



Land

for sale

Up to 22± acres available
Highway 46 at Kingsbury Street
Seguin, Texas 78155

For more information,
please contact:

Ty West
+1 210 839 2015
ty.west@am.jll.com

Property features

Located on Highway 46 less than 1 mile from Interstate 10

- 22-acre site adjacent to the Guadalupe Valley Electric Co-Op building
- In the new growth area of the City across from the main entrance to the 1,000,000 sf Caterpillar manufacturing facility
- Great visibility from adjacent thoroughfares and good access to IH-10 and Highway 46
- Excellent commercial site ideal for retail, financial services, medical and small office

Availability

- Ranging from 1.70 to 22.00± Acres
- Call for pricing

Demographics

5-mile radius



40,227

Population



\$66,626

Average household income



18,258

Employees



17,540

Traffic Counts (CPD)

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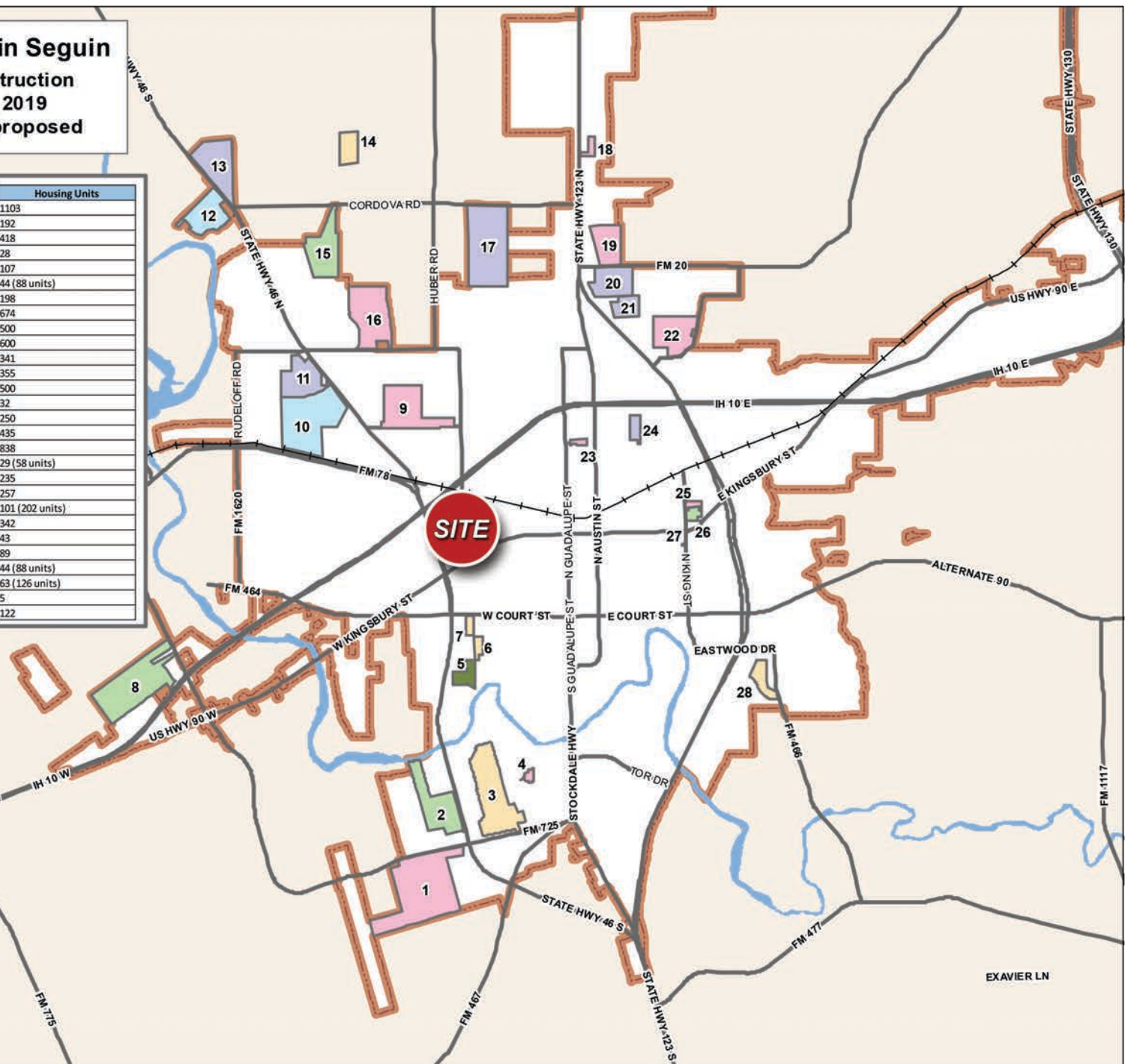
Residential Growth

New Subdivisions in Seguin
In Review or In Construction
As of October 31, 2019
8,226 dwelling units proposed

Label	Subdivision Name	Housing Units
1	Arroyo Ranch	1103
2	Sky Valley	192
3	Chaparral	418
4	Country Club 3	28
5	B&B Development	107
6	Jefferson Place	44 (88 units)
7	Pecan Cove Apartments	198
8	Ridgeview Estates	674
9	Hiddenbrooke	500
10	Greenspoint Village	600
11	Greenspoint Heights	341
12	Waters Edge	355
13	Lily Springs	500
14	Twin Creeks	32
15	Cordova Crossing	250
16	Village at Mill Creek	435
17	Swenson Heights	838
18	Navarro Crossing	29 (58 units)
19	Woodside Farms	235
20	Hannah Heights	257
21	Jordan's Creek	101 (202 units)
22	Navarro Oaks	342
23	Martindale Heights	43
24	Meadows on Martindale	89
25	King St Duplex	44 (88 units)
26	Lucille St Duplex	63 (126 units)
27	Villas of Tierra Rica	5
28	Greenfield	122

Proposed Housing Status

- Construction
- Final Plat Approval
- Prelim Plat Approval
- Plat Review
- Dev Studies Review
- No Submittal



SITE

Demographics



JLL Demographic Summary

Seguin
Seguin, Texas
Rings: 1, 5, 10 mile radii

Prepared by Esri
Latitude: 29.57726
Longitude: -97.98918

	1 mile	5 miles	10 miles
Population Summary			
2000 Total Population	4,132	32,590	50,910
2010 Total Population	3,821	35,021	63,657
2019 Total Population	3,969	40,227	82,370
2024 Total Population	4,089	43,226	92,875
2019-2024 Annual Rate	0.60%	1.45%	2.43%
Total Households	1,193	14,508	28,456
Data for all businesses in area			
Total Businesses:	96	1,505	2,054
Total Employees:	1,417	18,258	22,667
Total Residential Population:	3,969	40,227	82,370
Employee/Residential Population Ratio:	0.36:1	0.45:1	0.28:1
Labor Force By Occupation - White Collar	35.5%	48.7%	54.0%
Labor Force By Occupation - Blue Collar	42.8%	33.2%	28.5%
Median Age			
2019 Median Age	26.8	38.8	37.6
Median Household Income			
2019 Median Household Income	\$31,873	\$48,543	\$56,838
2024 Median Household Income	\$37,741	\$55,286	\$63,459
2019-2024 Annual Rate	3.44%	2.64%	2.23%
Average Household Income			
2019 Average Household Income	\$45,895	\$66,626	\$74,135
2024 Average Household Income	\$54,222	\$77,063	\$84,486
2019-2024 Annual Rate	3.39%	2.95%	2.65%
Per Capita Income			
2019 Per Capita Income	\$13,433	\$23,781	\$25,709
2024 Per Capita Income	\$15,837	\$27,592	\$29,223
2019-2024 Annual Rate	3.35%	3.02%	2.60%
2019 Population 25+ by Educational Attainment			
Total	2,085	27,107	55,116
Less than 9th Grade	12.9%	6.5%	5.9%
9th - 12th Grade, No Diploma	16.7%	10.5%	8.0%
High School Graduate	36.9%	31.0%	28.9%
GED/Alternative Credential	4.5%	6.6%	6.0%
Some College, No Degree	14.2%	20.4%	22.0%
Associate Degree	6.7%	6.5%	7.4%
Bachelor's Degree	3.4%	12.3%	15.7%
Graduate/Professional Degree	4.6%	6.2%	6.1%
2019 Population by Sex			
Males	1,885	19,711	40,657
Females	2,084	20,515	41,713
2019 Population by Race/Ethnicity			
Total	3,969	40,227	82,369
White Alone	66.9%	76.4%	79.4%
Black Alone	12.0%	7.7%	5.2%
American Indian Alone	0.5%	0.5%	0.7%
Asian Alone	0.5%	0.9%	1.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	16.6%	11.6%	10.9%
Two or More Races	3.5%	2.7%	2.7%
Hispanic Origin	67.2%	50.5%	45.2%
Diversity Index	74.2	70.5	68.1



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.

Jones Lang LaSalle Brokerage, Inc.	591725	jan.lighty@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6169
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Tyler West	500410	ty.west@am.jll.com	210-839-2015
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date