



1419 FLEMING DR.

Seguin, Texas 78155



INVESTMENT OFFERING MEMORANDUM

12,500 SF Multi-Tenant Flex
Property on .95 Acres



The information contained in this package is furnished solely for the purpose of review by a prospective purchaser of **1419 Fleming, Seguin, Texas (the "Property")** and is not to be used for any other purpose or made available to any other person without the express written consent of Stream Realty Partners – Central Texas L.P., or any of its affiliates ("Stream"). The information contained in this package is from sources deemed reliable, but it is not guaranteed by Stream in any way and is subject to change in price, corrections, errors and omissions, prior to sale, or withdrawal without notice. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather a general outline of the pertinent provisions contained herein.

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Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.






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1419 FLEMING DR.

INTRODUCTION TO THE OPPORTUNITY

Stream Realty Partners is pleased to exclusively offer qualified purchasers the opportunity to acquire fee simple interest in 1419 Fleming ("Property"), a stabilized, multi-tenant flex building in Seguin, Texas. The Property consists of a 12,500 square-foot, 10 tenant facility situated on 0.95 acres with an additional 1.35 acres of land available next door for separate purchase.

The property is strategically positioned in Seguin, along the booming commercial corridor near the intersection of Interstate 10 and State Highway 46 directly across the street from a future Wal-Mart. With over three quarters of the occupancy expiring in the next 18 months and past owner's appetite for short term gross leases, buyers have an opportunity to stabilize the property by converting the existing tenants to longer term NNN leases or backfill with tenants fueled by the growing regional demand for this type of space. A majority of the units have been updated since 2024 which would allow for a more seamless turnover of the existing leases to more market standard leases.

The property is uniquely positioned as one of the only assets in Seguin offering sub-2,000 SF spaces, a highly limited and sought-after option in the market.

BUILDING HIGHLIGHTS



PROPERTY ADDRESS: 1419 FLEMING DR. SEGUIN, TX 78155



**OCCUPANCY:
90%**



**YEAR BUILT/
RENOVATED:
1985/2024**



**TOTAL
BUILDING SIZE:
12,500 SF**



**LOT SIZE:
0.95 ACRES**



**ZONING:
COMMERCIAL**



**MIXED OF
CONTROLLED &
NON-CLIMATE
CONTROLLED
UNITS**



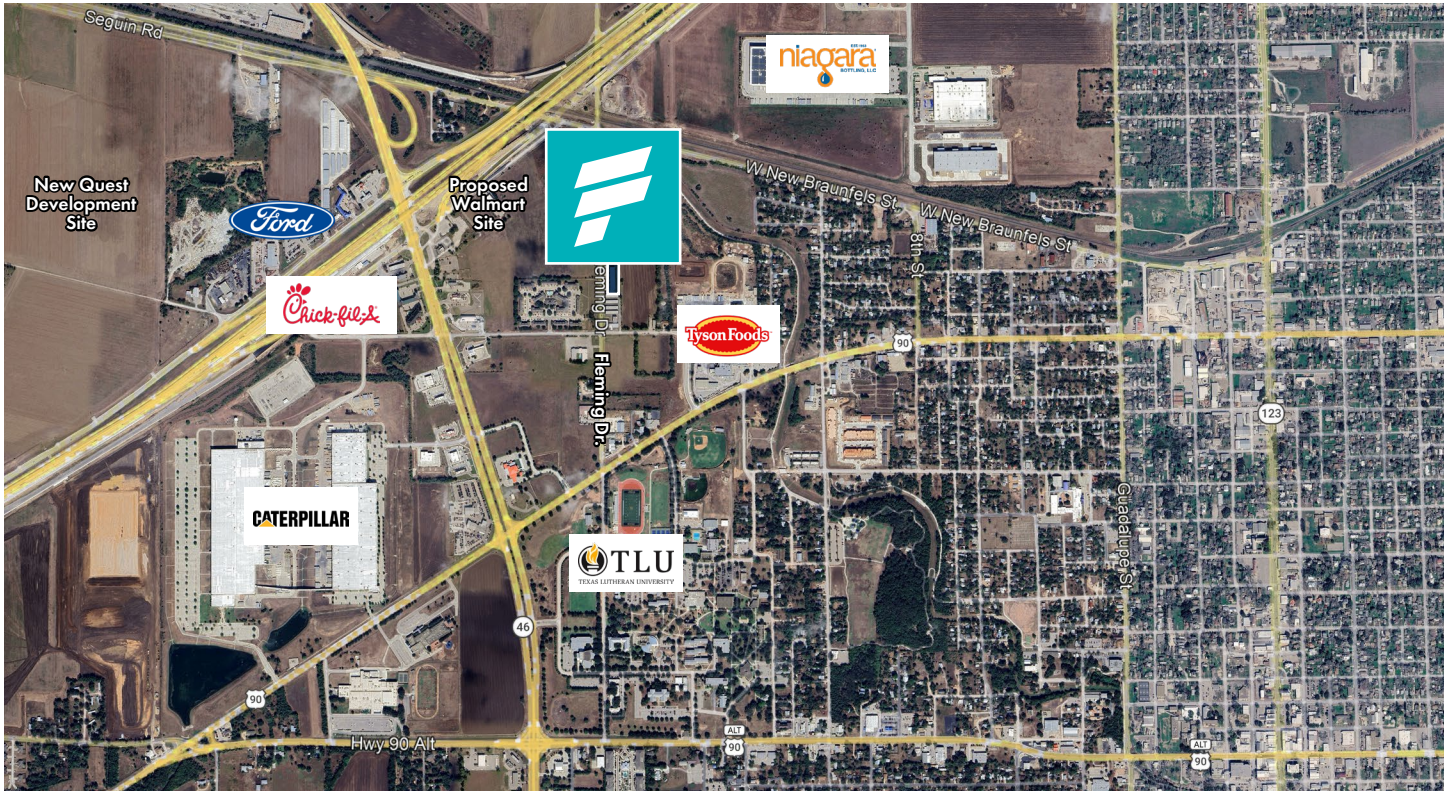
**LOADING:
GRADE LEVEL**



**ADDITIONAL
LAND: 1.35
ACRES ALSO
AVAILABLE FOR
PURCHASE**



BUILDING LOCATION





1419 FLEMING DR.

**ABOUT
THE MARKET**



NESTLED ALONG THE BANKS OF THE GUADALUPE RIVER, SEGUIN, TEXAS, is a regional manufacturing, retail, and healthcare hub, in one of the fastest-growing regions in the United States. It sits just 30 minutes east of San Antonio and 60 minutes south of Austin and draws its workforce from both areas.



61%

**GROWTH
SINCE 2010**

21%

**GROWTH
BETWEEN
2020-2025**

13.2%

**GROWTH
PROJECTED
2025-2030**

3.6%

**GROWTH
EXPECTED
BY 2029**

24.6%

**BLUE COLLAR
WORKFORCE**

\$107,597

**AVERAGE
HOUSEHOLD
INCOME**

62.2%

**SOME
COLLEGE+**

494,525

**TOTAL
POPULATION**

36.7

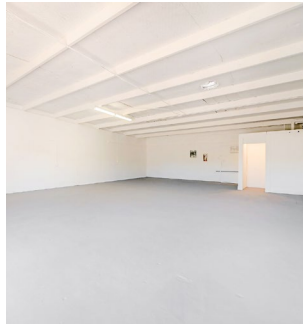
**MEDIAN
AGE**

**WITHIN 30
MINUTES**

SEGUIN INDUSTRIAL MARKET POSITIONING



Class	Total SF	Available SF	Vacancy Rate
A/B	5,768,305	50,100	0.87%
C	2,108,003	141,798	6.73%
Overall	7,876,308	191,898	2.44%





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THANK YOU