



INDUSTRIAL PROPERTY FOR SALE

2476 N HEIDEKE ST

SEGUIN, TX 78155

Presented By

JEREMY JESSOP

210.386.3970

jj@jjrealco.com

824 Broadway St. Suite 110, San Antonio, TX 78215



Executive Summary



OFFERING SUMMARY

Sale Price:	\$650,000
Building Size:	3,240 SF
Lot Size:	1.63 Acres
Price / SF:	\$200.62
Year Built:	1990
Zoning:	COMMERCIAL

PROPERTY OVERVIEW

1.63 ac of commercial/industrial land less than half a mile to intersection between I-10 and HWY 123 in Seguin, TX. Improvements include two warehouses totaling 3220sf connected by a 900 sf covered port and an additional 4300sf canopy. Property is well suited for small industrial manufacturing operation and outdoor storage.

PROPERTY HIGHLIGHTS

- Front 1800 sf building is air conditioned has built in office/showroom and air conditioned warehouse with 2 grade level access doors.
- Second building is a 1420sf warehouse with 2 grade level doors
- Convenient access to major hwy's I-10 and 123.
- Large yard for outdoor storage.
- 4300 sf canopy.
- Commercial zoning.

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Survey

BASIS OF BEARING IS THE SOUTH LINE
OF THE 1.63 ACRE TRACT AS FOUND
MONUMENTED ON THE GROUND.

TRI-COUNTY SURVEYING INC., HAS MADE NO FLOOD
ZONE DETERMINATION FOR THE PROPERTY SHOWN
HEREON.

CORRESPONDING FIELD NOTES PREPARED.

SCALE
1" = 50'



BEHAL LANE
359/229
50' R.O.W.

EXHIBIT A-2

50' R.O.W.
N. HEIDEKE ST.
78/640

P.O.B.

PREPARED FOR:
JOYCE HAGLER

STATE OF TEXAS:
COUNTY OF GUADALUPE:

I, AUBREY C. HOLLAND, DO HEREBY CERTIFY THAT
THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY
MADE ON THE GROUND BY MEN WORKING UNDER MY
SUPERVISION AND THERE ARE NO VISIBLE EASEMENTS
OR ENCROACHMENTS EXCEPT AS SHOWN.

Aubrey C. Holland
AUBREY C. HOLLAND
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4493

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PROJECT NO.: 1305105 • DWG: 210.386/8970 • jrealco.com

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2482 N. HEIDEKE ST.
PLAT SHOWING:

SURVEY OF A 1.63 ACRE TRACT OF LAND SITUATED IN THE HUMPHRIES
BRANCH SURVEY NO. 17, ABSTRACT 6, CITY OF SEGUIN, GUADALUPE
COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND CALLED 2.00
ACRES, CONVEYED TO DAVID HAGLER, BY DEED RECORDED IN VOLUME
912, PAGE 773, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS.

20 Ac.
388/75

1.63
Ac.

2.00 Ac.
2607/56

- CM = CONTROLLING MONUMENT
- = WOOD FENCE
- = CHAIN-LINK FENCE
- X — = BARBED WIRE FENCE
- = SIGN
- U — = OVERHEAD UTILITY
- ⊙ = WATER METER
- ⊕ = CLEAN OUT
- = CONCRETE



Exterior Photos



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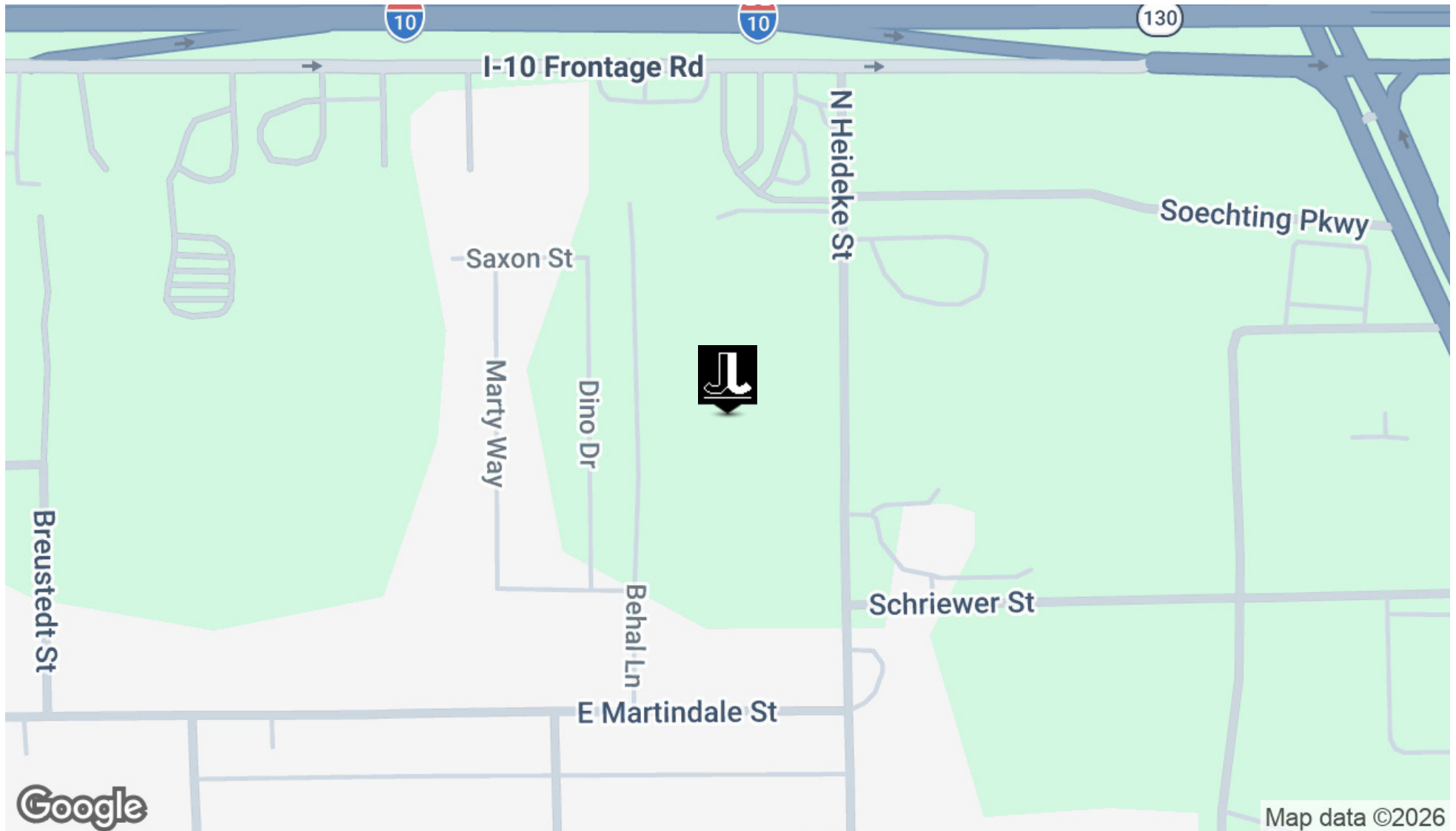


Interior Photos





Location Map

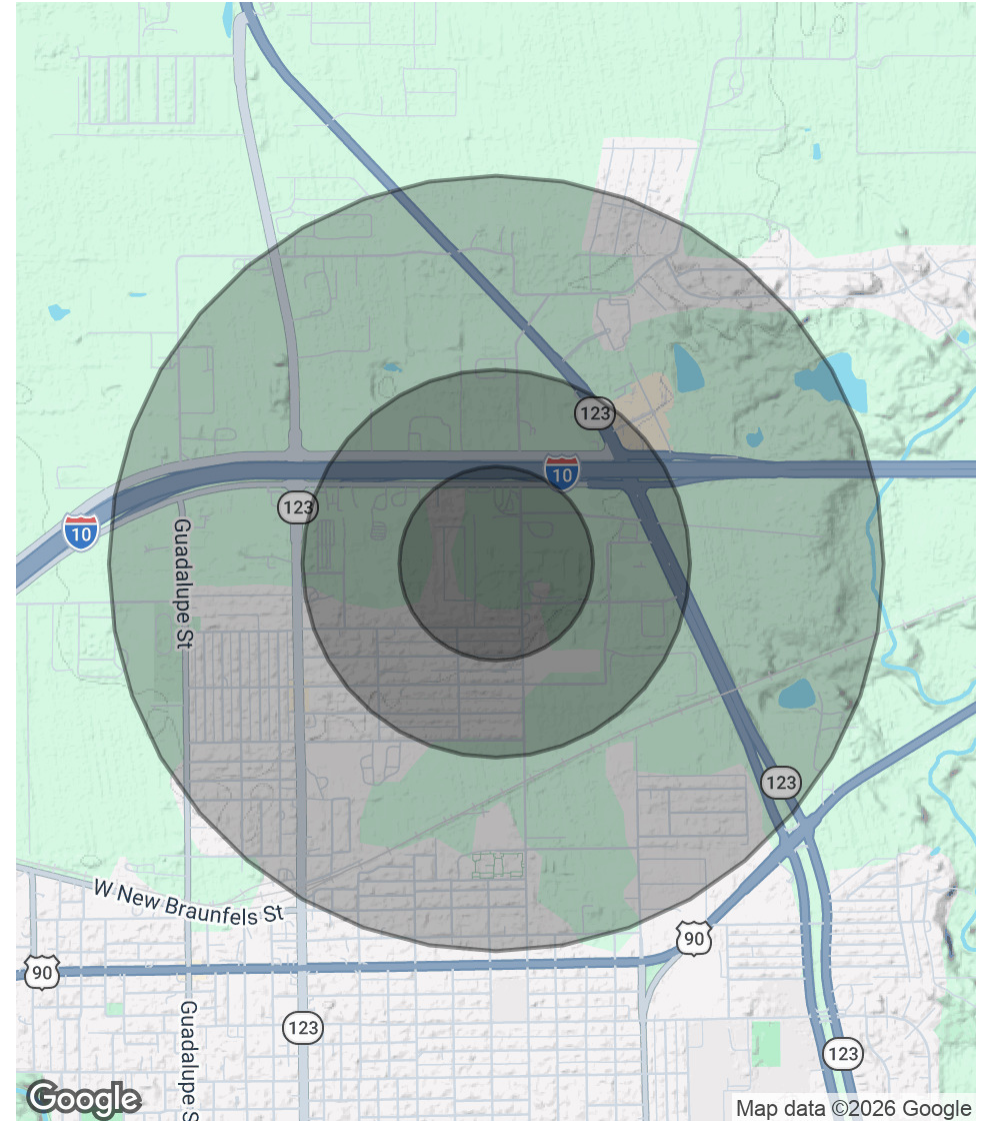




Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	192	679	3,275
Average Age	44.7	43.8	42.3
Average Age (Male)	47.7	46.5	37.9
Average Age (Female)	35.7	35.6	42.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	77	262	1,179
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$87,116	\$87,329	\$94,790
Average House Value	\$120,934	\$123,339	\$154,442

2023 American Community Survey (ACS)



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Broker Info



JEREMY JESSOP

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Direct: 210.386.3970

PROFESSIONAL BACKGROUND

JJ Real Co is a boutique real estate firm and brokerage based in San Antonio, Texas, with a rich history spanning over 20 years. Founded by Jeremy Jessop, the firm has built a reputation for prioritizing client relationships above all else, valuing quality over quantity when it comes to transactions.

Specializing in the neighborhoods surrounding San Antonio's central business district, including Pearl, Southtown, King William, Alamo Heights, Tobin Hill, and Dignowity Hill, Jessop has established he and his firm as a trusted partner in the local real estate market.

One of their key areas of expertise lies in adaptive reuse development, focusing on transforming industrial, retail, and mixed-use projects into vibrant spaces that contribute to the community's growth and revitalization. They have a strong emphasis on historic tax credit projects, leveraging public-private incentives to bring new life to historic buildings and neighborhoods.

Throughout their two-decade journey, Jessop has demonstrated a commitment to excellence, innovation, and sustainable growth in the real estate sector, making them a sought-after partner for clients looking for personalized, high-quality real estate services in the San Antonio and Downtown area.

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