PROPERTY SUMMARY



LOCATION DESCRIPTION

Discover the potential of this prime commercial and industrial lot located in the heart of San Antonio, TX. This blank canvas property offers endless possibilities for development—ideal for warehouses, showrooms, flex spaces, or light industrial use. Strategically positioned with easy access to major highways and public transportation, the site ensures smooth logistics and convenient connectivity throughout the city.

The surrounding area blends historic character with modern growth, creating a thriving environment for businesses of all kinds. Nearby landmarks such as the AT&T Center and the revitalized Hays Street Bridge attract consistent traffic and activity, while the Pearl District—just minutes away—adds to the area’s appeal with its mix of dining, shopping, and entertainment options.

Whether you’re looking to build, expand, or invest, this property offers a rare opportunity to establish your presence in one of San Antonio’s most promising commercial corridors.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	3,796 - 9,464 SF
Lot Size:	0.31 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,349	39,017	125,122
Total Population	11,419	100,609	330,690
Average HH Income	\$57,561	\$80,216	\$72,589

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Unlock the Potential at 131 Seguin!

This unique lot offers endless possibilities in a prime location with strong visibility and easy access. Whether you're envisioning a vibrant retail concept, a creative workspace, or a mixed-use development, this property provides the perfect blank canvas to bring your vision to life.

Adding to its versatility, two fully renovated shipping containers will be placed on-site—ideal for small businesses, boutiques, or pop-up ventures looking for an eye-catching and modern presence. The combination of open land and turn-key container spaces creates limitless potential for entrepreneurs, investors, and developers alike.

131 Seguin is more than a property—it's a foundation for innovation and community growth.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Frontage on three bustling streets for high visibility.
- Clean environmental report for peace of mind.
- Versatile space for diverse commercial ventures.
- Strategic location for easy accessibility.
- Ideal foundation for business success.
- Its right next to an already growing industrial complex.



LEASE SPACES



LEASE INFORMATION

Lease Type:	Ground	Lease Term:	Negotiable
Total Space:	3,796 - 9,464 SF	Lease Rate:	Negotiable

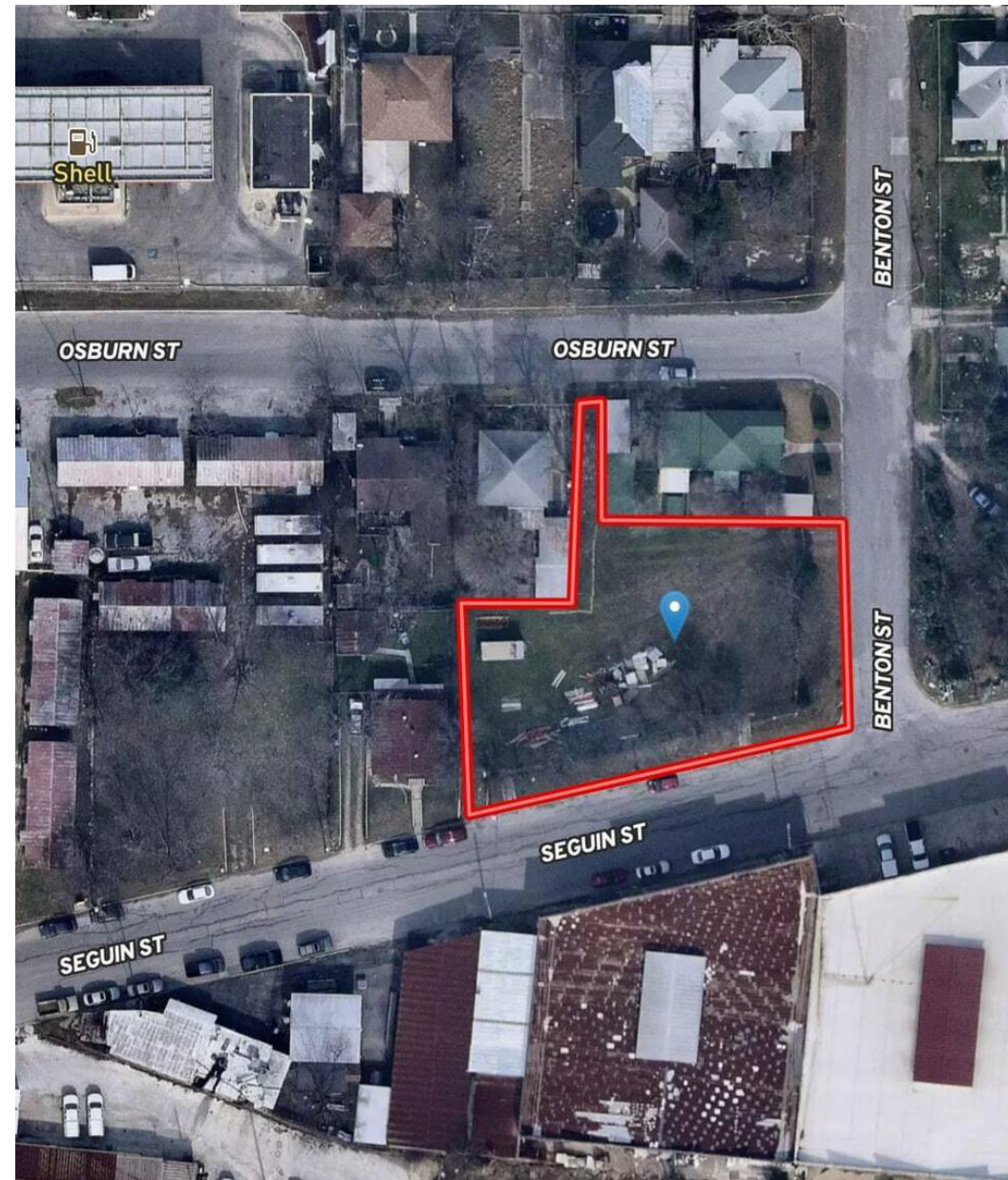
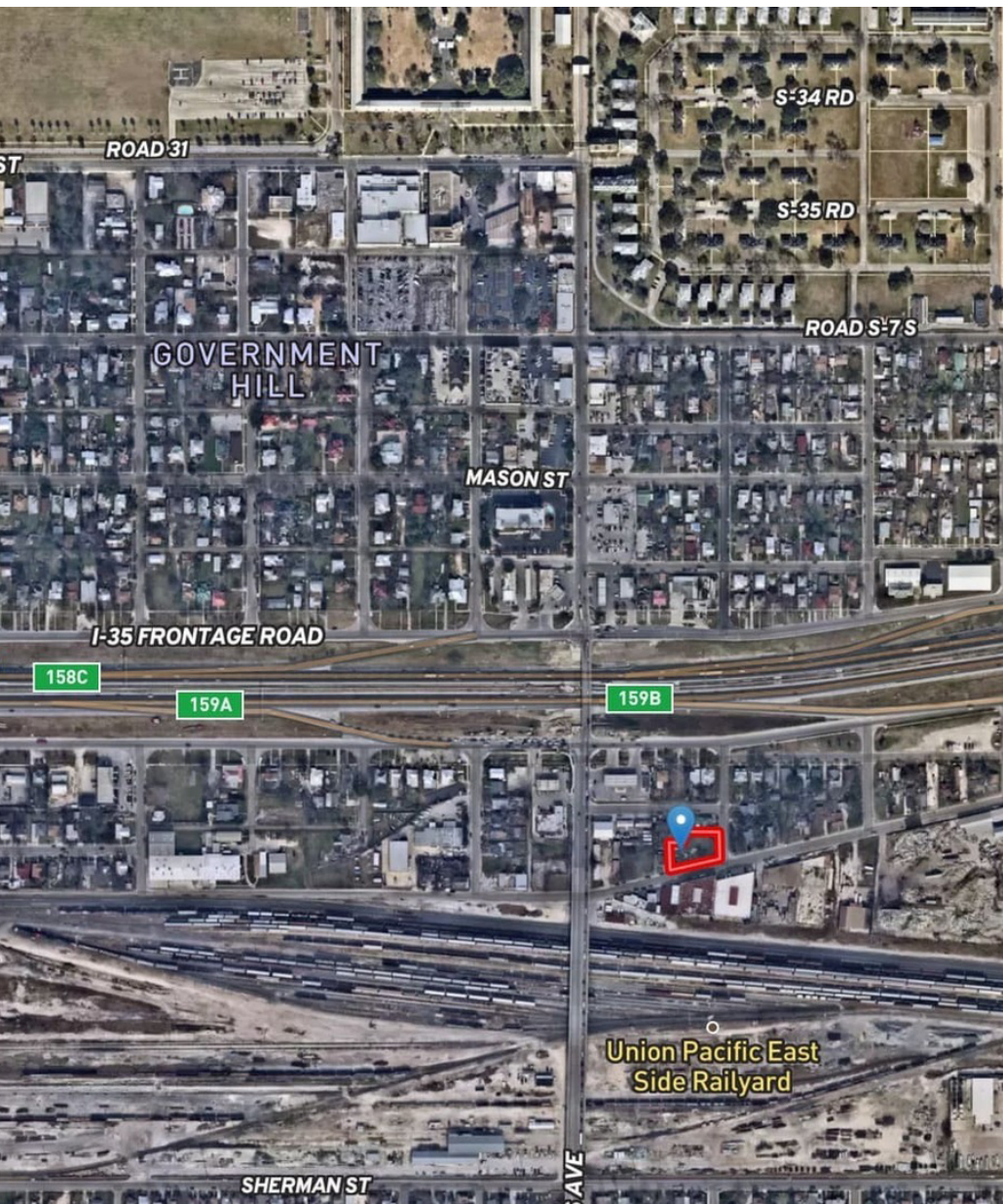
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
131 Seguin St	Available	9,464 SF	Ground Lease	Negotiable	Available
123 Seguin St	Available	3,796 SF	Ground Lease	Negotiable	Available

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



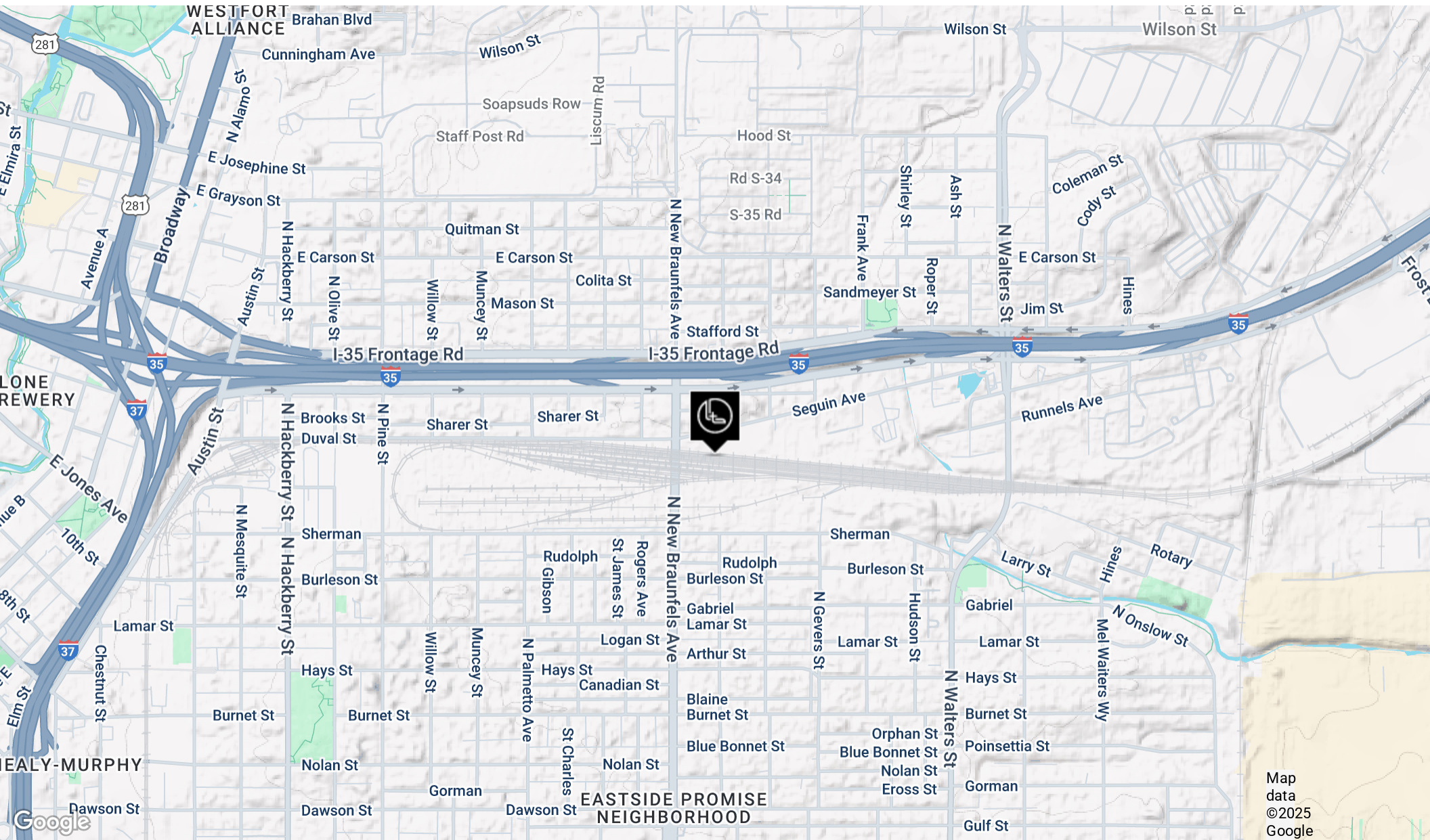


LOCATION INFORMATION

SECTION 2

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LOCATION MAP



AERIAL MAP





DEMOGRAPHICS

SECTION 3

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DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,419	100,609	330,690
Average Age	36	39	39
Average Age (Male)	35	38	38
Average Age (Female)	37	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,349	39,017	125,122
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$57,561	\$80,216	\$72,589
Average House Value	\$299,808	\$378,883	\$297,831

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	66.3%	56.9%	69.0%

Demographics data derived from AlphaMap

