



SEGUIN TOWN CENTER

Anchor Spaces and Pads Available with 1 Mile of I-10 Frontage

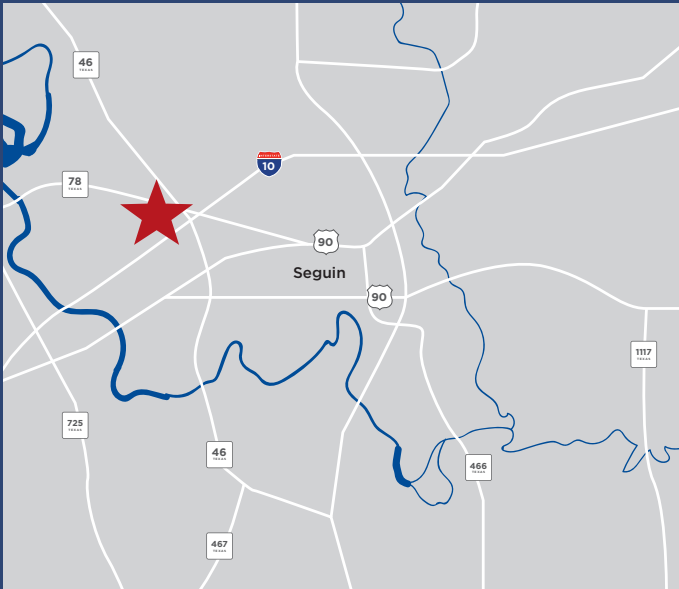
NWC of I-10 & Highway 46 | Seguin, Texas

**PROPOSED
DEVELOPMENT**
916,924 SF



Austin Alvis | Ashley Strickland | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management



RETAIL LEAKAGE ANALYSIS

TOTAL EST. ANNUAL LEAKAGE: \$659,000,000



GROCERY: \$73,922,230



HOME IMPROVEMENT: \$19,876,632



RESTAURANTS: \$80,895,630

GENERAL MERCHANDISE: \$72,153,840

ELECTRONICS: \$65,687,240

DRUG STORES & PHARMACY: \$16,364,330

CLOTHING: \$20,656,901

HOME FURNISHINGS: \$14,274,360

Source: Seguin City Hall

MAJOR AREA EMPLOYERS

- **Caterpillar** (1,206 employees)
- **Seguin ISD** (1,085 employees)
- **Motorola** (1,002 employees)
- **CMC Steel** (847 employees)
- **Tyson Foods** (850 employees)
- **Guadalupe Regional Medical Center** (667 employees)

NEW EMPLOYERS IN AREA

- **Niagara Bottling** – 557,000 SF bottling factory with initially 75 employees
- **Helmerich & Payne** – 99 acre facility with +/- 100 employees
- **Siro Group USA** – 275,000 SF production facility, an R&D center, and a special employment center – approximately 212 employees



SEGUIN TOWN CENTER

UNIQUELY POSITIONED MASTER PLANNED DEVELOPMENT

encompassing **545 ACRES OF RETAIL, RESIDENTIAL and INDUSTRIAL TRACTS**

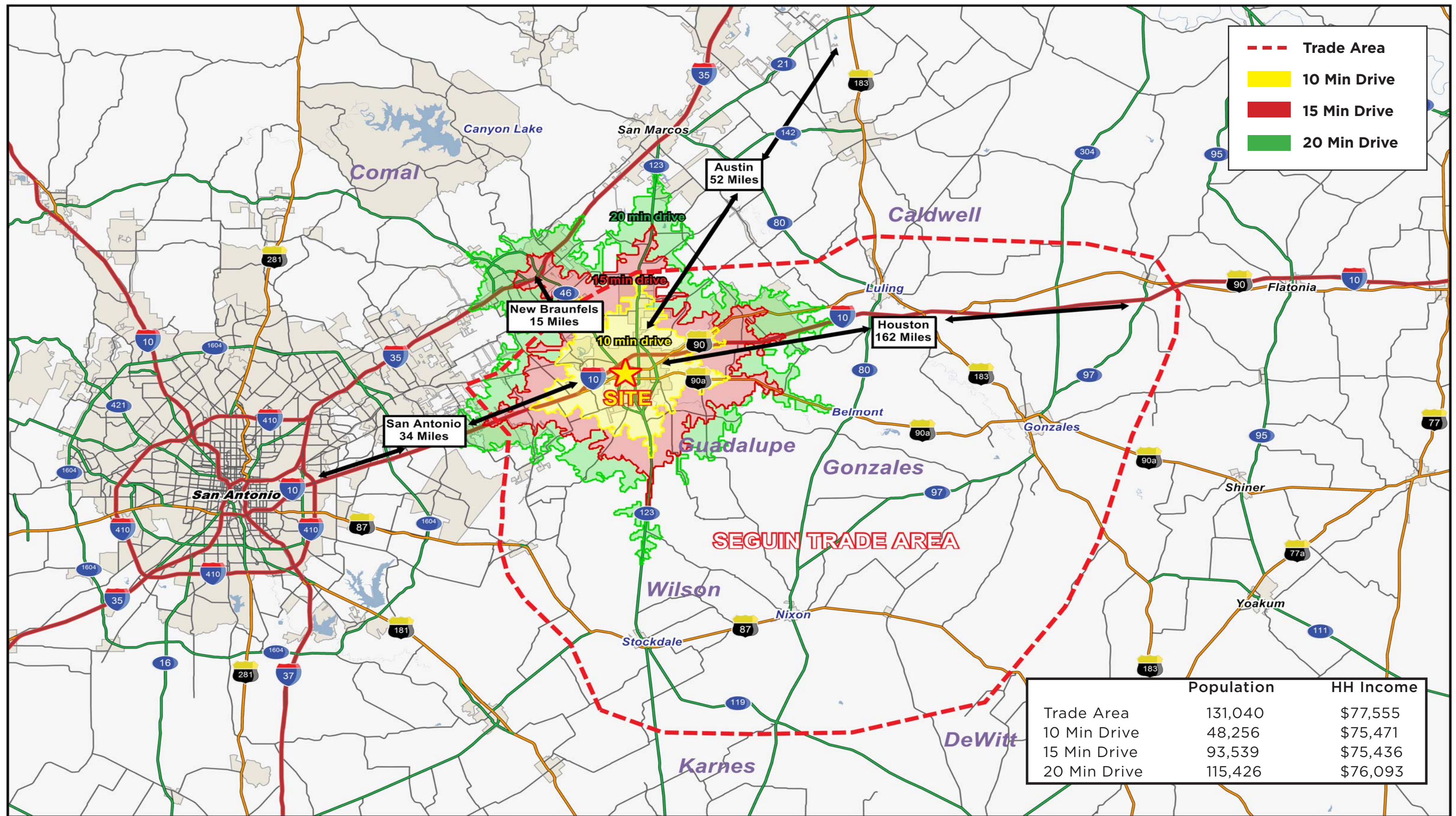
1 MILLION SF OF RETAIL SPACE AVAILABLE FOR LEASE including **ANCHOR, JUNIOR ANCHOR, INLINE SPACE and PAD SITES**

RAPID RESIDENTIAL GROWTH AREA with over **3,351 HOMES RECENTLY COMPLETED** and over **3,714 HOMES UNDER CONSTRUCTION/PLANNED**

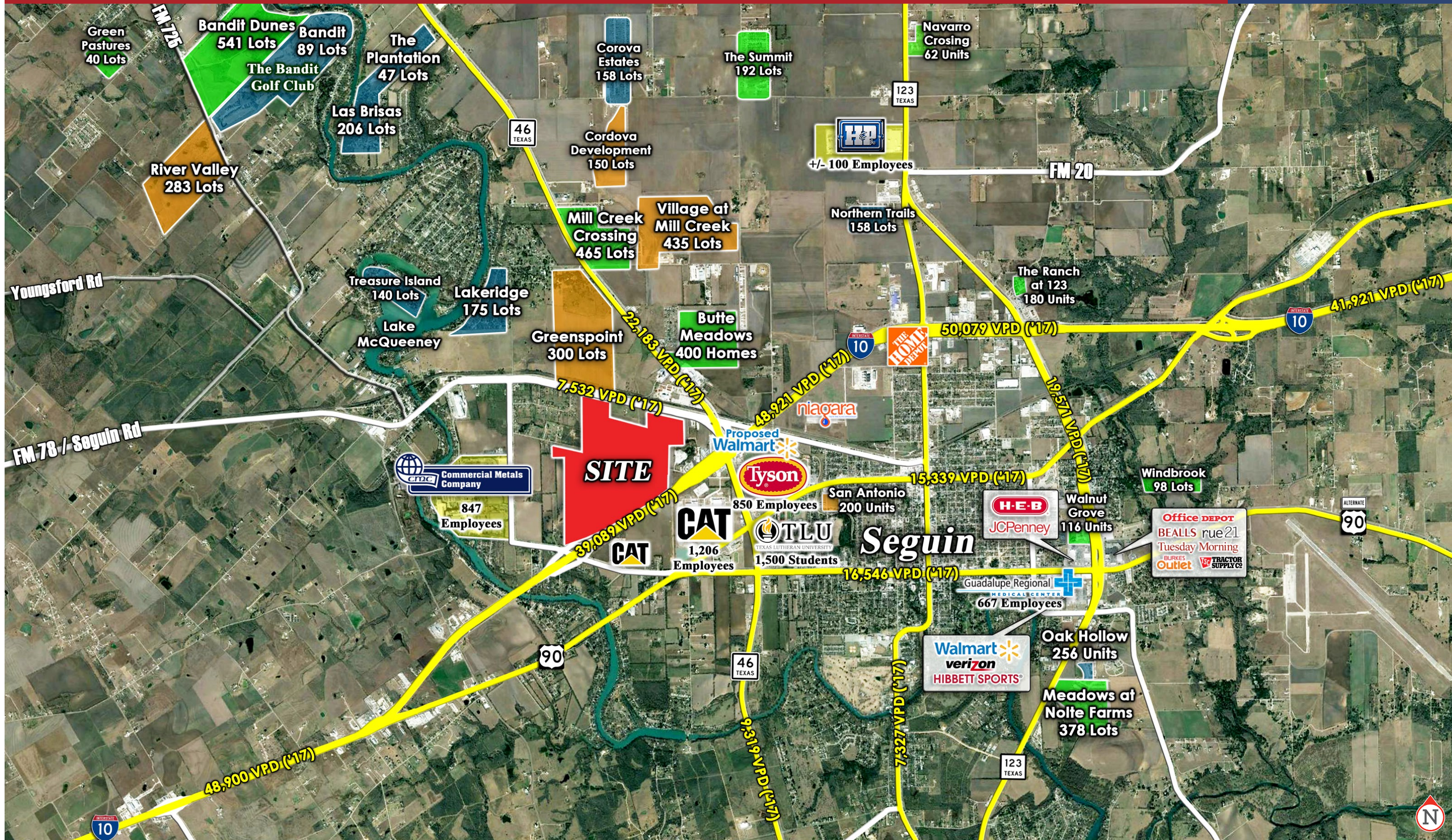
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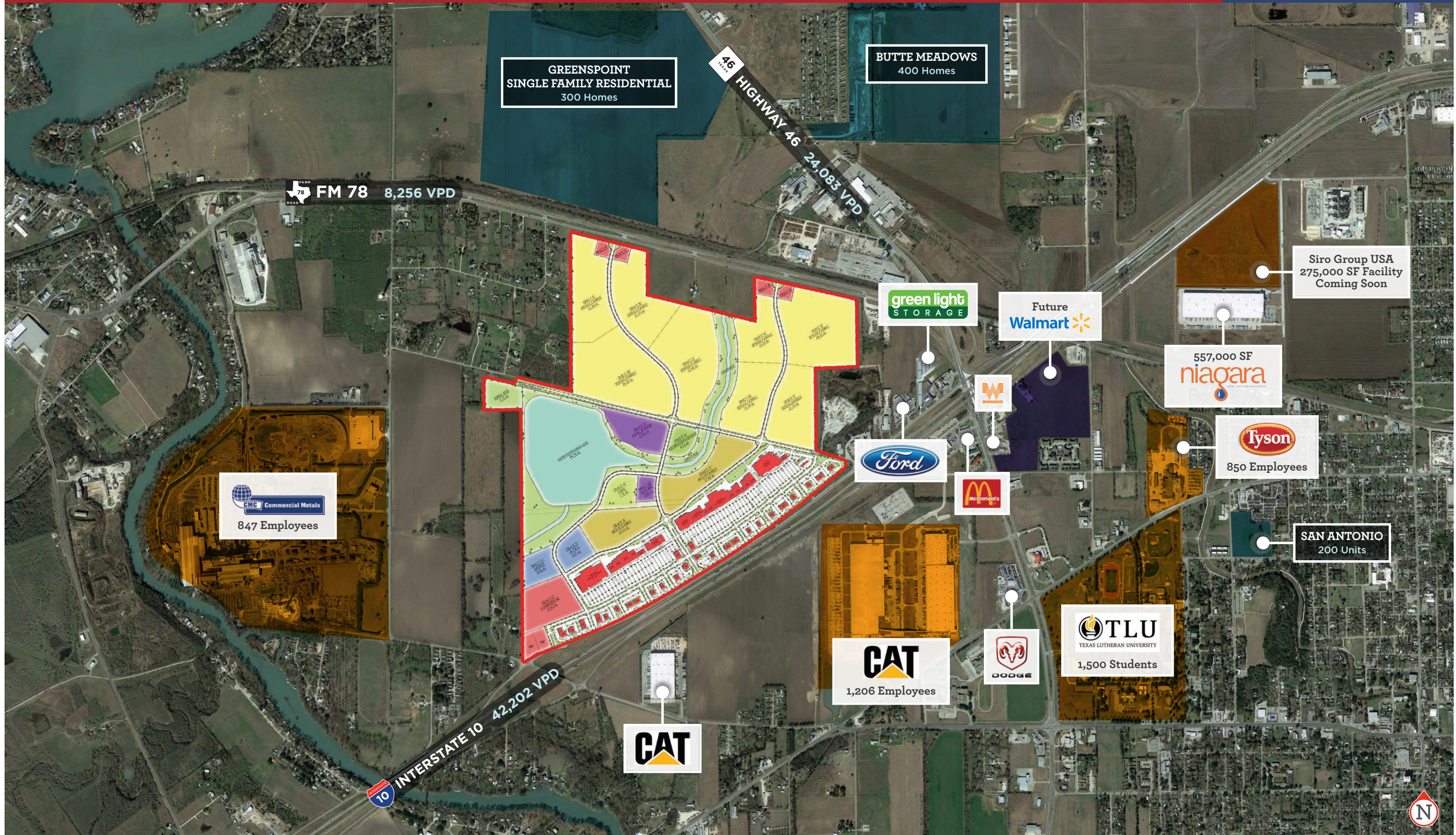
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WHAT'S AROUND: TRADE AREA



WHAT'S AROUND: AREA HOUSING/MAJOR EMPLOYERS

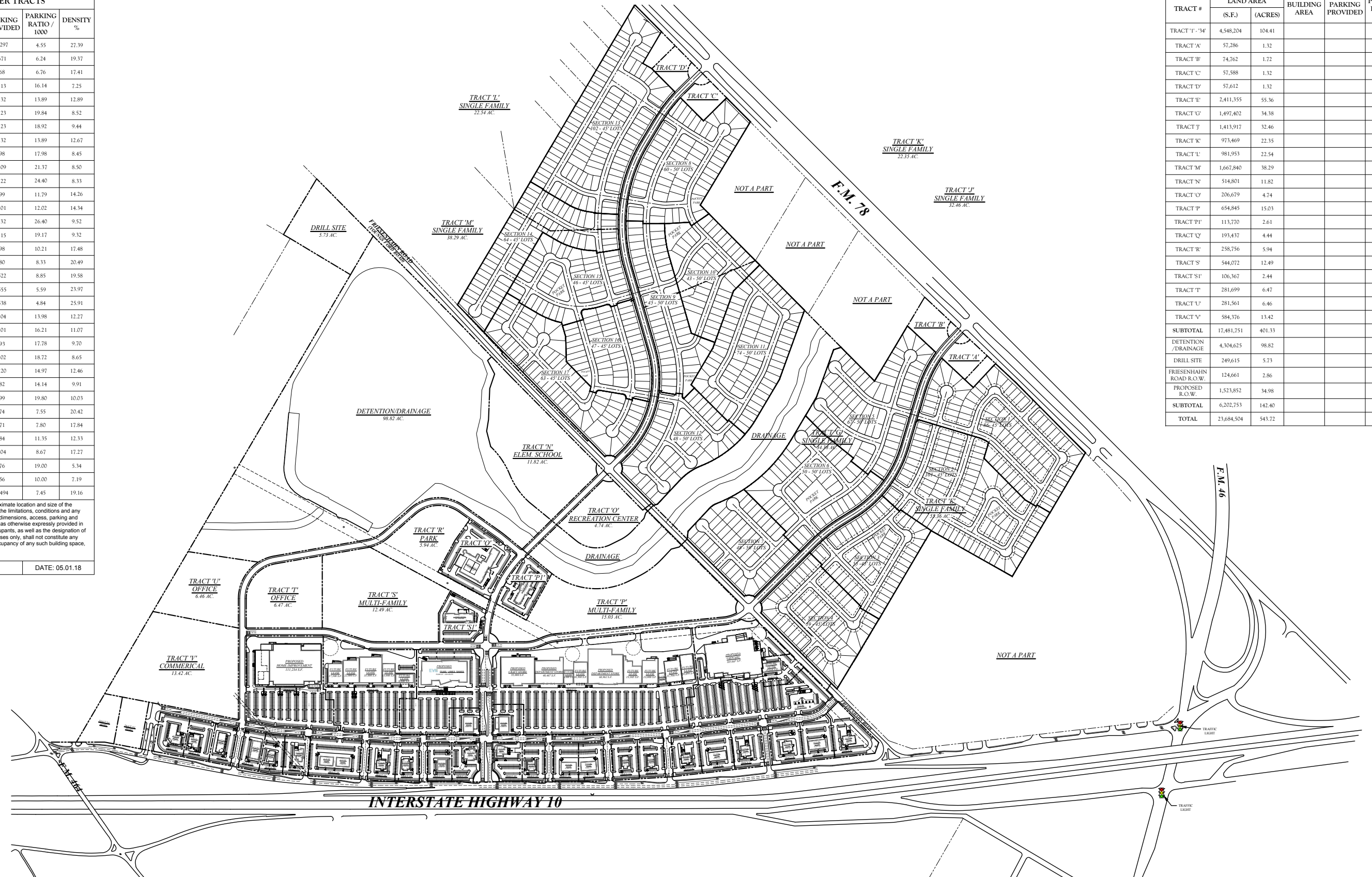




DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	1,041,139	23.90	285,160	1,297	4.55	27.39
TRACT '2'	555,518	12.75	107,607	671	6.24	19.37
TRACT '3'	57,808	1.33	10,066	68	6.76	17.41
TRACT '4'	96,384	2.22	7,000	113	16.14	7.25
TRACT '5'	73,678	1.69	9,500	132	13.89	12.89
TRACT '6'	72,745	1.67	6,200	123	19.84	8.52
TRACT '7'	68,872	1.58	6,500	123	18.92	9.44
TRACT '8'	75,001	1.72	9,500	132	13.89	12.67
TRACT '9'	64,519	1.48	5,450	98	17.98	8.45
TRACT '10'	60,000	1.38	5,100	109	21.37	8.50
TRACT '11'	60,000	1.38	5,000	122	24.40	8.33
TRACT '12'	58,896	1.35	8,400	99	11.79	14.26
TRACT '13'	58,586	1.34	8,400	101	12.02	14.34
TRACT '14'	52,529	1.21	5,000	132	26.40	9.52
TRACT '15'	64,401	1.48	6,000	115	19.17	9.32
TRACT '16'	54,911	1.26	9,600	98	10.21	17.48
TRACT '17'	46,845	1.08	9,600	80	8.33	20.49
TRACT '19'	301,270	6.92	99,000	522	8.85	19.58
TRACT '20'	414,285	9.51	99,300	555	5.59	23.97
TRACT '21'	429,233	9.85	111,234	538	4.84	25.91
TRACT '22'	60,661	1.39	7,441	104	13.98	12.27
TRACT '23'	56,268	1.29	6,230	101	16.21	11.07
TRACT '24'	53,911	1.24	5,230	93	17.78	9.70
TRACT '25'	63,000	1.45	5,450	102	18.72	8.65
TRACT '26'	117,956	2.71	14,700	220	14.97	12.46
TRACT '27'	58,500	1.34	5,800	82	14.14	9.91
TRACT '28'	49,870	1.14	5,000	99	19.80	10.03
TRACT '29'	48,000	1.10	9,800	74	7.55	20.42
TRACT '30'	51,000	1.17	9,100	71	7.80	17.84
TRACT '31'	60,028	1.38	7,400	84	11.35	12.33
TRACT '32'	69,465	1.59	12,000	104	8.67	17.27
TRACT '33'	74,884	1.72	4,000	76	19.00	5.34
TRACT '34'	77,842	1.79	5,600	56	10.00	7.19
TOTAL	4,548,204	104.41	871,368	6,494	7.45	19.16

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP57 DATE: 05.01.18



OVERALL DEVELOPMENT SYNOPSIS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT 'T'-'34'	4,548,204	104.41				
TRACT 'A'	57,286	1.32				
TRACT 'B'	74,762	1.72				
TRACT 'C'	57,588	1.32				
TRACT 'D'	57,612	1.32				
TRACT 'E'	2,411,355	55.36				
TRACT 'G'	1,497,402	34.38				
TRACT 'J'	1,413,917	32.46				
TRACT 'K'	973,469	22.35				
TRACT 'L'	981,953	22.54				
TRACT 'M'	1,667,840	38.29				
TRACT 'N'	514,801	11.82				
TRACT 'O'	206,679	4.74				
TRACT 'P'	654,845	15.03				
TRACT 'P1'	113,770	2.61				
TRACT 'Q'	193,437	4.44				
TRACT 'R'	258,756	5.94				
TRACT 'S'	544,072	12.49				
TRACT 'S1'	106,367	2.44				
TRACT 'T'	281,699	6.47				
TRACT 'U'	281,561	6.46				
TRACT 'V'	584,376	13.42				
SUBTOTAL	17,481,751	401.33				
DETENTION /DRAINAGE	4,304,625	98.82				
DRILL SITE	249,615	5.73				
FRIESENHAIN ROAD R.O.W.	124,661	2.86				
PROPOSED R.O.W.	1,523,852	34.98				
SUBTOTAL	6,202,753	142.40				
TOTAL	23,684,504	543.72				

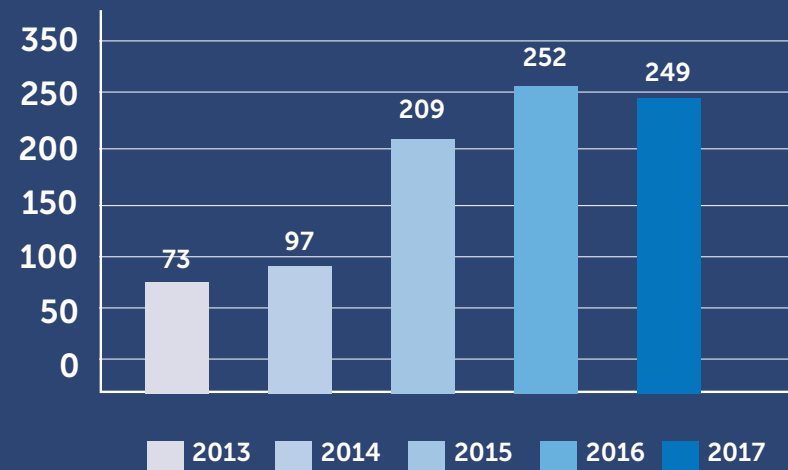
RESIDENTIAL DEVELOPMENTS

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	Construction Starts Q2-18	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	Constriction Starts Q2-18	SH 123 Bypass & Martindale Road
WALNUT GROVE APARTMENTS	116	Recently Completed	SH 123 Bypass & E. Walnut
OAK HOLLOW APARTMENTS	256	Recently Completed	SH 123 Bypass & Barnes Dr.



City of Seguin Residential Building Permits Issued



241%
INCREASE
2013-2017
SINGLE FAMILY
BUILDING PERMITS
ISSUED



WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 12/18

	10 Min	15 Min	20 Min	Trade Area
POSTAL COUNTS				
Current Households	17,932	34,906	59,412	48,009
Current Population	48,256	93,539	160,532	131,040
2010 Census Average Persons per Household	2.69	2.69	2.71	2.74
2010 Census Population	38,783	68,078	115,426	103,169
Population Growth 2010 to 2018	30.06%	41.70%	42.52%	30.22%
CENSUS HOUSEHOLDS				
1 Person Household	24.37%	23.90%	23.24%	22.41%
2 Person Households	32.72%	33.37%	33.19%	33.71%
3+ Person Households	42.91%	42.74%	43.57%	43.89%
Owner-Occupied Housing Units	66.59%	66.16%	68.26%	73.16%
Renter-Occupied Housing Units	33.41%	33.84%	31.74%	26.84%
RACE AND ETHNICITY				
2018 Estimated White	76.50%	78.95%	81.07%	78.26%
2018 Estimated Black or African American	7.97%	5.87%	4.62%	5.82%
2018 Estimated Asian or Pacific Islander	1.18%	1.35%	1.48%	0.88%
2018 Estimated Other Races	13.78%	13.20%	12.17%	14.35%
2018 Estimated Hispanic	50.34%	46.48%	41.59%	43.94%
INCOME				
2018 Estimated Average Household Income	\$75,471	\$75,436	\$76,093	\$77,555
2018 Estimated Median Household Income	\$54,687	\$57,619	\$63,850	\$56,681
2018 Estimated Per Capita Income	\$27,226	\$27,676	\$28,017	\$27,773
EDUCATION (AGE 25+)				
2018 Estimated High School Graduate	35.93%	34.34%	31.54%	35.86%
2018 Estimated Bachelors Degree	12.72%	15.12%	18.59%	13.40%
2018 Estimated Graduate Degree	6.98%	6.77%	7.77%	5.91%
AGE				
2018 Median Age	37.5	36.5	37.1	38.1

Our quest
is your success.

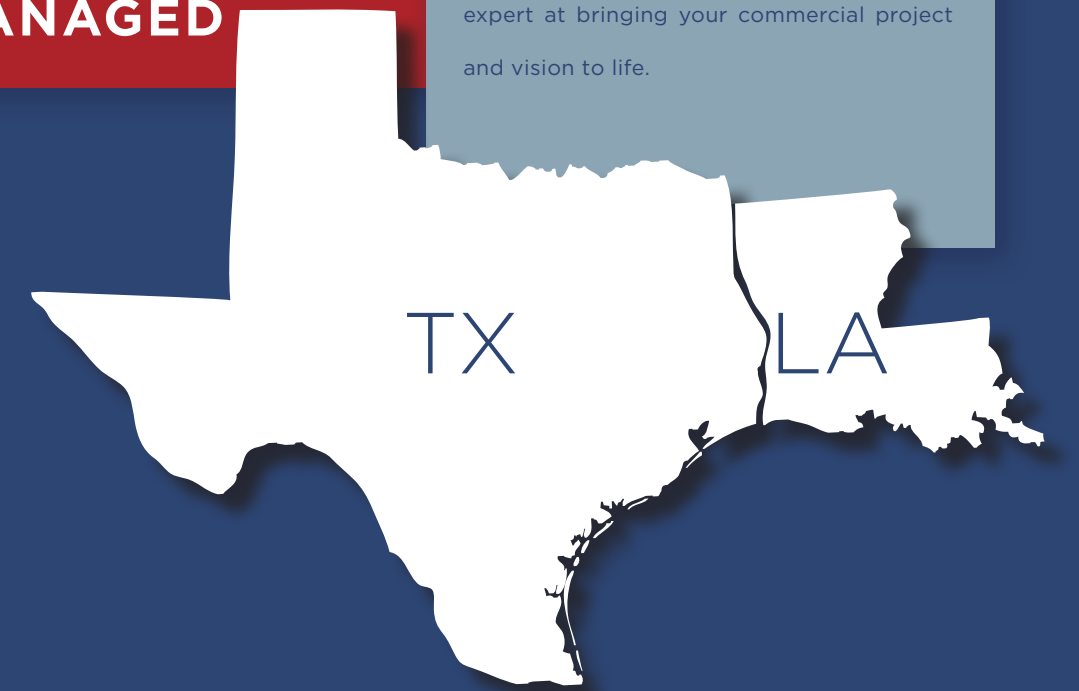
9.9M SF
OWNED

12.1M SF
LEASED

10.8M SF
MANAGED

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





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.

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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

