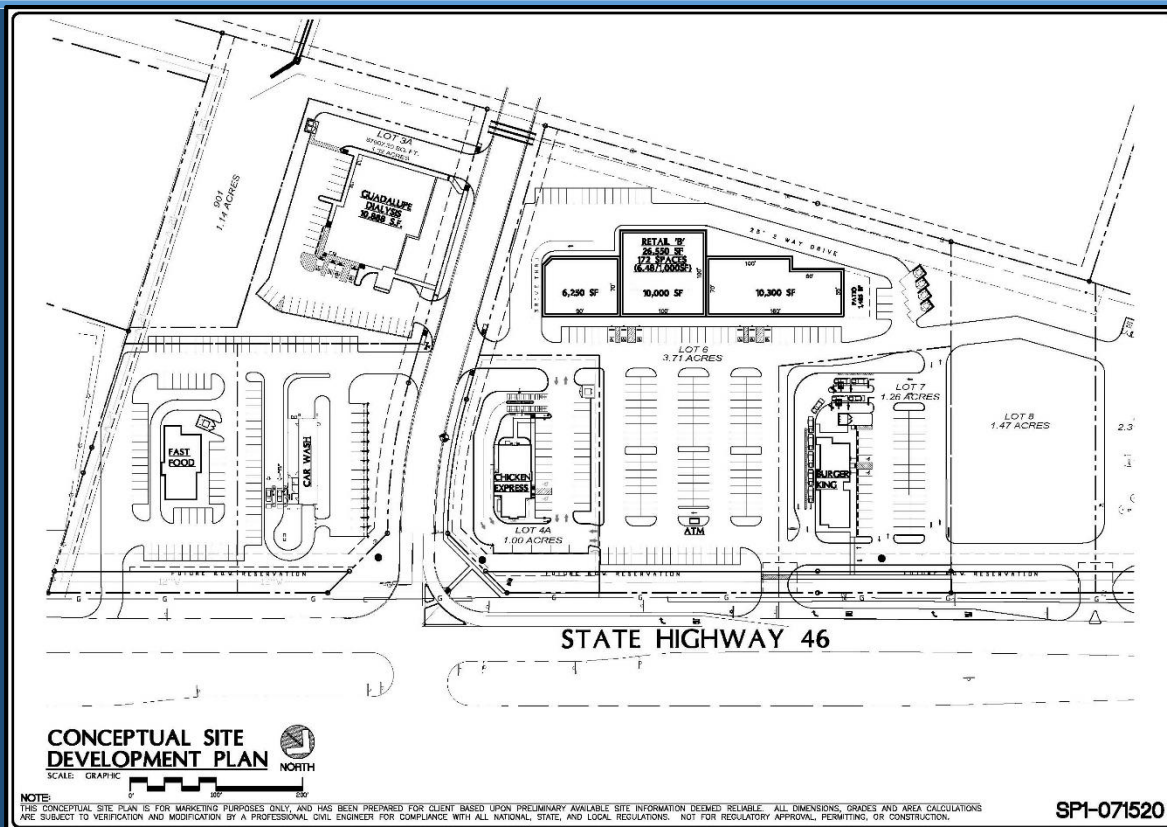




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COMMERCIAL & INVESTMENT REALTORS

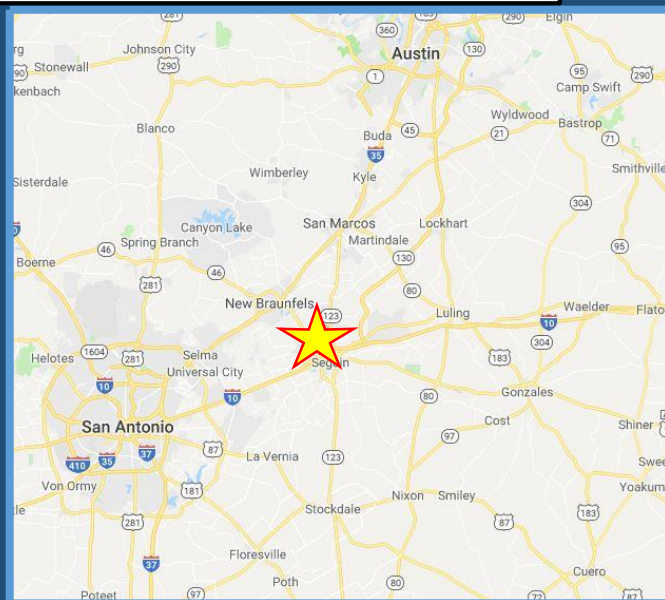
# Now Leasing: New Shopping Center

Interstate 10 & State Hwy 46 | Seguin | Texas | 78155



## Property Highlights:

- Approximately 24 AC of Land
- 20,000 S.F Retail Center to be built.
- About 8,100 single-family lots coming to the area.
- Great Visibility off Interstate-10 & State Hwy 46
- Medical Center and Dining locations to start development.



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Interstate 10 & State Hwy 46 | Seguin | Texas | 78155



# GAZETTE



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## New development bringing medical, retail center

Felicia Frazar  
The Seguin Gazette

A San Antonio developer is bringing a new retail center to Seguin.

Tom Rohde, of Rohde, Ottmers & Siegel Realty, in partnership with the Red McCombs family, announced the development of the 24-acre lot located near the southwest side of Interstate 10 and State Highway 46.

The property starts at C.H. Matthis Drive near the IH 10 off-ramp on the west side of SH 46, stretches to the traffic signal and then continues south to the lot just south of Best Drive.

"We've been looking at Seguin for quite a while," Rohde said. "I'm real familiar with Seguin. I've been watching Seguin and the new housing subdivisions that were about to get platted about three years ago."

The development will boast a medical center and dining locations to start with room to grow in the future, Rohde said.

"We've got a 12,000 square-foot medical facility going in there. DiVita Medical, out of San Antonio, is going to build a branch there," he said. "We've just closed with Chicken Express, which is the same Chicken Express owner that is on the 123 Bypass on the other side of

Seguin. We should close with Burger King here in October."

The developers are working with KFW Engineers for the platting and permits, while Villa Park Architects are designing the layout and master plan, Rohde said in a news release.

Josh Schneuker, executive director of the Seguin Economic Development Corporation, said the EDC and Rohde had worked hard to bring this center to the

city.

"This has been a long time coming. He has put a lot of work and investment into this deal," Schneuker said. "We're hoping to land some really good users in there and to diversify the retail here in Seguin."

Yantis Construction has broken ground with sewer, water and drainage, Rohde said.

CENTER - 7

After years of planning and watching, Rohde said now is the right time for this development to help satisfy the needs of the city's growth.

"We've spent the last 18 months planning it with KFW Engineers, and we finally had enough momentum to break ground this fall, which is what we did," he said. "Josh Schneuker with the Seguin Economic Development office has assisted the project with current demographics showing almost 8,100 future single-family lots coming to the area. The growth between Seguin and New Braunfels along Hwy 46 is amazing, and for the first time Seguin is seeing much higher-income families moving into the area in subdivisions where the homes start at \$300,000 to \$400,000."

Rohde said he also hears what the community wants and is working to fulfill that.

"Everybody in town says bring Chick-Fil-A, so we're going to try to start talking Chick-Fil-A into coming here," he said. "The college kids want it. The chamber wants it. Local officials want it. Everybody wants it."

The center will include an additional 25,000 square-foot shopping center at the corner of Best Drive and SH 46, Rohde said.

"That side of town not only needs the retail that we are doing, but it needs a grocery store too, so we're working on that," he said.

Schneuker said he hopes that this center will start the trend of creating more growth on the west side of the city.

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**SP1-043020-OA**

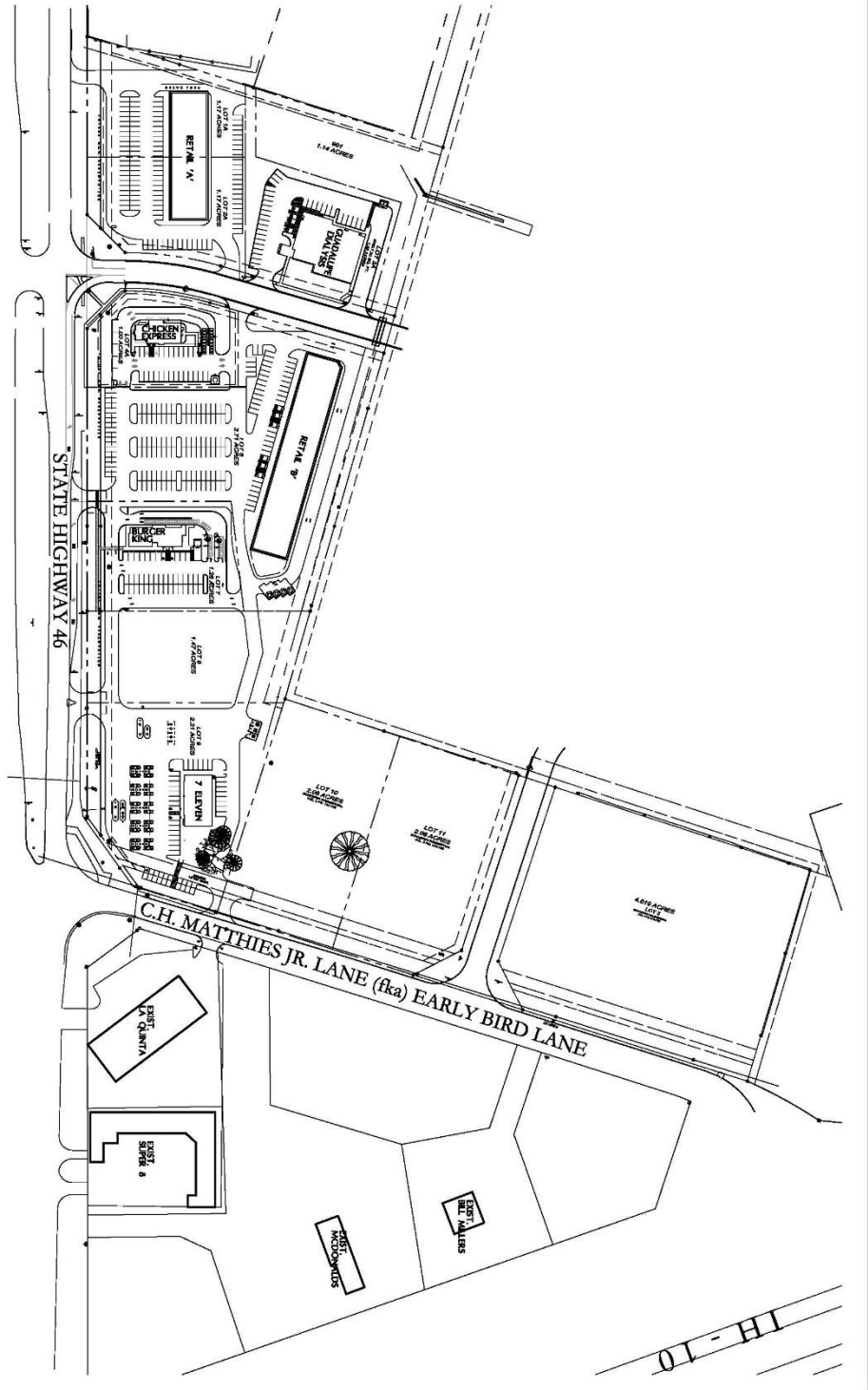
# CONCEPTUAL SITE DEVELOPMENT PLAN



NORTH

GRAPHIC SCALE:

0 50' 100' 200'



SP1-OA

## CONCEPTUAL SITE DEVELOPMENT PLAN

HWY 46 - CH. MATTHIES LANE  
SEQUIN, TX. 78155



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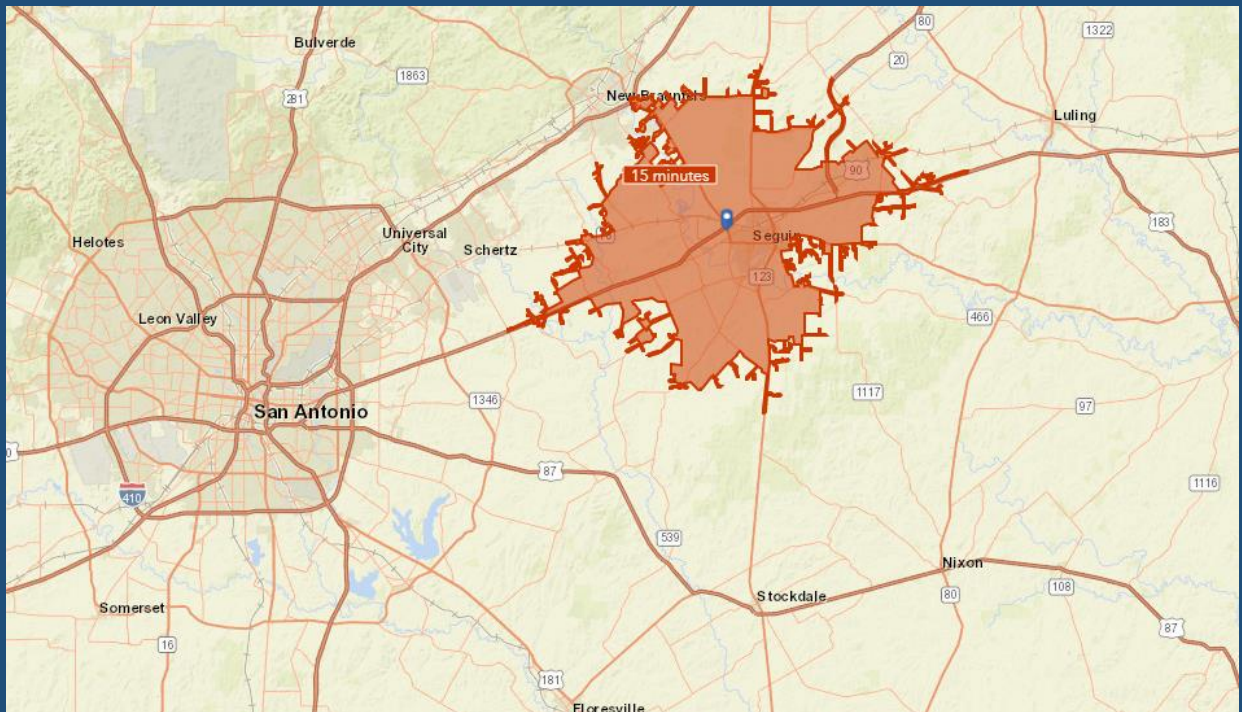
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## Executive Summary

1523-1547 C H Matthies Jr, Seguin, Texas, 78155  
Drive Time: 15 minute radii

Prepared by Esri  
Latitude: 29.58007  
Longitude: -97.99276

15 minutes

### Population

2000 Population	41,971
2010 Population	47,516
2019 Population	57,499
2024 Population	63,293
2000-2010 Annual Rate	1.25%
2010-2019 Annual Rate	2.08%
2019-2024 Annual Rate	1.94%
2019 Male Population	49.3%
2019 Female Population	50.7%
2019 Median Age	38.4

In the identified area, the current year population is 57,499. In 2010, the Census count in the area was 47,516. The rate of change since 2010 was 2.08% annually. The five-year projection for the population in the area is 63,293 representing a change of 1.94% annually from 2019 to 2024. Currently, the population is 49.3% male and 50.7% female.

### Median Age

The median age in this area is 38.4, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	78.0%
2019 Black Alone	6.4%
2019 American Indian/Alaska Native Alone	0.6%
2019 Asian Alone	0.9%
2019 Pacific Islander Alone	0.1%
2019 Other Race	11.3%
2019 Two or More Races	2.7%
2019 Hispanic Origin (Any Race)	47.8%

Persons of Hispanic origin represent 47.8% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.3 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	79
2000 Households	14,646
2010 Households	16,800
2019 Total Households	20,302
2024 Total Households	22,345
2000-2010 Annual Rate	1.38%
2010-2019 Annual Rate	2.07%
2019-2024 Annual Rate	1.94%
2019 Average Household Size	2.75

The household count in this area has changed from 16,800 in 2010 to 20,302 in the current year, a change of 2.07% annually. The five-year projection of households is 22,345, a change of 1.94% annually from the current year total. Average household size is currently 2.75, compared to 2.73 in the year 2010. The number of families in the current year is 14,586 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

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### Mortgage Income

2019 Percent of Income for Mortgage 16.8%

### Median Household Income

2019 Median Household Income \$52,636

2024 Median Household Income \$58,750

2019-2024 Annual Rate 2.22%

### Average Household Income

2019 Average Household Income \$69,551

2024 Average Household Income \$79,716

2019-2024 Annual Rate 2.77%

### Per Capita Income

2019 Per Capita Income \$24,452

2024 Per Capita Income \$27,999

2019-2024 Annual Rate 2.75%

### Households by Income

Current median household income is \$52,636 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$58,750 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$69,551 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$79,716 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$24,452 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$27,999 in five years, compared to \$36,530 for all U.S. households

### Housing

2019 Housing Affordability Index 128

2000 Total Housing Units 16,115

2000 Owner Occupied Housing Units 10,375

2000 Renter Occupied Housing Units 4,271

2000 Vacant Housing Units 1,469

2010 Total Housing Units 18,950

2010 Owner Occupied Housing Units 11,617

2010 Renter Occupied Housing Units 5,183

2010 Vacant Housing Units 2,150

2019 Total Housing Units 22,565

2019 Owner Occupied Housing Units 13,919

2019 Renter Occupied Housing Units 6,383

2019 Vacant Housing Units 2,263

2024 Total Housing Units 24,790

2024 Owner Occupied Housing Units 15,576

2024 Renter Occupied Housing Units 6,770

2024 Vacant Housing Units 2,445

Currently, 61.7% of the 22,565 housing units in the area are owner occupied; 28.3%, renter occupied; and 10.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 18,950 housing units in the area - 61.3% owner occupied, 27.4% renter occupied, and 11.3% vacant. The annual rate of change in housing units since 2010 is 8.07%. Median home value in the area is \$181,040, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.93% annually to \$219,563.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

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**In Review or In Construction  
As of August 5, 2019**

Proposed Housing Status

Status

**Construction**

Final Plat Approval

Prelim Plat Approval

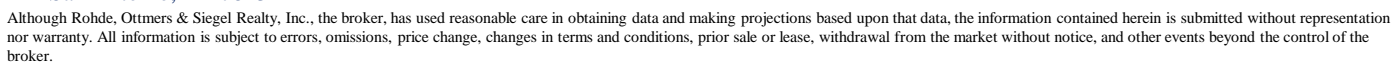
Plat Review

☐ No Submission

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San Antonio, TX 78231







# Information About Brokerage Services

11-2-2015

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>ALFRED WILLIAM ROHDE, III</u>	<u>0146682</u>	<u>tomrohde@rohderealty.com</u>	<u>(210) 366-1400</u>
Designated Broker of Firm	License No.	Email	Phone

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	<u>(210) 366-1400</u> Phone
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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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