

500-550 N. HIGHWAY  
123 BYPASS

FOR LEASE



LOCATED AT THE  
INTERSECTION OF  
NORTH HWY 123  
BYPASS AND  
EAST WALNUT ST.

# SEGUIN COURT PLAZA

RENTAL RATE  
CALL FOR PRICING

NNN ESTIMATE  
\$4.75/SF

500-550 N. HIGHWAY  
123 BYPASS

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## PROPERTY OVERVIEW

Seguin Court Plaza is a 23,953 square foot retail center conveniently located along Texas Highway 123 which connects I-10 to the city of Seguin. The center is one block from Seguin High School and benefits from area retailers such as H-E-B, Office-Max, JC Penney, and Bealls. Tenants include national retailers such as Sherwin Williams, as well as Taqueria Atotonilco, Holiday Finance, Priority Personnel, and Texas WIC.

### ADDRESS

500-550 North Highway 123 Bypass,  
Seguin, Texas 78155

### AMENITIES

Excellent pylon visibility, four curb cuts, convenient access to Highway 90 and Interstate 10.

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population:	6,109	26,187	33,278
Avg HH Income:	\$61,042	\$52,008	\$54,757
Households:	2,449	9,330	11,823
Employees:	5,488	15,175	18,488

## AVAILABLE SPACE

900 SF - 5,222 SF

### PARKING

+70 spaces

### CURB CUTS

4

### FRONTAGE

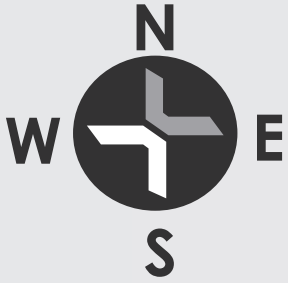
+350 linear ft. along N. Hwy 123

## FOR MORE INFORMATION CONTACT:

GARY STEPHENS  
210-824-4242 x307  
gary@valcorcre.com

CHRIS EWALD  
210-824-4242 x303  
chris@valcorcre.com





SUITE	AVAILABLE SPACE
148	900 SF
166	2,222 SF
184*	3,000 SF

} can be combined

\*Do Not Disturb Tenant



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SEGUIN  
HIGH SCHOOL

116 UNIT  
APARTMENTS  
UNDER  
CONSTRUCTION

SEGUIN  
COURT PLAZA

OVER 27,000 VPD ALONG HWY 123

WALNUT-ST.

King Dancer Theatres  
Seuling, Texas

H-E-B

First Commercial  
Bank

Bank of America

Walgreens

Advance  
Auto Parts

TWIN  
LIQUORS  
FINE WINE & SPIRITS

BROADWAY  
BANK

Google

RE/MAX

GUADALUPE  
GRILLHOUSE

QUICK TACO

Schlitzsky's  
EVERY BITE  
LOVE BETTER

WHOPBURGER

jcp

Hastings  
Discover Your Entertainment

PROSPERITY  
BANK

McDonald's

Little Caesars

RadioShack

SCHERTZ  
BANK & TRUST

SHELL

TACO BELL

BEALLS

burkes  
OUTLET

planet  
fitness

OfficeMax

TRACTOR  
SUPPLY CO

ALTERNATE

90

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VALCOR

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FOR LEASE



SEGUIN HIGH SCHOOL

SEGUIN COURT PLAZA

E. WALNUT ST.

E. COURT ST.



**ACE CASH EXPRESS**  
**Little Caesars**  
**BEALLS** **burkes**  
OUTLET.  
**TASTE OF CHINA** **TSC TRACTOR SUPPLY CO.**  
 Tuesday Morning®  
**PET SUPPLIES PLUS**  
GREAT PRICES. NO BEGGING.  
**OfficeMax**

**H-E-B** **Hastings**  
Discover Your Entertainment  
**JCPenney** **Payless**  
SHOE SOURCE  
**U.S. ARMY** **EZ PAWN** **ezMoney**  
**pro+cuts**



**GUADALUPE MEDICAL CENTER**



**Walgreens**  
**SUBWAY**

**verizon** **WING-STOP**  
**MEAT MARKET** **WELLMED**  
**CRESCENT DENTAL**  
**GRAND BUFFET**  
**MELROSE** **cricket**  
Family Fashions  
**Edward Jones**  
**ADVANCE AMERICA**  
CASH ADVANCE  
**Aaron's** **Advance Auto Parts**  
**goodwill** **citifinancial**  
**SEGUN NAILS**



**GameStop**  
**DOLLAR TREE** **The UPS Store**  
**Fantastic Sams**  
**Pizza Hut** **at&t** **Great Clips**

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# 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.

11-2-2015



## 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.

<u>Valcor Properties, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>602931</u> License No.	<u></u> Email	<u>210.824.4242</u> Phone
<u>Jonathan Collins</u> Designated Broker of Firm	<u>552564</u> License No.	<u>jonathan@valcorcre.com</u> Email	<u>210.824.4242</u> Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u> Jonathan Collins	<u>552564</u> License No.	<u>jonathan@valcorcre.com</u> Email	<u>210.824.4242</u> Phone
<u>Chris Ewald</u> Sales Agent/Associate's Name	<u>681778</u> License No.	<u>chris@valcorcre.com</u> Email	<u>210.824.4242</u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date