

retail

solutions



## CALL FOR MORE INFORMATION

### DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2018 Total Population	4,265	25,509	33,351
2018 Average HH Income	\$78,100	\$60,147	\$66,372
2018 Daytime Population	5,816	21,894	27,345

The information contained herein was obtained from sources deemed reliable; however, Retail Solutions makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. Retail Solutions, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

### FOR LEASE

\$19.50 PSF NNN  
\*NNNs \$5.80 PSF

\*(Estimate provided by Landlord and subject to change)

### AVAILABLE SPACE

1,260 SF

2nd Gen Salon

### PROPERTY HIGHLIGHTS

- Located along the main retail corridor in the Seguin market in front of Walmart.
- Excellent visibility, at the main entrance to Walmart.
- Caterpillar Inc. built an 850,000 SF engine manufacturing facility along SH 46 at IH-10 in Seguin that opened in 2010.
- Nearby Texas Lutheran University

### TRAFFIC COUNT

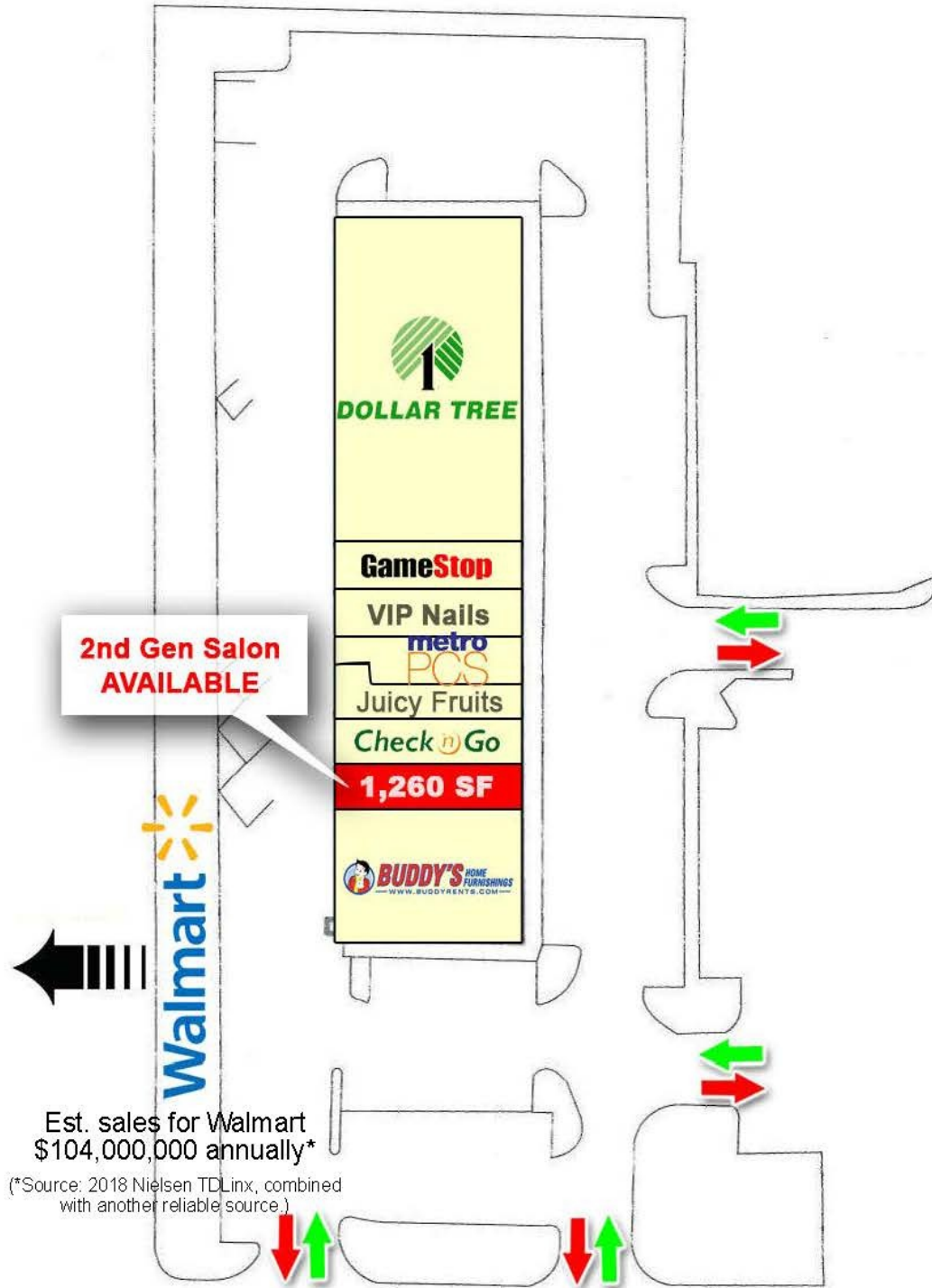
State Hwy 123 : 17,732 VPD  
E Court St: 13,523 VPD  
(TXDOT 2017)

### AREA TRAFFIC GENERATORS



Peter Zeller  
[pzeller@retailsolutionsre.com](mailto:pzeller@retailsolutionsre.com)  
512.474.5557

Michael Noteboom  
[mnoteboom@retailsolutionsre.com](mailto:mnoteboom@retailsolutionsre.com)  
512.474.5557  
[www.retailsolutionsre.com](http://www.retailsolutionsre.com)



**2nd Gen Salon  
AVAILABLE**

**Walmart**

Est. sales for Walmart  
\$104,000,000 annually\*

(\*Source: 2018 Nielsen TDLinx, combined  
with another reliable source.)

Peter Zeller  
[pzeller@retailsolutionsre.com](mailto:pzeller@retailsolutionsre.com)  
512.474.5557

Michael Noteboom  
[mnoteboom@retailsolutionsre.com](mailto:mnoteboom@retailsolutionsre.com)  
512.474.5557

[www.retailsolutionsre.com](http://www.retailsolutionsre.com)

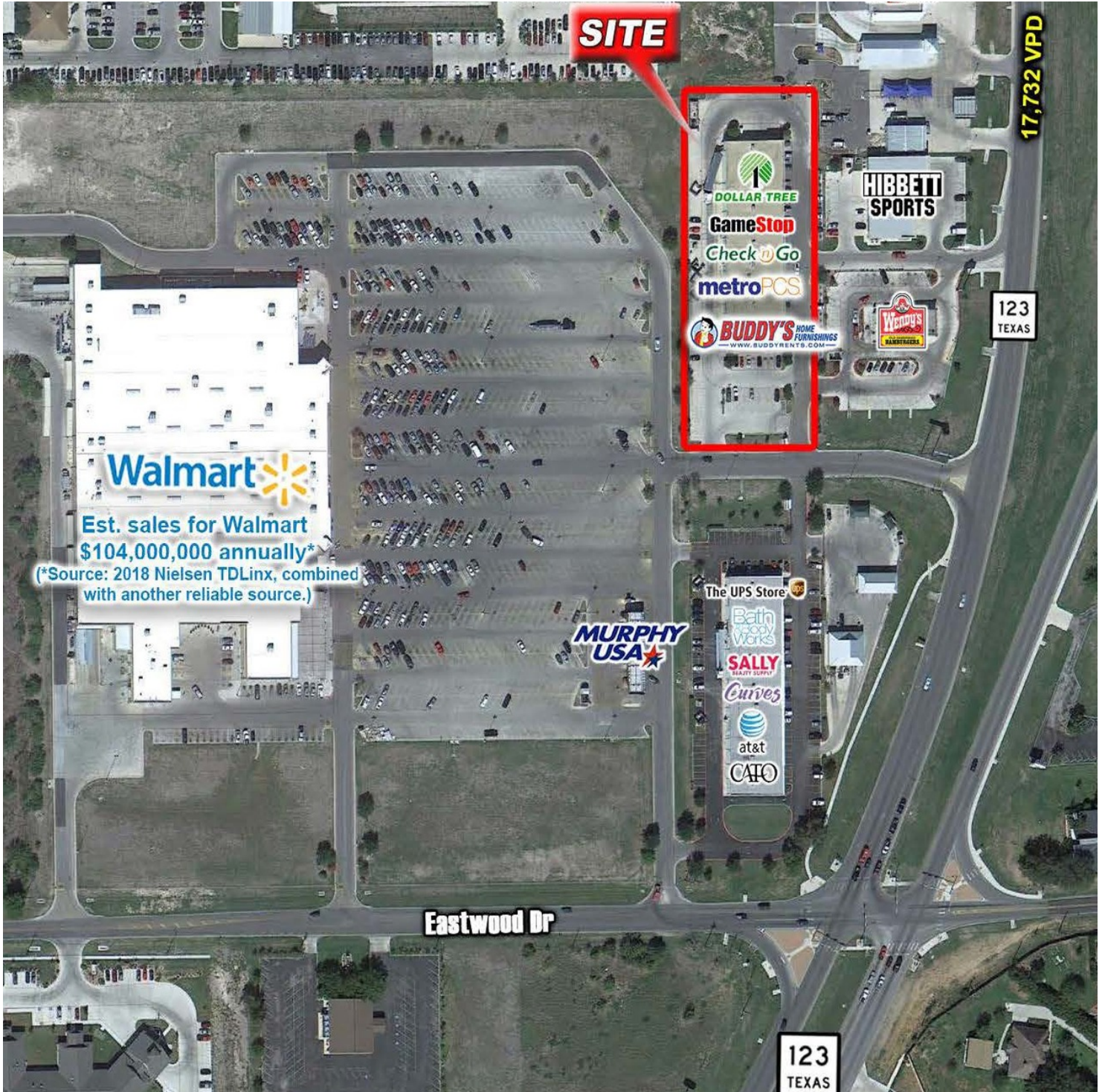


solutions

The information contained herein was obtained from sources deemed reliable; however, Retail Solutions makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. Retail Solutions, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

# Seguin Corners

SWQ OF HWY 123B & COURT ST  
490 S. STATE HWY 123 BYPASS | SEGUIN, TX 78155



Peter Zeller  
[pzeller@retailsolutionsre.com](mailto:pzeller@retailsolutionsre.com)  
512.474.5557

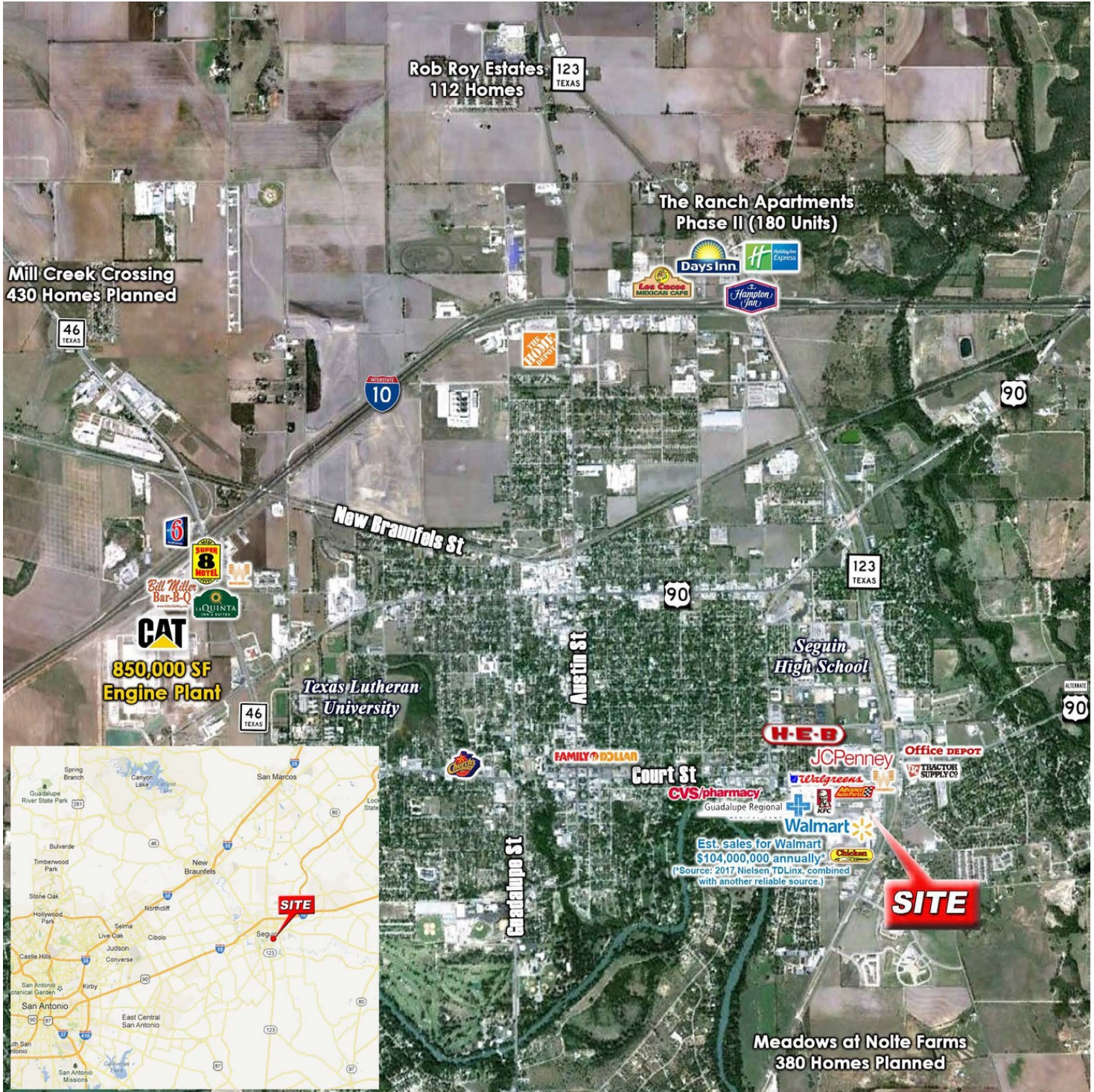
Michael Noteboom  
[mnoteboom@retailsolutionsre.com](mailto:mnoteboom@retailsolutionsre.com)  
512.474.5557  
[www.retailsolutionsre.com](http://www.retailsolutionsre.com)



The information contained herein was obtained from sources deemed reliable; however, Retail Solutions makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. Retail Solutions, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

# Seguin Corners

SWQ OF HWY 123B & COURT ST  
490 S. STATE HWY 123 BYPASS | SEGUIN, TX 78155



Peter Zeller  
[pzeller@retailsolutionsre.com](mailto:pzeller@retailsolutionsre.com)  
512.474.5557

Michael Noteboom  
[mnoteboom@retailsolutionsre.com](mailto:mnoteboom@retailsolutionsre.com)  
512.474.5557

[www.retailsolutionsre.com](http://www.retailsolutionsre.com)



solutions

The information contained herein was obtained from sources deemed reliable; however, Retail Solutions makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. Retail Solutions, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.



## Location Overview

Seguin is thirty minutes east of San Antonio and forty five minutes south of Austin. Seguin has easy access to two international airports, two deep water ports and to two interstate highways, I-10 running east-west and I-35 running north-south. State Highway 130 is completed, offering travellers a direct route from Seguin to Austin, allowing motorists to avoid the congestion on I-35.

## Employer Overview

Seguin is recognized for having the highest manufacturing jobs per capita in the state of Texas, with almost twice the national average manufacturing jobs. Seguin is home to Caterpillar, Cavco Industries, Alamo Industrial, Continental Automotive Systems, Tyson Foods, CMC Steel Texas, Minigrip, Star Manufacturing and Hexcel Corp. just to name a few. Caterpillar has a huge new facility in Seguin - a 1 million square foot engine assembly, test and paint facility. The plant began operations in June of 2010 and employs 1465 employees.

Seguin is home to:

- Eagle Ford Shale – a producer of oil and gas in South Texas employing 3,000+
- Caterpillar Inc. – a producer of construction and mining equipment, diesel and natural gas engines, and industrial gas turbines, employing 1,200
- Continental AG – an automotive electronic control unit manufacturer employing 1,340
- Tyson Foods – a poultry processing plant employing 650
- CMC Steel – provides manufacturing, recycling and trading of metal products, employing 900
- Texas Lutheran University – serving 1,400 students and employing 310
- Seguin Independent School District – serving 7,400 students and employing 1,079
- Guadalupe Regional Medical Center – employing 750



## Housing Information

- Seguin has had 1,100 new homes platted since 2011
- D.R. Horton - 380+ single family residential development in Seguin's east side
- Hwy 46 & Millcreek - 100 homes currently built, 300 platted
- Perry Homes is looking to build more homes in the northwest region
- Seguin's rental market sustains 95% occupancy levels
- 2 new apartment complexes constructed within the last 2 years
- 2 hotel chains have opened since 2006 & 2 are currently in development

Peter Zeller  
[pzeller@retailsolutionsre.com](mailto:pzeller@retailsolutionsre.com)  
512.474.5557

Michael Noteboom  
[mnoteboom@retailsolutionsre.com](mailto:mnoteboom@retailsolutionsre.com)  
512.474.5557

[www.retailsolutionsre.com](http://www.retailsolutionsre.com)



solutions

The information contained herein was obtained from sources deemed reliable; however, Retail Solutions makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. Retail Solutions, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.



# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Reliance Retail LLC OR Texas RS LLC dba "Retail Solutions "	603091 OR 9003193	leads@retailsolutionsre.com	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@retailsolutionsre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@retailsolutionsre.com	512-474-5557
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