

KBHOME

LENNAR

D·R·HORTON
America's Builder

IN THE IMMEDIATE AREA

5 ± Acres

SH 123

SH 123

I-10

STREMPLE RD

TOWNEPLACE SUITES MARRIOTT
SUBWAY
Pepper's
Comfort INN & SUITES

EXXON
Holiday Inn Express & Suites
Days Inn BY WYNDHAM



New mixed use development

KBHOME

Hannah Heights Residential Development

Jordan Heights Residential Development

Ranch 123

D·R·HORTON
America's Builder

TOWNEPLACE SUITES
SUBWAY MARRIOTT
Comfort
inn & suites

TACO CABANA

VALERO

EXXON

Days Inn
BY WYNDHAM

Loe Coca
Loe Coca

Clayton
Homes

Phillips
66

D&D

CT
D&D

THE HOME
DEPOT

CHEVROLET

Laubach

GERONIMO CREEK

ILKA SWITCH

FM 20

FM 20

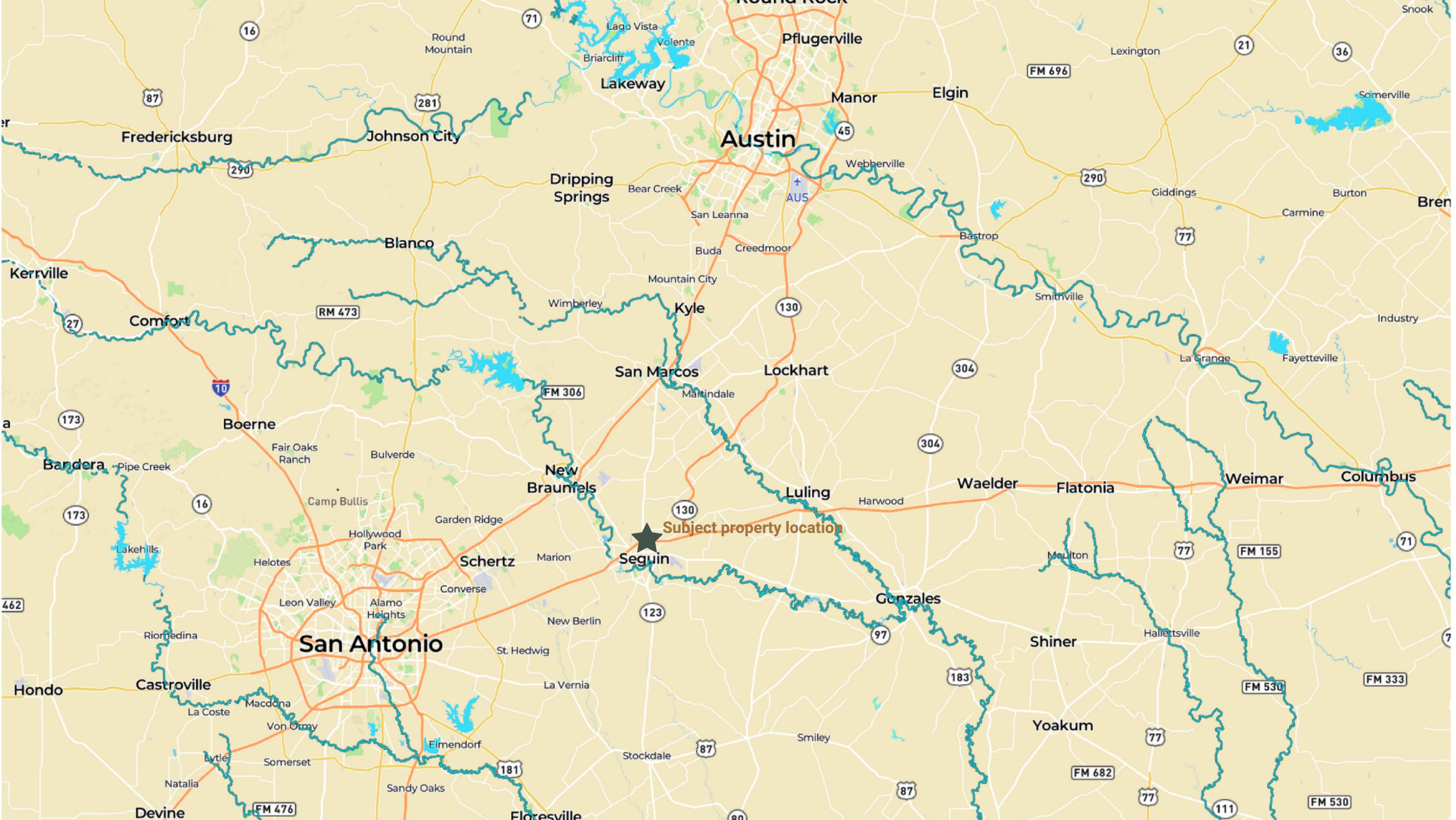
123

10

123

123





Austin

San Antonio

Seguin

Subject property location

San Marcos

Lockhart

Luling

Gonzales

Blanco

Kyle

New Braunfels

Schertz

Flatonia

Weimar

Columbus

Fredericksburg

Johnson City

Pflugerville

Manor

Elgin

Dripping Springs

Bear Creek

San Leanna

Buda

Creedmoor

Mountain City

Wimberley

Webberville

Bastrop

Smithville

Giddings

Burton

Carmine

Industry

Fayetteville

La Grange

Boerne

Fair Oaks Ranch

Bulverde

Camp Bullis

Garden Ridge

Hollywood Park

Helotes

Leon Valley

Alamo Heights

Converse

Marion

New Berlin

St. Hedwig

La Vernia

Waelder

Harwood

Moulton

Shiner

Hallettsville

Yoakum

Castroville

La Coste

Maddona

Von Ormy

Lytle

Somerset

Natalia

Sandy Oaks

Stockdale

Smiley

Floresville

Kerrville

Comfort

Bandera

Lakehills

Hondo

Devine

Bren

Industry

71

7

FM 333

7

7

7

16

87

290

281

71

21

36

45

77

290

27

RM 473

130

FM 306

304

304

173

16

173

130

304

462

123

97

77

FM 155

71

7

183

FM 530

FM 333

77

FM 682

77

111

FM 530

FM 476

181

87

87

80

Snook

Somerville

Bren

Industry

Fayetteville

Columbus

71

7

FM 333

7

7

7

er

Kerrville

Bandera

462

Hondo

Devine

Round Mountain

Lago Vista

Briarcliff

Volente

Lakeway

Pflugerville

Manor

Elgin

Lexington

FM 696

21

36

Somerville

Fredericksburg

Johnson City

Austin

Webberville

Dripping Springs

Bear Creek

San Leanna

Buda

Creedmoor

Mountain City

Wimberley

Kyle

130

FM 306

San Marcos

Martindale

Lockhart

304

304

173

Boerne

Fair Oaks Ranch

Bulverde

Camp Bullis

Garden Ridge

Hollywood Park

Helotes

Leon Valley

Alamo Heights

Converse

Marion

New Berlin

St. Hedwig

La Vernia

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7

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7

7

7

er

Kerrville

Bandera

462

Hondo

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Columbus

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7

FM 333

7

7

7

er

Kerrville

Bandera

462

Hondo

Devine

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Briarcliff

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36

Somerville

Fredericksburg

Johnson City

Austin

Webberville

Dripping Springs

Bear Creek

San Leanna

Buda

Creedmoor

Mountain City

Wimberley

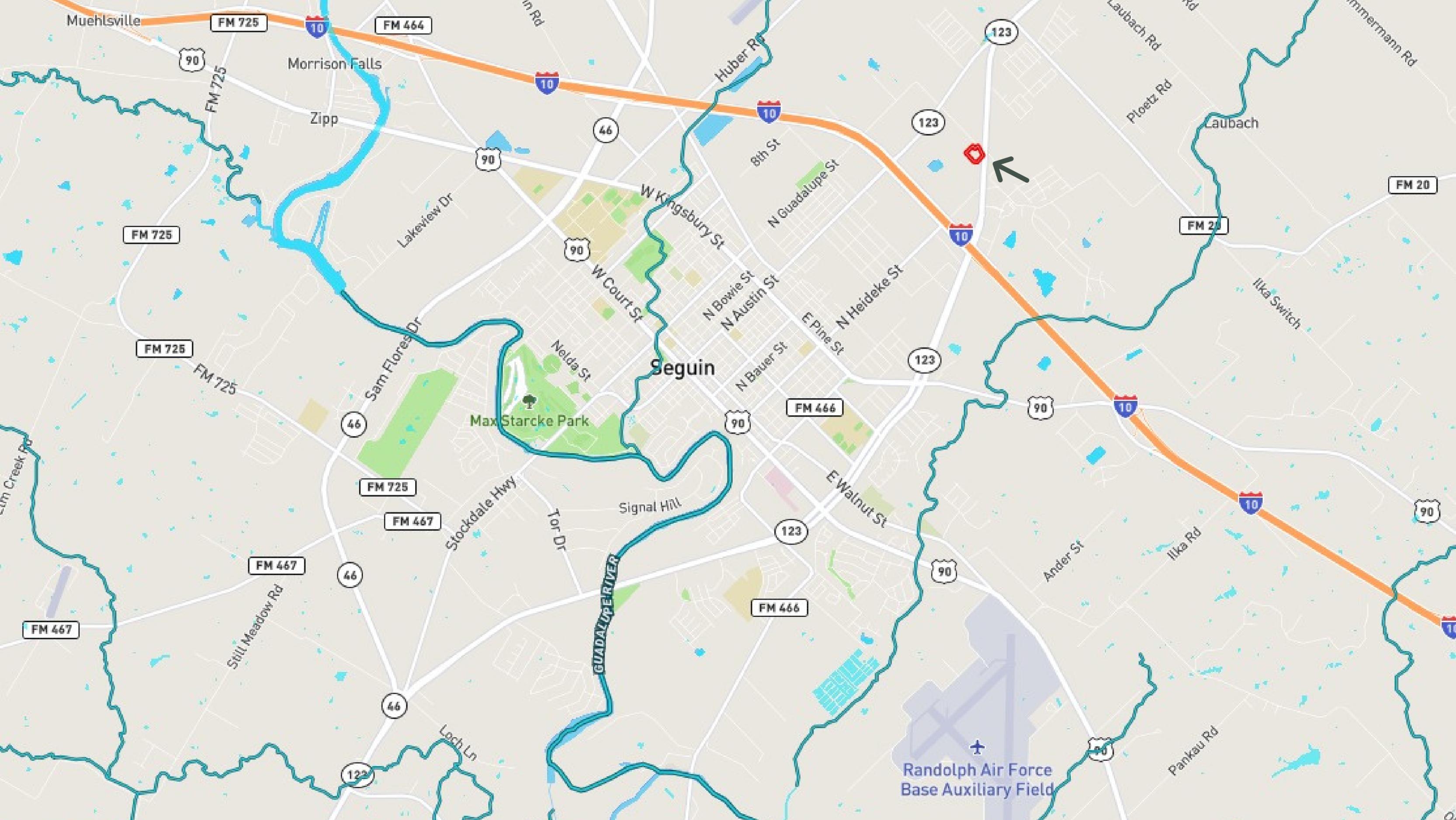
Kyle

130

FM 306

San Marcos

Martindale



Muehlsville

FM 725

FM 464

90

Morrison Falls

Zipp

FM 725

10

46

Huber Rd

8th St

123

Laubach Rd

Ploetz Rd

Laubach

FM 20

FM 725

Lakeview Dr

90

W Kingsbury St

N Guadalupe St

123

FM 20

FM 725

FM 725

Sam Flores Dr

90

W Court St

N Bowie St

N Austin St

E Pine St

N Heideke St

123

Ilka Switch

Seguin

Max Starcke Park

Nelda St

90

FM 466

90

10

Sum Creek Rd

FM 467

FM 725

FM 467

Stockdale Hwy

Tor Dr

Signal Hill

GUADALUPE RIVER

123

E Walnut St

FM 466

90

Ander St

Ilka Rd

Still Meadow Rd

46

46

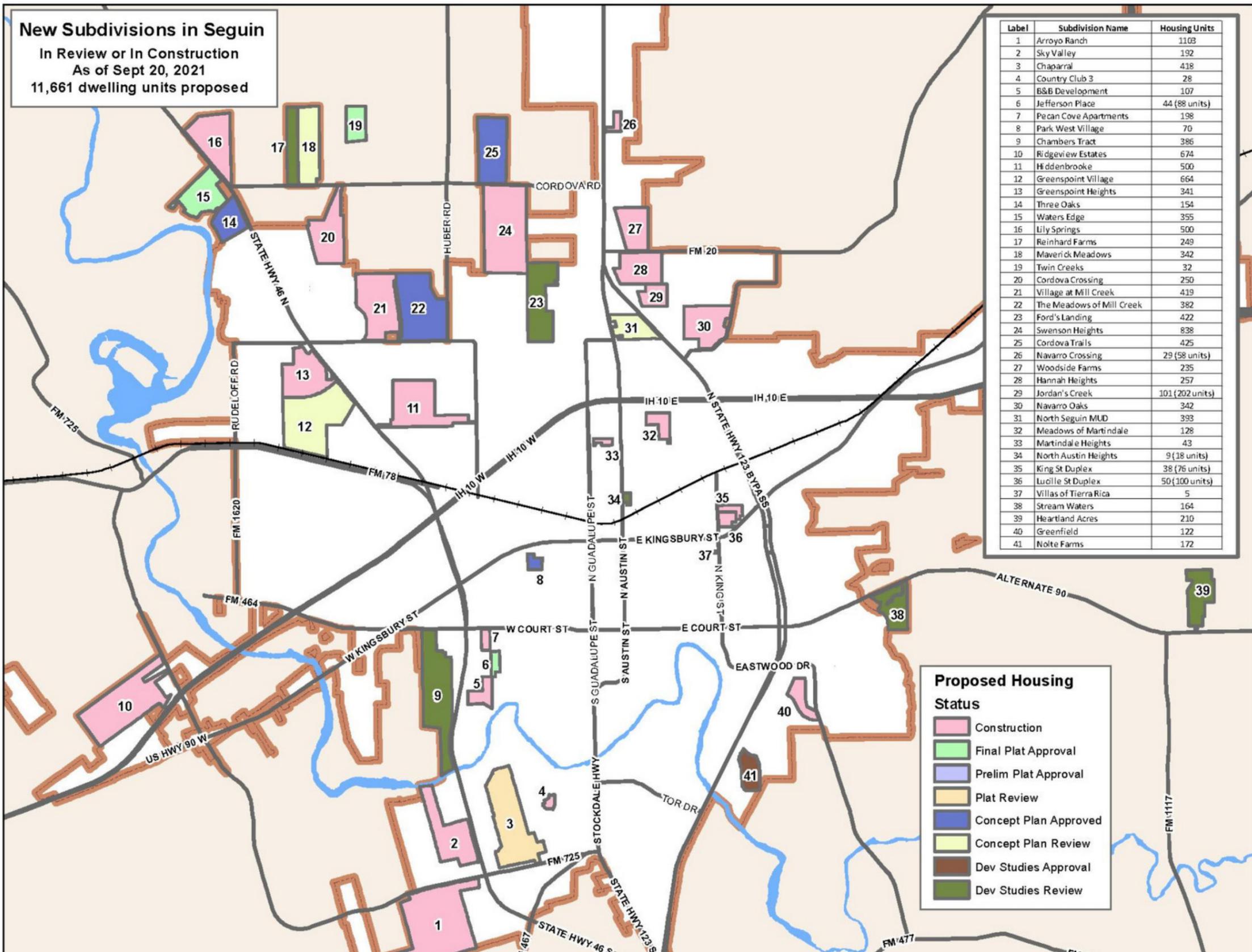
Loch Ln

123

Randolph Air Force Base Auxiliary Field

Pankau Rd

90



SEGUIN 5 ± ACRES

Louie Swope
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lswope@westandswope.com

Seguin's housing market is booming. There are currently over 11,000 residential housing units that are either tied to a development that is under construction, or tied to a development with plans in review by the City of Seguin. Currently, there are twenty-one subdivisions under construction within the City of Seguin, and more are expected to break ground in the near future.

Seguin Residential Growth Highlights (as of September 20, 2021):

- 11,611 Housing Units in Development Pipeline
- 20+ New Residential Subdivisions Currently Under Construction
- 2,909 (or 25.1%) of the 11,275 Housing Units in Development Pipeline Have Been Platted
- 1,523 (or 46.9%) of the 2,909 Platted Housing Units Have Been Issued a Building Permit
- 676 (or 5.9%) of the 11,275 Housing Units Have received Certificate of Occupancy

Commercial

SH 123 and Stempel ST
SEGUIN, TX 78155 | Guadalupe County

Headquarters
8620 N New Braunfels Ave
San Antonio, TX 78217

SEGUIN 5 ± ACRES

School District

Seguin Independent School District

Current Zoning

- Zoned Commercial

Frontage

SH- 123 207 +/- FT

STREMPEL ST 412.38 +/- FT

Highlights

- Location, Location, Location
- High Visibility in major growth Area
- Hard Corner of 123 and Strempel ST
- Major Retailers, Hotels, National Home Builders in the immediate area (See Page 2).
- High Growth Market Projections
- Water and Sewer at property (Check Utility Providers capacity and availability)

Commercial

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State Highway 123 & Interstate 10	2019 TXDot AADT Count	2035 TXDot AADT Estimate
IH 10 East of SH 123 Bypass	40,466	67,100
IH 10 West of SH 123 Business	46,261	83,540
IH 10 Between SH 123 Business & SH 123 Bypass	39,630	85,770
SH 123 Between IH 10 & US 90	19,330	32,580
Traffic point closest to property:	2020 Count: 14,600	Unknown

Commercial

SH 123 and Stempel ST
SEGUIN, TX 78155 | Guadalupe County

Headquarters
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Information About Brokerage Services

Texas law requires all real estate licensees 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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Louie Swope	638074	lswope@westandswoperanches.com	(512)940-0543
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date
New Agent Forms