

510 East IH-10

510 East IH-10 • Seguin, TX 78155



Availability Overview

Space Available	5,000 - 19,000 SF
Lease Rate	\$9,500 per month (Gross)
Lease Type	Gross
Date Available	Immediately
Space Type	Street Retail
Building Size	36,300 SF
Zoning	Commercial
Market	San Antonio
Sub Market	Seguin
Cross Streets	IH 10 West Access Road

Property Overview

Property	Owner will consider leasing all or part of the current Sears Store location. Space includes 19,000 sf of retail and office space.
Location	Located on the IH-10 westbound access road between SH 123 Business & SH 123 Bypass. Located in the same building as Sears and Fastenal. 26 miles to Stockdale, 34 miles to Nixon, 39 miles to Gonzales, 58 miles to Kenedy. Adjacent to D&D Farm and Ranch.

Presented by	PATRICK M. LYNCH, JR.	DREW TRAEGER
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Disclaimer | Confidentiality

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Sperry Van Ness or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is the Sperry Van Ness Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to Sperry Van Ness.

Neither the Sperry Van Ness Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by Sperry Van Ness with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Sperry Van Ness Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations

and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Sperry Van Ness Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Sperry Van Ness Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Summary 1 Spaces

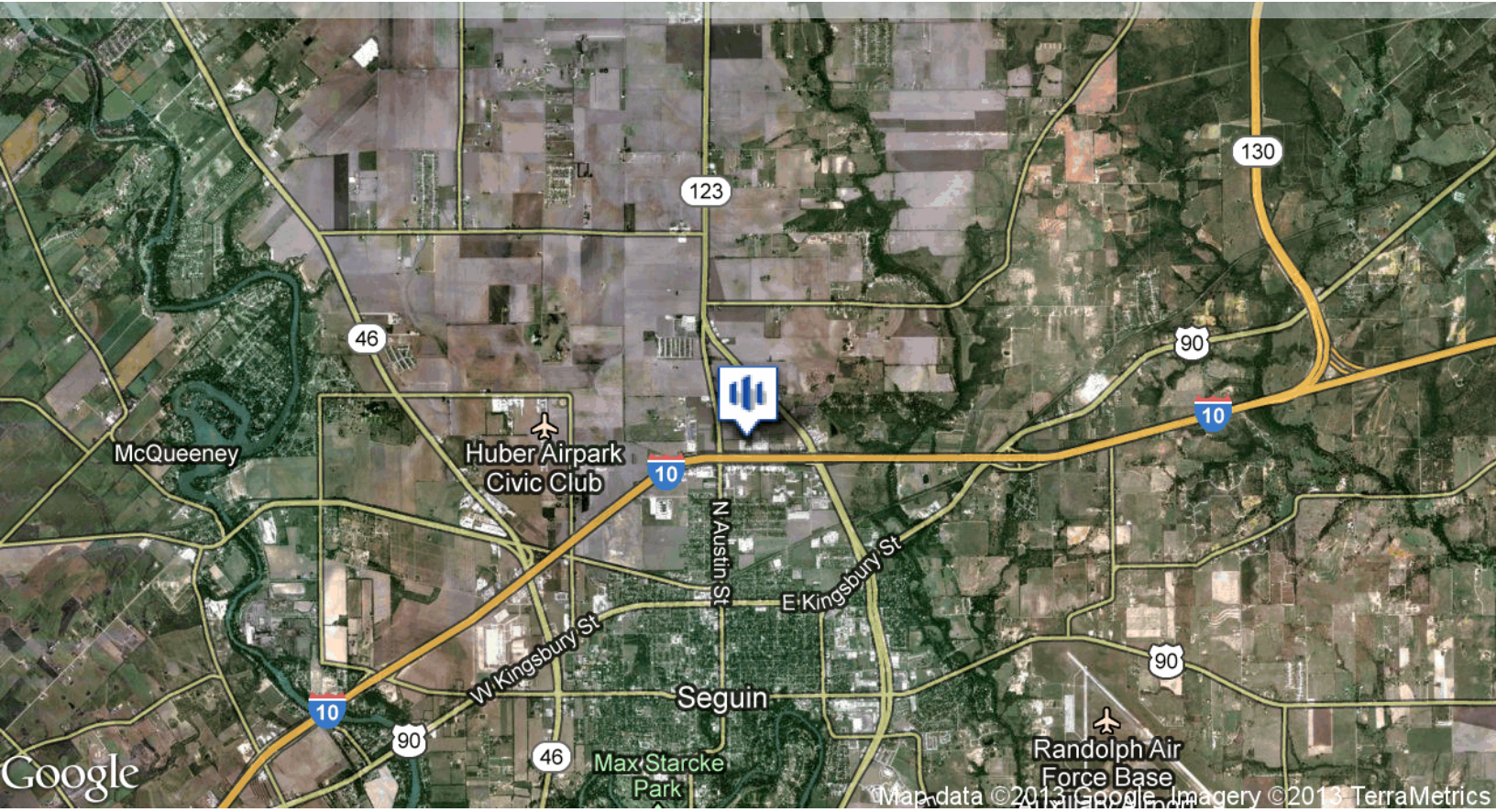
Lease Rate	\$9,500 per month (Gross)	Space Available	19,000 sf
Lease Type	Gross	Term	

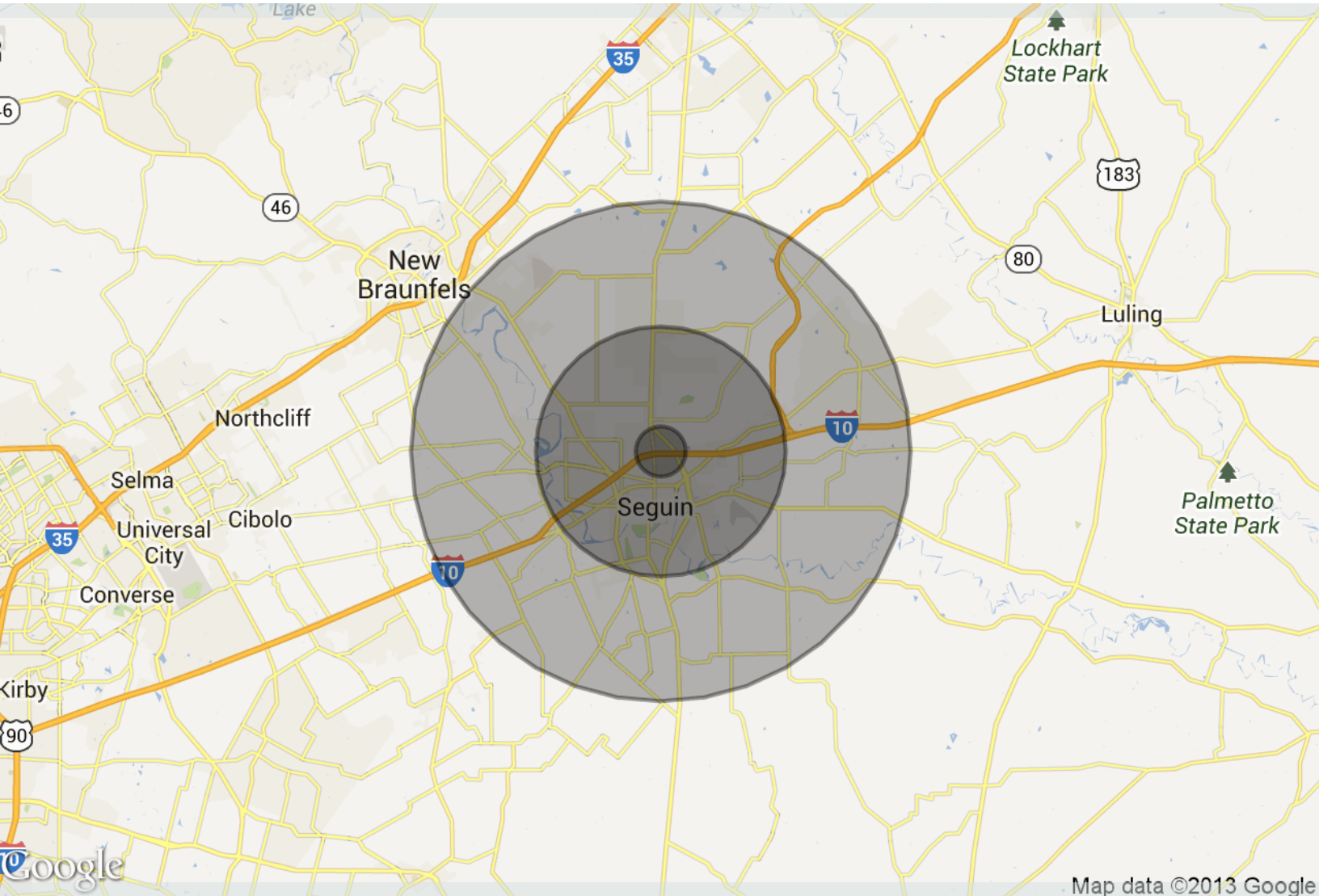
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Lease Rate	\$9,500 per month	Space Available	19,000 sf
Lease Type	Gross	Term	36 months

Currently used as Sears Store. 15,000 SF main floor, 4,000 mezzanine.







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Radius Map

	1 Mile	5 Miles	10 Miles
Total Population	2,912	29,898	54,655
Total Number of Households	980	10,602	19,498
Average Household Income	\$53,515	\$54,056	\$61,712
Median Age	34.3	36.1	37.1

* Demographic information provided by BuildOut, LLC

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Demographics Report

	1 Mile	5 Miles	10 Miles
Total Population	2,912	29,898	54,655
Total Number of Households	980	10,602	19,498
Total Number of Persons per Household	3.0	2.8	2.8
Average House Value	\$88,438	\$92,559	\$131,987
Average Household Income	\$53,515	\$54,056	\$61,712
Median Age	34.3	36.1	37.1
Median Age - Male	34.6	34.4	36.0
Median Age - Female	34.2	37.9	38.0
Total Population - White	2,133	23,394	45,369
Total Percent - White	73.2%	78.2%	83.0%
Total Population - Black	230	1,830	2,601
Total Percent - Black	7.9%	6.1%	4.8%
Total Population - Hispanic	1,888	15,670	24,553
Total Percent - Hispanic	64.8%	6.1%	4.8%
Total Population - Asian	5	327	465
Total Percent - Asian	0.2%	1.1%	0.9%
Total Population - Hawaiian	0	0	11
Total Percent - Hawaiian	0.0%	0.0%	0.0%
Total Population - Indian	20	137	238
Total Percent - Indian	0.7%	0.5%	0.4%
Total Population - Other	397	3,423	4,845
Total Percent - Other	13.6%	11.4%	8.9%

* Demographic information provided by BuildOut, LLC



Drew Traeger

Advisor

Sperry Van Ness / Norris Commercial Group, LLC

Drew Traeger serves as an Advisor with Sperry Van Ness / Norris Commercial Group, LLC, and has been a licensed Real Estate broker in Texas for over 25 years. He received a degree in business from Texas Lutheran University and has lived in central Texas all of his life.

Drew focuses on the sale and leasing of commercial real estate, specializing in land, retail, industrial and office properties in the IH 35 & IH 10 corridors in and around New Braunfels, Seguin, Schertz, Cibolo and the northern part of San Antonio areas of South Central Texas.

Drew is married and has two sons. The oldest son works in medical sales and the youngest is a student at Texas A&M. His wife Margie is also a Realtor and has been successfully evolved in residential sales for more than 25 years. Drew served in the National Guard and Army Reserve for 23 years and retired at the rank of Major.

Memberships & Affiliations

Drew is a member of the New Braunfels Canyon Lake Association of Realtors®, NAR, TAR, New Braunfels Rotary Club, Seguin Area Chamber of Commerce, and Texas City Management Association. He is a past President of the Seguin Board of Realtors® and Luling Lions Club.

Drew Traeger

Advisor

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Approved by the Texas Real Estate Commission for Voluntary Use

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



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