

LEASING BY  
**partners**



# TRIPPOINT

LOGISTICS  CENTER

BUILD-TO-SUIT FOR SALE OR LEASE | UP TO 2 MILLION SF  
119 ACRE LOGISTICS/MANUFACTURING CENTER IN SEGUIN, TEXAS

DEVELOPED BY  
BALTISSÉ/Ackerman & Co.  
Commercial Development

# MANUFACTURING IS THE HEART OF THE SEGUIN ECONOMY

## FOR LEASING INFORMATION

### JOHN COLGLAZIER

Partner  
210 996 2934  
john.colglazier  
@partnersrealestate.com

### KYLE KENNAN

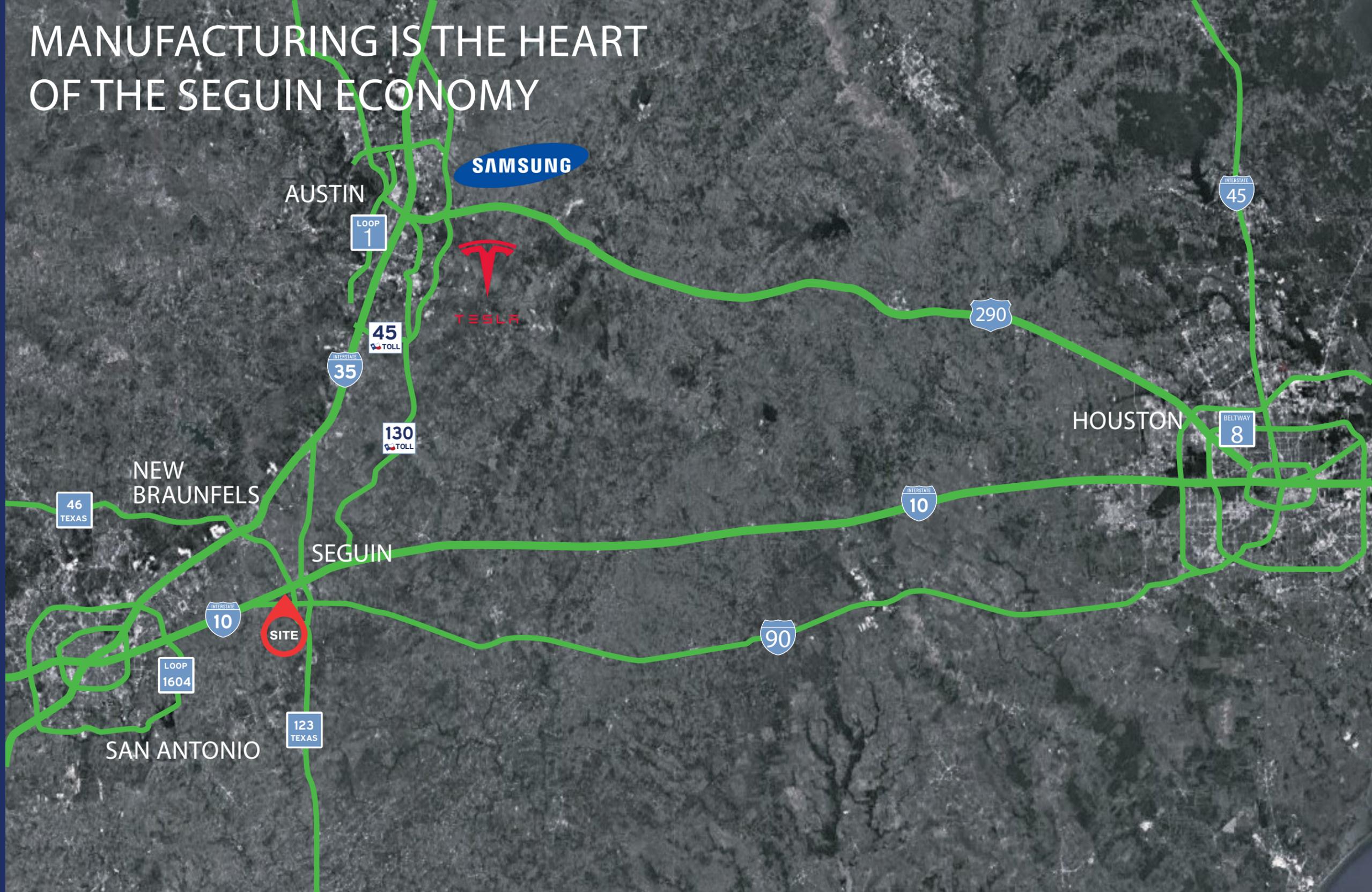
Vice President  
210 714 2196  
kyle.kennan  
@partnersrealestate.com

### GRAY GILBERT

Partner  
713 301 7252  
gray.gilbert  
@partnersrealestate.com

### CHRIS HARO

Partner  
713 275 9620  
chris.haro  
@partnersrealestate.com



## 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**

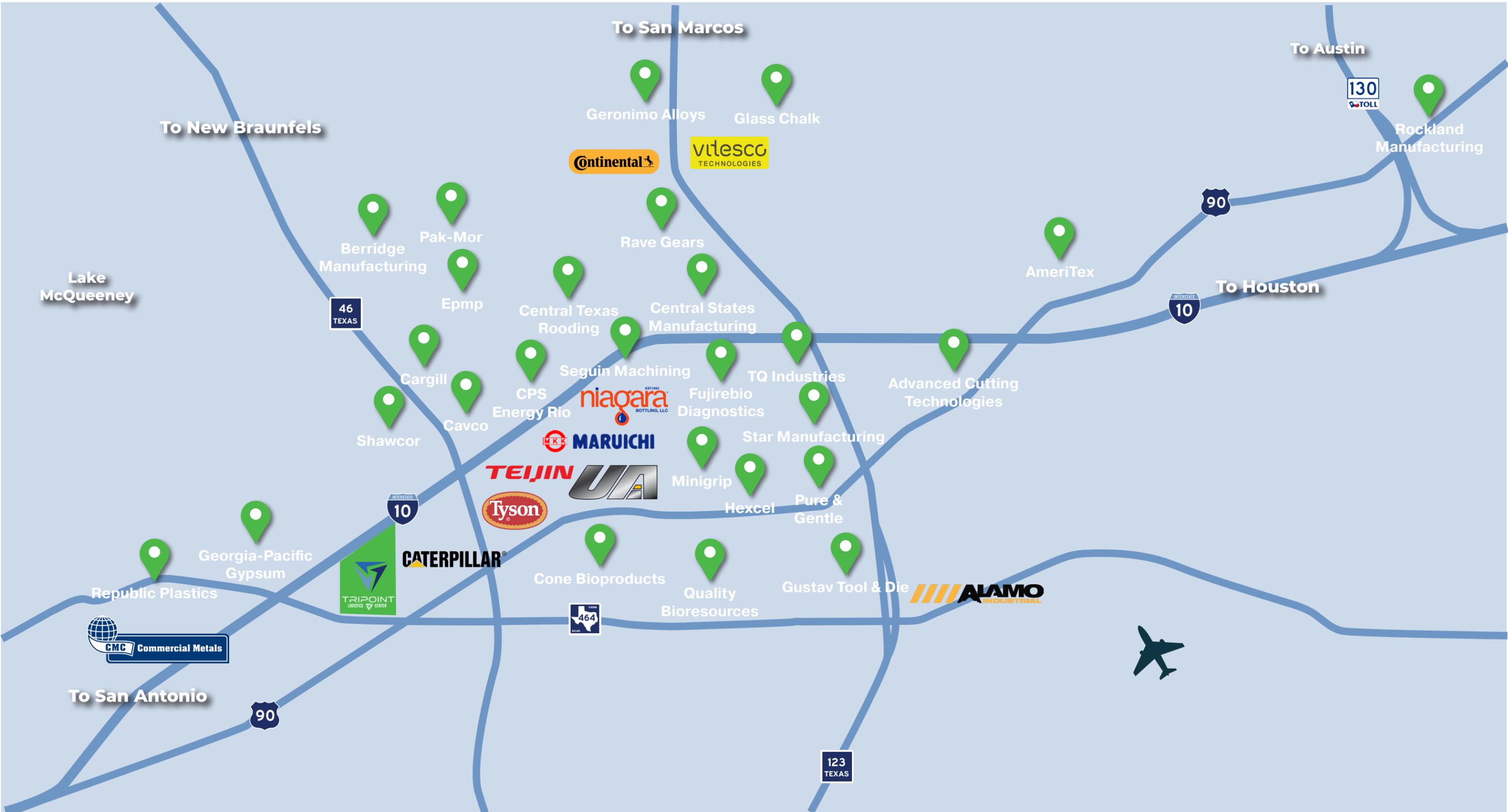
67 Miles

**CORPUS CHRISTI**

169 Miles

**DFW AREA**

256 Miles

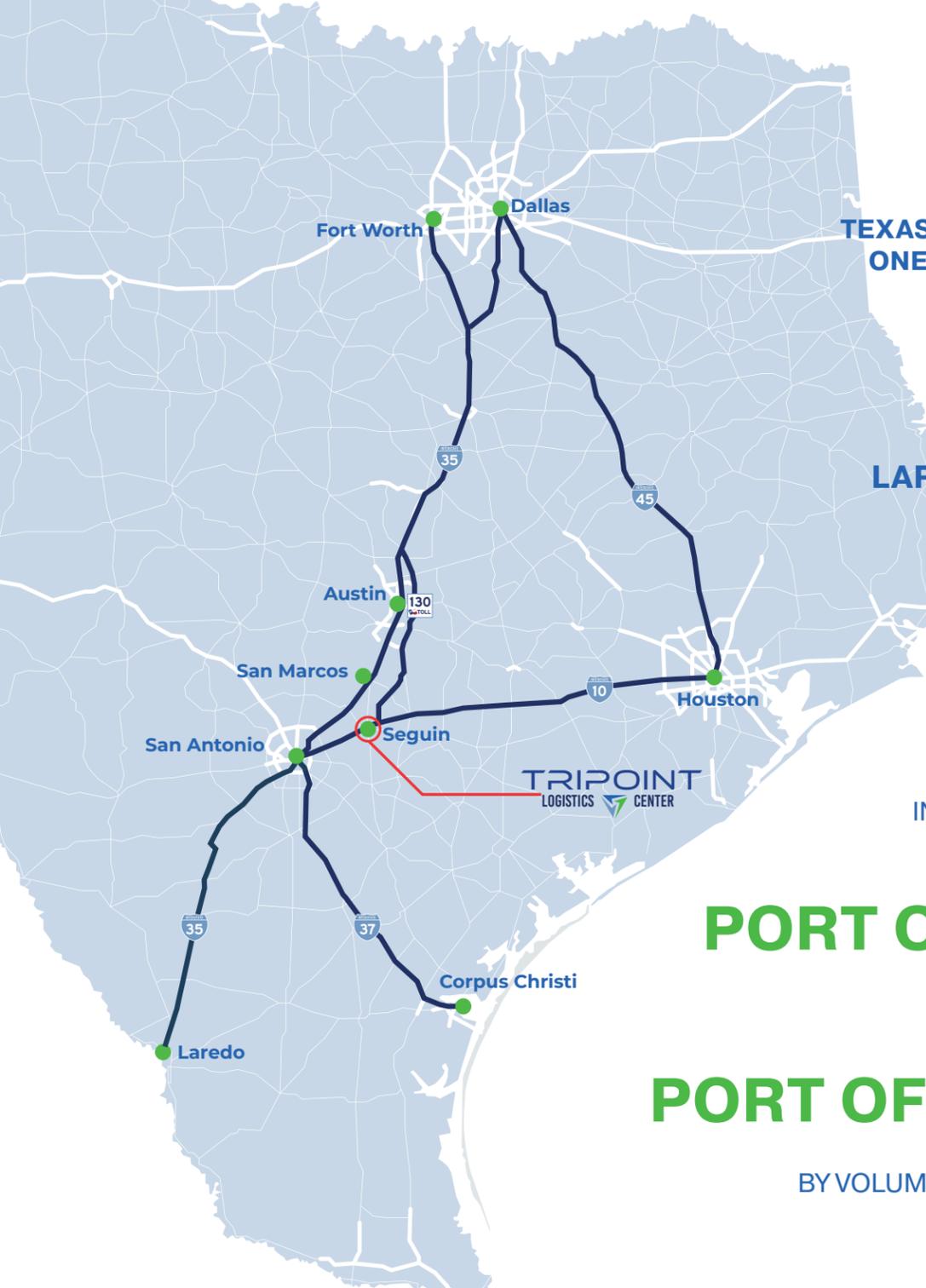


# TEXAPLEX

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**
- 511,787 SF
  - 105 Dock-High Doors (9'x10')
  - 4 Truck Ramps (14'x16')
  - 634 Parking Spaces
  - 151 Trailer Parks

- BUILDING 2**
- 902,720 SF
  - 160 Dock-High Doors (9'x10')
  - 4 Truck Ramps (12'x14')
  - 521 Parking Spaces
  - 224 Trailer Parks

**25MW expandable up to 100 MW**

Legend:

- Proposed Row
- Existing, Under Construction
- Removal

**PROPOSED TXDOT RAMPS**



# SEGUIN'S TOP EMPLOYERS



## VITESCO TECHNOLOGIES

|                 |               |
|-----------------|---------------|
| INDUSTRY        | Manufacturing |
| EST. EMPLOYMENT | 1,600         |



## TYSON FOODS

|                 |               |
|-----------------|---------------|
| INDUSTRY        | Manufacturing |
| EST. EMPLOYMENT | 830           |



## CATERPILLAR

|                 |               |
|-----------------|---------------|
| INDUSTRY        | Manufacturing |
| EST. EMPLOYMENT | 1,500         |



## GUADALUPE COUNTY

## GUADALUPE COUNTY

|                 |            |
|-----------------|------------|
| INDUSTRY        | Government |
| EST. EMPLOYMENT | 650        |



## SEGUIN ISD

|                 |           |
|-----------------|-----------|
| INDUSTRY        | Education |
| EST. EMPLOYMENT | 1,100     |



## CITY OF SEGUIN

|                 |            |
|-----------------|------------|
| INDUSTRY        | Government |
| EST. EMPLOYMENT | 490        |



## CMC STEEL

|                 |               |
|-----------------|---------------|
| INDUSTRY        | Manufacturing |
| EST. EMPLOYMENT | 900           |



## TEXAS LUTHERAN UNIVERSITY

|                 |           |
|-----------------|-----------|
| INDUSTRY        | Education |
| EST. EMPLOYMENT | 440       |



## GUADALUPE REGIONAL MED CENTER

|                 |            |
|-----------------|------------|
| INDUSTRY        | Healthcare |
| EST. EMPLOYMENT | 900        |



## H-E-B

|                 |        |
|-----------------|--------|
| INDUSTRY        | Retail |
| EST. EMPLOYMENT | 400    |

## 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**