

FOR SALE

±3.72 Acres

HWY. 46 & CH MATTHIES JR | SEGUIN, TX 78155



PROPERTY SIZE

- ±3.72 Acres
- Zoning C - Commercial
- Utilities: Water & Electricity
- Visibly from IH-10 East

SALES PRICE
Contact Broker

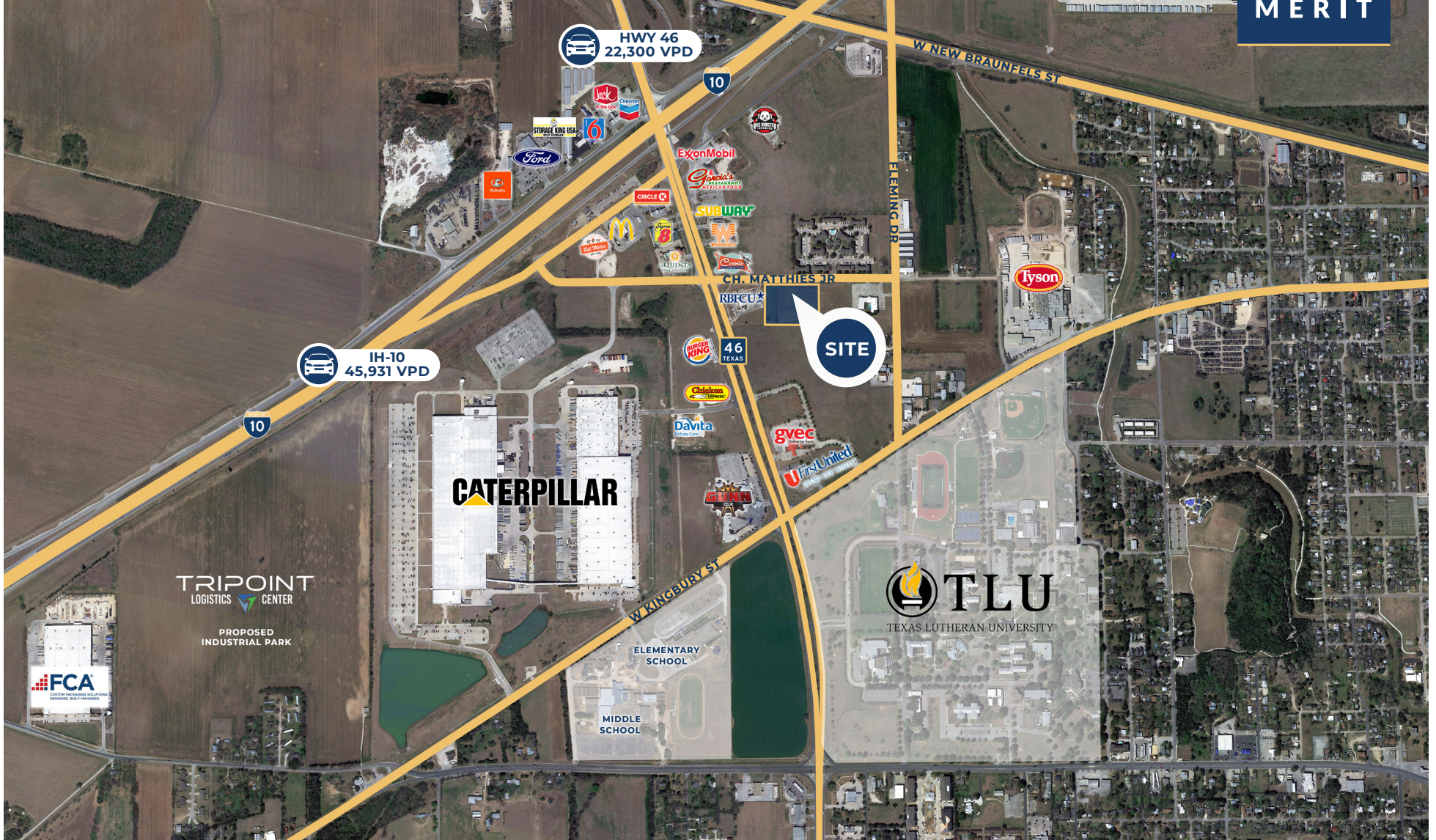
TY WEST | Senior Vice President
210.571.8000 | ty.west@meritcre.com

MERITCRE.COM

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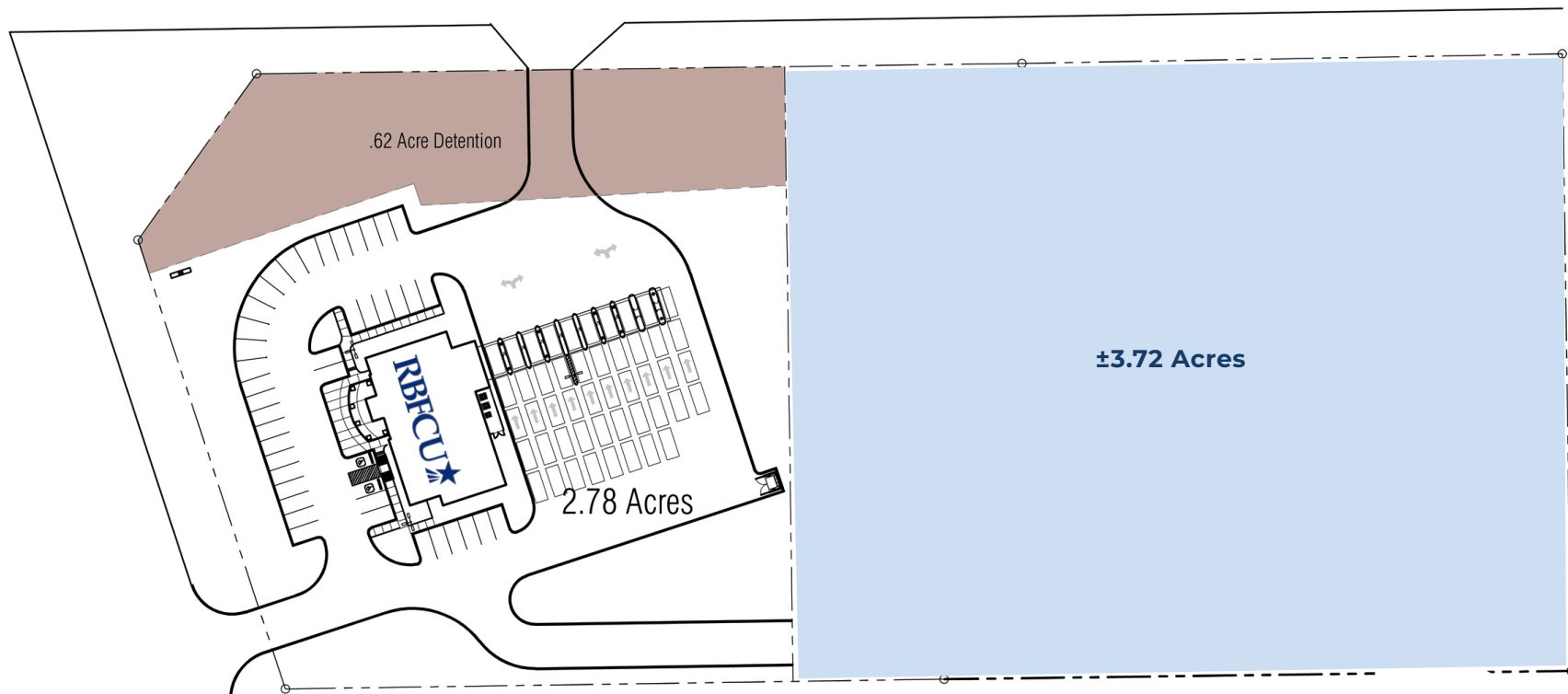
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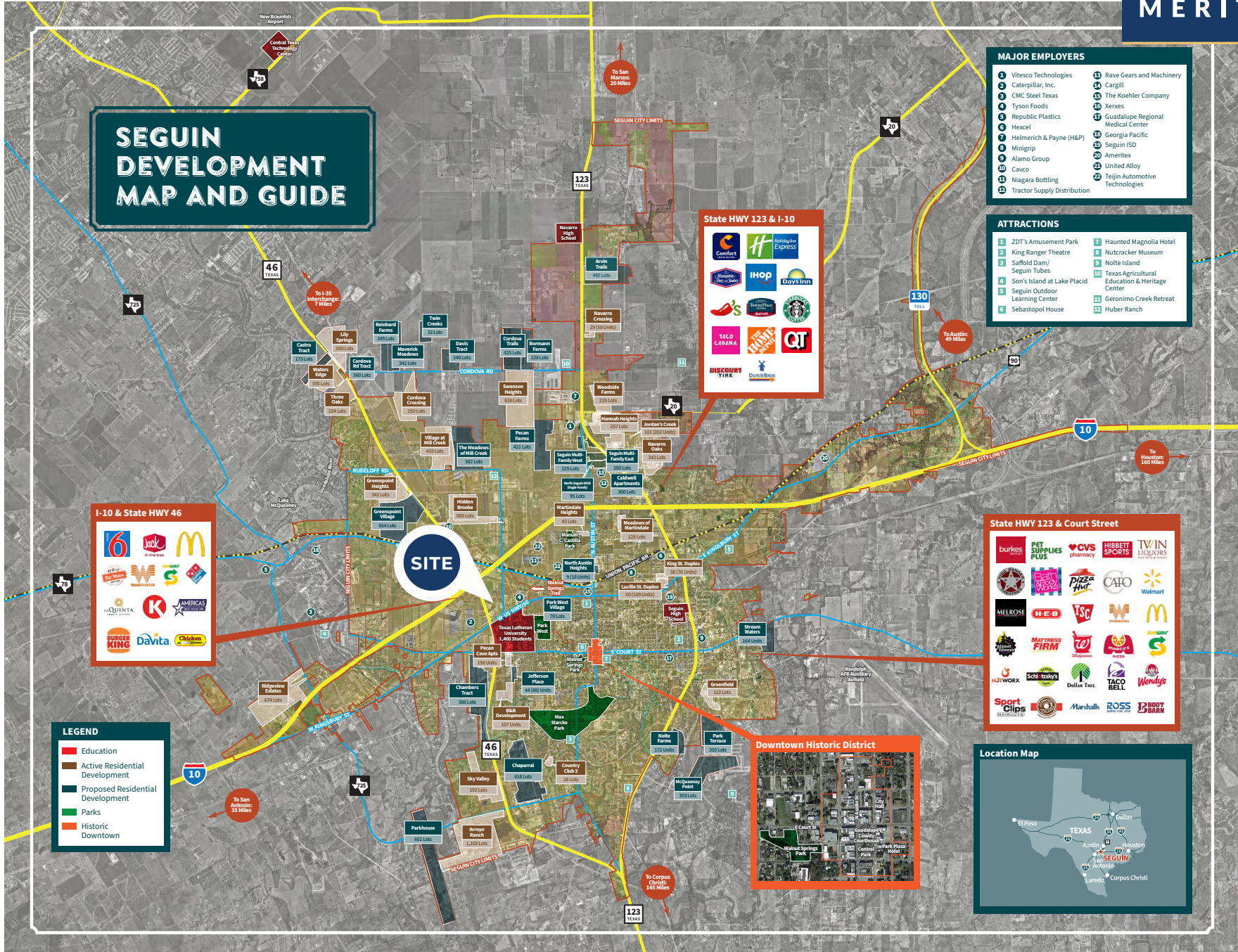
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SEGUIN DEVELOPMENT MAP AND GUIDE



- ### MAJOR EMPLOYERS
- | | |
|--------------------------------|--------------------------------------|
| 1 Viteco Technologies | 11 Rave Gears and Machinery |
| 2 Caterpillar, Inc. | 12 Cargill |
| 3 CMC Steel Texas | 13 The Koehler Company |
| 4 Tyson Foods | 14 Xerox |
| 5 Republic Plastics | 15 Guadalupe Regional Medical Center |
| 6 Hexcel | 16 Seguin ISD |
| 7 Helmerich & Payne (H&P) | 17 Ameritex |
| 8 Minigrip | 18 United Alloy |
| 9 Alamo Group | 19 Tejin Automotive Technologies |
| 10 Cavco | |
| 11 Niagara Bottling | |
| 12 Tractor Supply Distribution | |

- ### ATTRACTIONS
- | | |
|----------------------------------|---|
| 1 ZD's Amusement Park | 7 Haunted Magnolia Hotel |
| 2 King Ranger Theatre | 8 Nutcracker Museum |
| 3 Saffold Dairy/Seguin Tubers | 9 Noite Island |
| 4 Son's Island at Lake Placid | 10 Texas Agricultural Education & Heritage Center |
| 5 Seguin Outdoor Learning Center | 11 Geronimo Creek Retreat |
| 6 Sebastopol House | 12 Huber Ranch |

State HWY 123 & I-10

I-10 & State HWY 46

State HWY 123 & Court Street

- ### LEGEND
- Education
 - Active Residential Development
 - Proposed Residential Development
 - Parks
 - Historic Downtown



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WELCOME
TO
SEGUIN
TEXAS.

364,243

16+ Labor Force Within 30 Minute Drive Time of Seguin



14,000+

Housing Units in Development Pipeline



34.9

Median Age



20+

New Residential Subdivisions Under Construction



16.9%

Population Increase (2010-2020)



2,500+

Residential Building Permits Issued Since 2020



Top 10 Employers

Caterpillar	+/- 1500 employees
Vitesco Technologies	+/- 1500 employees
Seguin ISD	+/- 1100 employees
CMC Steel	+/- 900 employees
Guadalupe Regional Medical Center	+/- 765 employees
Guadalupe County	+/- 650 employees
Tyson Foods	+/- 550 employees
Texas Lutheran University	+/- 440 employees
City of Seguin	+/- 430 employees
H-E-B	+/- 400 employees

Major Retailers

HEB
Walmart
The Home Depot
Starbucks
Walgreens
CVS Pharmacy

Retail Trade Area (RTA) Demographics

Retail Trade Area Population	115,807
Median Age	40.5
Median Household Income	\$ 69,781
Estimated RTA Size (in sq. miles)	1,627

Labor Force Size

Civilian Population 16 Years and Over

Workers Within 30 Min Drive Time	1,303,668
Workers Within 45 Min Drive Time	2,096,954
Workers Within 60 Min Drive Time	2,196,021



Top 5 Industries



Source: JobsEQ

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.

Merit CRE-SA

9011430

sara@merit-cre.com

210.541.2005

BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD TENANT

DATE