



**COMMERCIAL DEVELOPMENT PADS
STRATEGIC I. H. 10 / HIGHWAY 46 TRACTS
SEGUIN, TEXAS**

LOCATION: The properties are located at the southwest quadrant of I. H. 10 and Highway 46. Lot 1 is at the east corner of I. H. 10 and C. H. Matthies. Lot 3 fronts on the north side of C. H. Matthies

SIZE:

	<u>LOT 1</u>	<u>LOT 3</u>
	1.628 Acres	2.226 Acres

FRONTAGE:

	203 Feet on I.H. 10 & 282 Feet on C. H. Matthies	472 Feet on C. H. Matthies, Jr.
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DEPTH: Varies, see Survey Varies, see Survey

UTILITIES:

Electric: Guadalupe Valley Electric Cooperative indicates they provide service to the sites from C. H. Matthies.

Water: City of Seguin indicates it has a 6" water main along C. H. Matthies.

Sewer: City of Seguin indicates it has a 6" sewer main along C. H. Matthies.

Gas: Centerpoint Energy indicates it has gas to the sites.

Prospective buyers should retain an independent engineer to verify the location, accessibility and available capacity of all utilities.

ZONING: C, Commercial District, City of Seguin

Prospective buyers should verify the zoning and permitted uses for the property with the appropriate governing authority.

TOPOGRAPHY: The sites are generally level.

FLOOD PLAIN: Federal Emergency Management Agency maps do not appear to indicate any 100 year flood plain on the sites.

EASEMENTS: Various easements exist on both sites. Refer to Survey.



RESTRICTIONS: There is a restriction against hamburger type fast food restaurants. Contact broker for details.

TRAFFIC COUNT: 2021 Texas State Highway traffic count map indicates 49,444 vehicles per day on I. H. 10 just south of FM 725 and 22,345 vehicles per day on Hwy 46, just north of the property in Seguin.

DEMOGRAPHICS:	ESRI forecasts for 2022	3 - mile	5 - mile
	2022 Population Estimates:	26,188	41,284
	Average Household Income:	\$77,721	\$86,917

Source: U. S. Bureau of the Census, 2020 Census of Population and Housing.

AREA DEVELOPMENT: The Caterpillar facility, Bill Miller Bar-B-Q, McDonalds and La Quinta Inn and Suites are adjacent to the property. The area also includes other restaurants, motels and convenience stores. Wal-Mart has a store site in the southeast quadrant of IH-10 and Hwy 46.

POTENTIAL USES: The I.H. 10 exposure and existing development make these pads attractive for additional retail services, restaurants, hotels, automotive services and other commercial uses.

PRICING: Lot 1: \$14.00/SF or \$992,820.00
Lot 2: \$9.75/SF or \$945,404.00

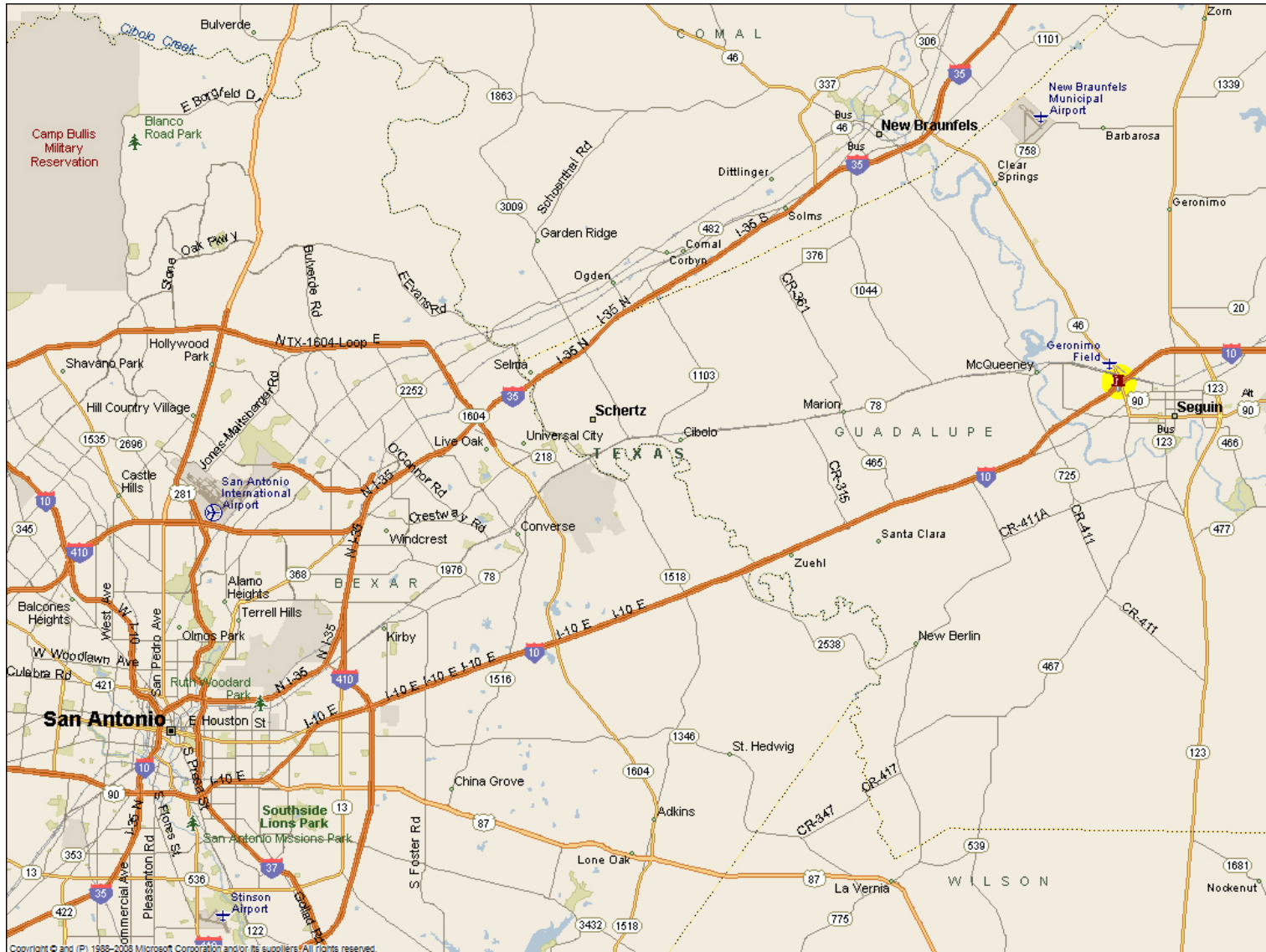
- COMMENTS:**
- Located on I. H. 10 coast to coast freeway with high traffic counts, excellent visibility and easy access.
 - Seguin is a very business friendly community.

FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD
Phone: (210) 496-5800 • Fax: (210) 496-5809 • Email: eldon@roalson.com / mhoward@roalson.com

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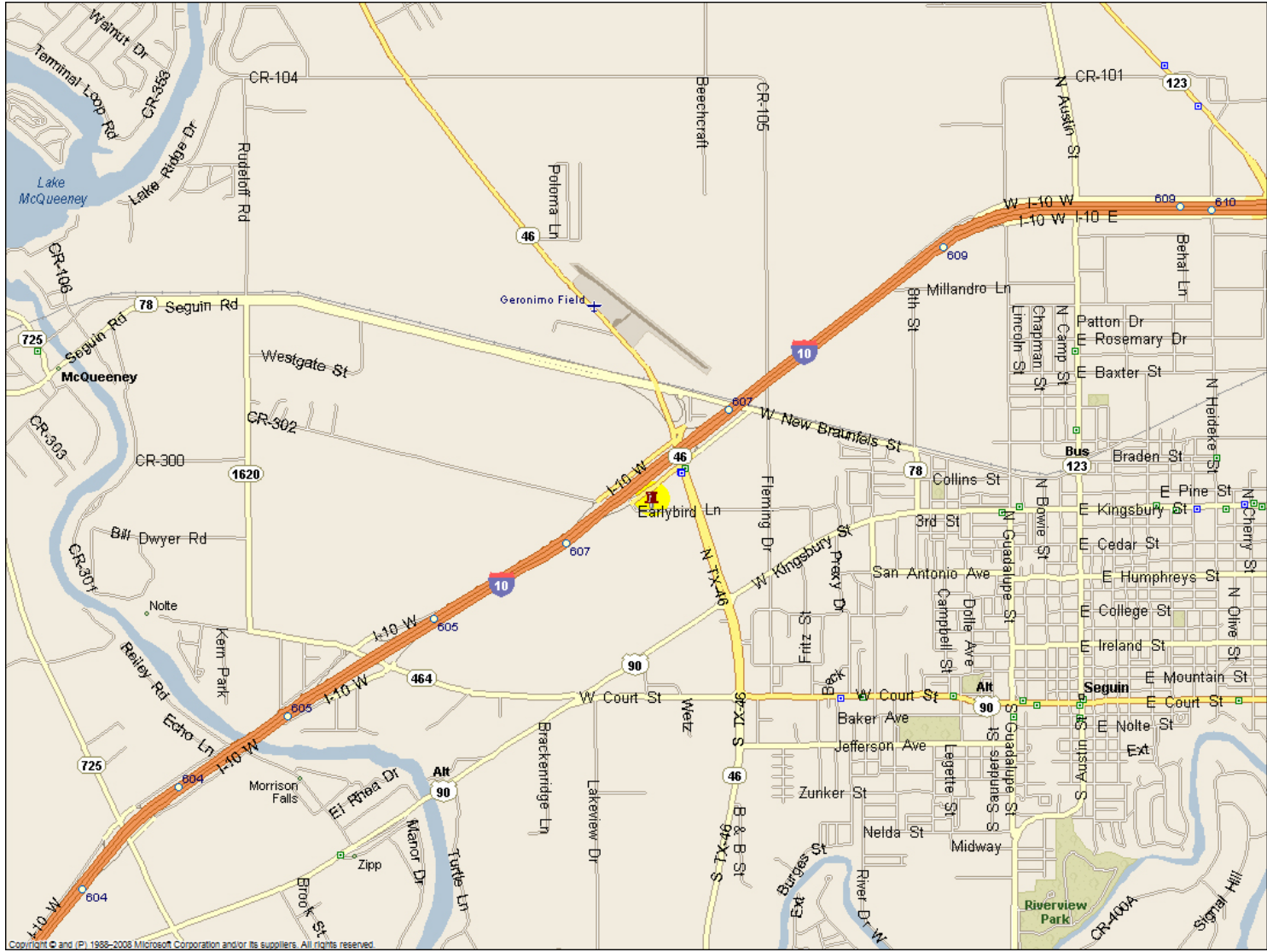
Location Map



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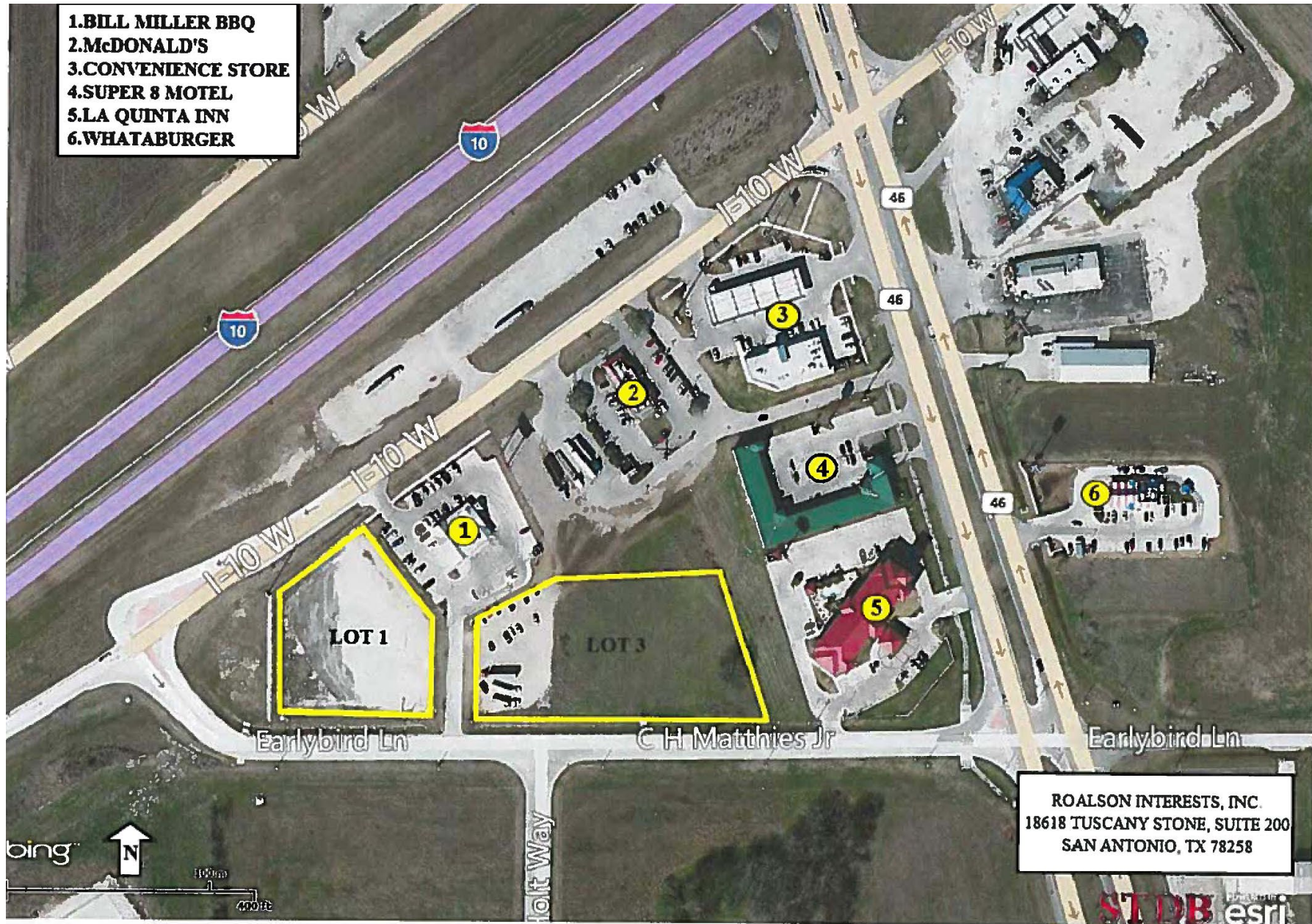
Area Map



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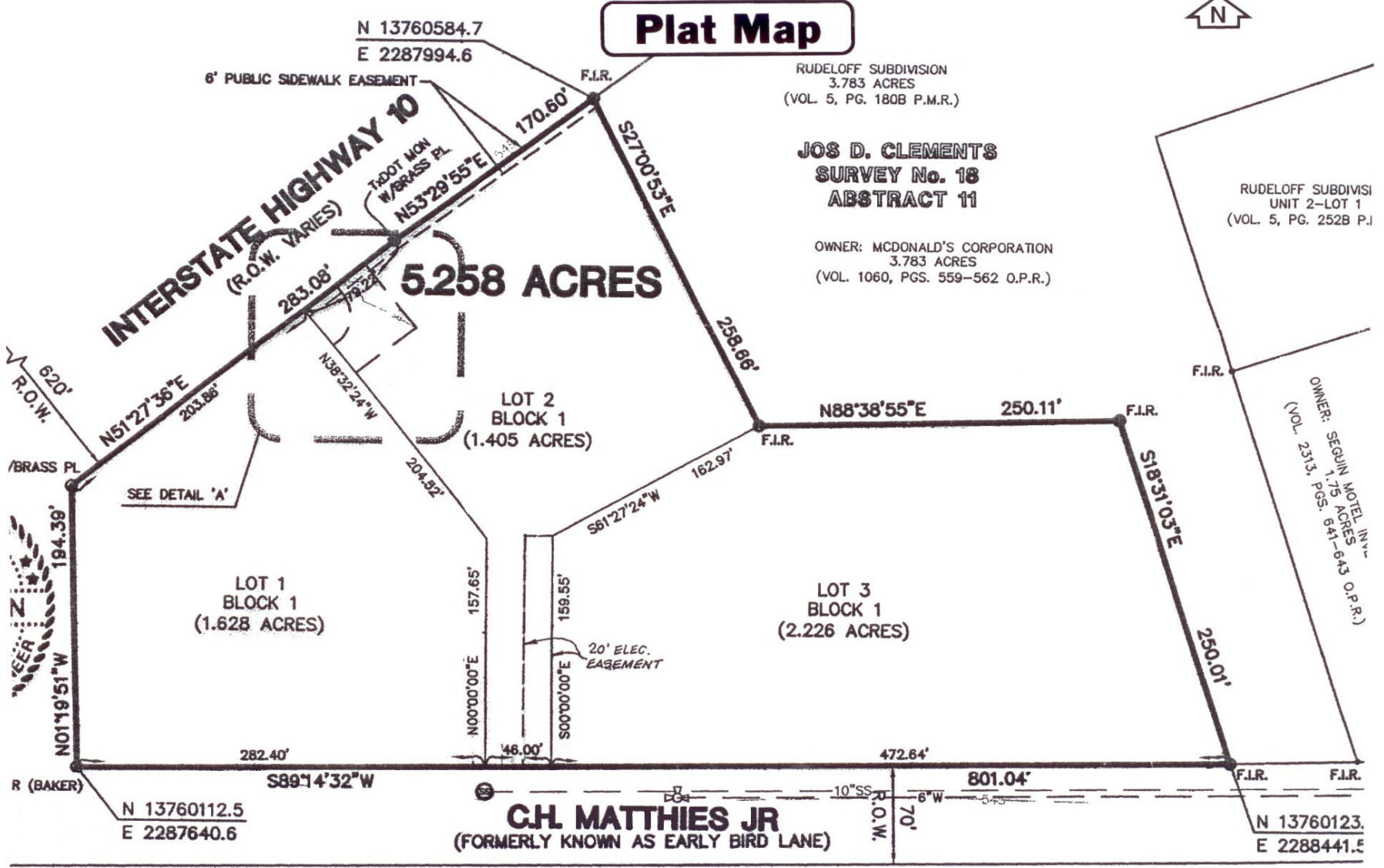
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Plat Map



SUBDIVISION PLAT

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DEMOGRAPHIC OVERVIEW

October 6, 2022

IH 10 AT HIGHWAY 46, SEGUIN, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2020 Census	24,824	39,162	51,269
2022 Estimate	26,188	41,284	54,226
5 Year Projection	29,357	45,799	60,563
Households			
2020 Census	8,842	14,345	18,468
2022 Estimate	9,331	15,117	19,574
5 Year Projection	10,383	16,656	21,784
2022 Population by Race			
White	52.8%	58.2%	60.2%
Black	6.5%	5.3%	4.6%
Asian or Pacific Islander	1.0%	1.1%	1.0%
American Indian	0.9%	0.8%	0.9%
2022 Population by Ethnicity			
Hispanic Origin	54.9%	48.1%	45.4%
2022 Total Housing Units			
Owner-Occupied	6,185	10,462	14,301
Renter-Occupied	3,146	4,655	5,273
Average Household Size	2.66	2.63	2.69
2022 Household Income			
Income \$ 0 - \$15,000	8.8%	7.5%	6.7%
Income \$ 15,000 - \$24,999	9.7%	8.1%	7.2%
Income \$ 25,000 - \$34,999	10.3%	9.5%	8.7%
Income \$ 35,000 - \$49,999	14.2%	13.1%	12.6%
Income \$ 50,000 - \$74,999	21.7%	20.2%	19.5%
Income \$ 75,000 - \$99,999	12.1%	13.8%	14.8%
Income \$ 100,000 - \$149,999	12.6%	15.0%	16.3%
Income \$ 150,000 - \$199,999	7.2%	8.1%	8.4%
Income \$200,000 +	3.4%	4.8%	5.7%
Average Household Income	\$77,721	\$86,917	\$91,948
Median Household Income	\$55,827	\$62,248	\$66,963
Per Capita Income	\$27,306	\$31,783	\$33,489

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2022 and 2027.

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PROPERTY DISCLOSURE STATEMENT

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

**BROKER: ROALSON INTERESTS, INC.
18618 TUSCANY STONE, SUITE 200
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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Roalson Interests, Inc.	0338503		(210)496-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Howard	603462	mhoward@roalson.com	(210)865-4411
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date