

SEGUIN TOWN CENTER

NWC OF I-10 & HIGHWAY 46 | SEGUIN, TEXAS

**ANCHOR SPACES AND PADS AVAILABLE WITH
1 MILE OF I-10 FRONTAGE**



Seguin Town Center

NWC OF I-10 & HIGHWAY 46 | SEGUIN, TEXAS

- **Uniquely** positioned **master-planned** development encompassing **545 acres** of **retail, residential** and **commercial** tracts
- **1 million SF** of retail space available for lease including **anchor, junior anchor, inline space** and **pad sites**
- **Rapid residential growth area** with over **3,351 homes** recently completed and over **3,714 homes** under construction/planned



TRAFFIC COUNTS

39,089 VPD on I-10 west of Hwy 46
48,921 VPD on I-10 east of Hwy 46



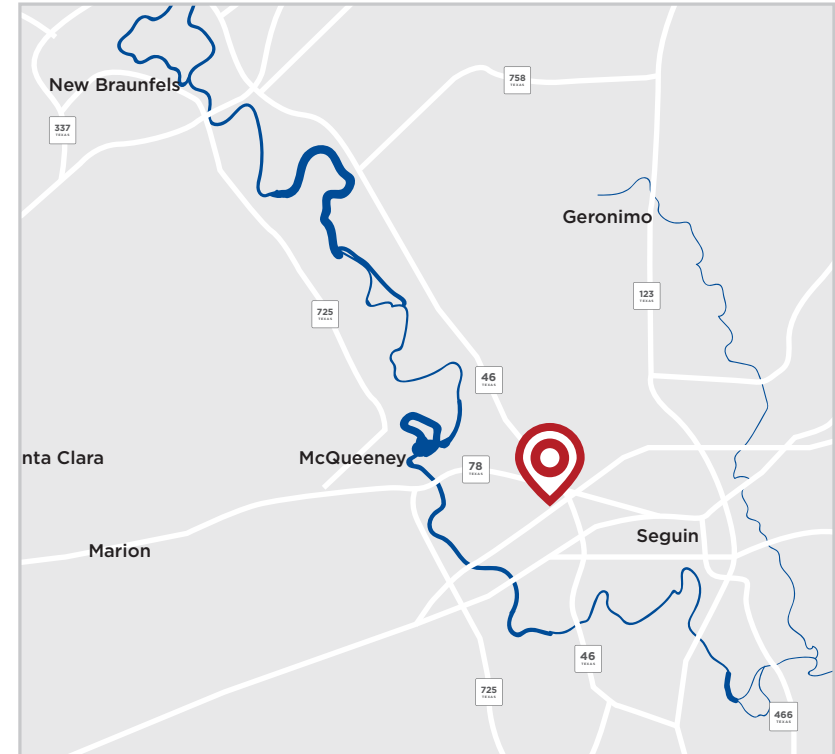
\$70,424 AVG HHI
 within 5 miles



42,254 POPULATION
 within 5 miles



45% POPULATION GROWTH
 from 2010 - 2019 within 2 miles



MAJOR AREA EMPLOYERS



AUSTIN ALVIS
 281.477.4335
 aalvis@newquest.com

ASHLEY STRICKLAND
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 astrickland@newquest.com





MASTER LAND PLAN



12.19 | 12.19

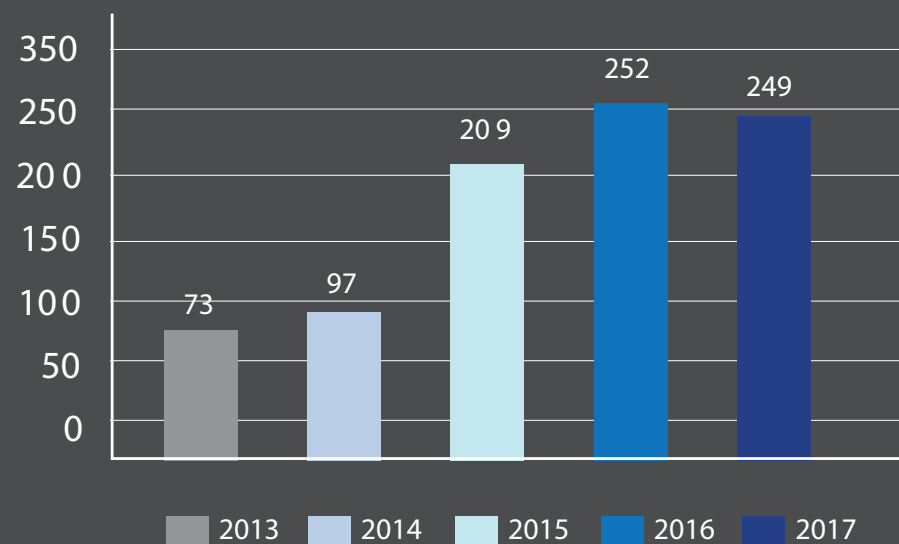


ROOFTOPS IN SEGUIN

SUBDIVISION	LOTS/UNITS	STATUS	LOCATION
Mill Creek Crossing	465	Built Out	SH 46 & Rudeloff Rd
The Village at Mill Creek	435	Under Construction	SH 46 & Rudeloff Rd
Hiddenbrooke	491	Under Construction	SH 46 & Rudeloff Rd
Meadows at Nolte Farms	378	Nearing Build Out	SH 123 Bypass & Nolte Farms Dr
The Summit	192	Under Construction	SH 46 & Huber Rd
Arroyo Ranch	1,103	Under Construction	SH 46 & FM 725
Navarro Oaks	330	Under Construction	SH 123 Bypass & Martindale Rd
Walnut Grove Apartments	116	Construction Complete	SH 123 Bypass & E Walnut
Oak Hollow Apartments	256	Construction Complete	SH 123 Bypass & Barnes Dr

241%
INCREASE
2013-2017
SINGLE-FAMILY
BUILDING PERMITS
ISSUED

CITY OF SEGUIN RESIDENTIAL BUILDING PERMITS ISSUED



DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 09/19



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	2,525	9,115	15,601
Current Population	7,931	25,797	42,254
2010 Census Population	6,308	20,247	34,823
Population Growth 2010 to 2019	44.79%	35.58%	27.44%
2019 Median Age	32.7	34.3	37.2

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$63,839	\$63,269	\$70,424
Median Household Income	\$51,907	\$46,316	\$51,096
Per Capita Income	\$20,509	\$21,908	\$25,638

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	73.42%	72.30%	74.86%
Black or African American	10.08%	11.00%	8.87%
Asian or Pacific Islander	1.15%	0.87%	1.10%
Other Races	14.81%	15.23%	14.57%
Hispanic	54.14%	59.45%	53.32%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	22.08%	24.44%	24.94%
2 Person Households	31.12%	30.17%	32.26%
3+ Person Households	46.79%	45.39%	42.80%
Owner-Occupied Housing Units	61.52%	60.25%	64.65%
Renter-Occupied Housing Units	38.48%	39.75%	35.35%

MAXIMIZING VALUE EXCEEDING CLIENT EXPECTATIONS

NewQuest Properties is one of the nation's leading commercial real estate services firms, with a fully integrated marketing platform leveraging over 20 years of combined experience in land, development, commercial leasing, investment sales, property management and tenant representation services.



MARKET LEADER
GROCERY-ANCHORED
SHOPPING CENTERS

\$2.2 BILLION
PORTFOLIO
RETAIL & MIXED-USE

100+ TENANT
REPRESENTATION
ACCOUNTS

12 MILLION SF
LEASING SERVICES
IN TEXAS & LOUISIANA

175 PADS
300 ACRES
AVAILABLE
COMMERCIAL LAND



Information About Brokerage Services

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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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