

17,000 SF - 40,000 SF (Up to 140,000 SF Build-to-Suit Option)  
FOR SALE OR LEASE

N HEIDEKE & FREEPORT WAY  
SEGUIN, TEXAS 78155

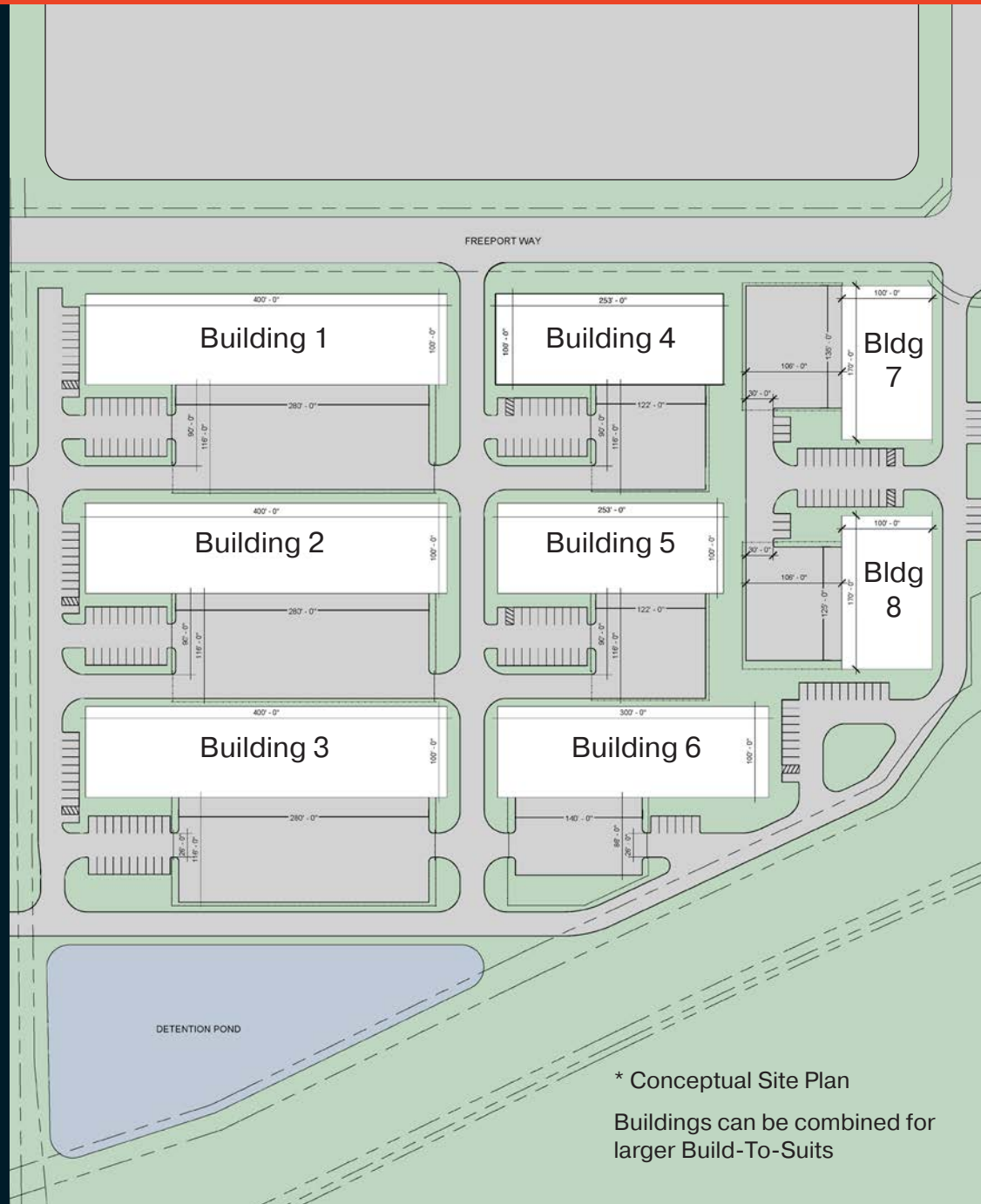



SEGUIN COMMERCE  
PARK

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# Site Plan & Building Specs

<b>Building Sizes*</b>	Building 1-3   40,000 SF Building 4-5   25,300 SF Building 6   30,000 SF Building 7-8   17,000 SF
<b>Construction Type</b>	Heavy Gauge. Steel (7.2 Panel Profile), Clear Span
<b>Configuration</b>	Front Load
<b>Clear Height</b>	25' (Crane Ready for 20' Hook Height in Buildings 1-6)
<b>Dock-high Doors</b>	Capability to Add 9'x10' Dock Wells
<b>Grade Level Doors</b>	Bldgs 1-3: Six (6) 14'x12' Bldgs 4-8: Four (4) 14'x12'
<b>Office Finish SF</b>	± 1,600 SF or Build-To-Suit
<b>Parking Spaces</b>	± 20 - 30 Spaces
<b>Power</b>	800 Amps 277/480v
<b>Roof</b>	White Standing Seam; R30 Insulation @ Office / R19 Insulation @ WH
<b>Walls</b>	R25 Insulation @ Office, R13 Insulation @ Warehouse
<b>Sprinklers</b>	Category 2, K25 Heads, ESFR Ready (Upgrade Avail.)
<b>Slab</b>	6" slab, 3,500 psi
<b>Yard</b>	Dedicated, Secured Yard Capability



**Stan Nowak**   
Partner  
512.601.8120  
stan.nowak@partnersrealestate.com



**Andrew Alizzi**  
Vice President  
512.647.1545  
andrew.alizzi@partnersrealestate.com



**Colten Courtney**  
Senior Associate  
210.807.6552  
colten.courtney@partnersrealestate.com



**John Colglazier**   
Partner  
210.996.2934  
john.colglazier@partnersrealestate.com

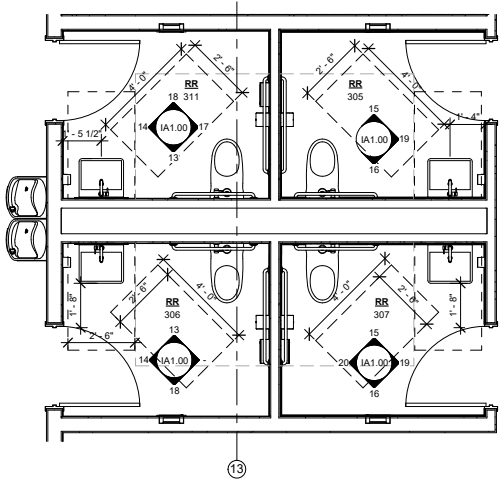
# Optional Building Upgrades

## Upgrade Options

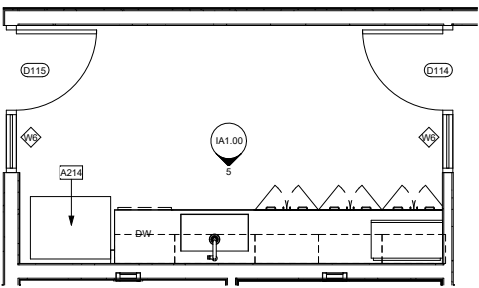
- Additional glazing
- Additional canopy
- Additional windows
- Office expansion
- Up to 20-ton crane
- HVAC warehouse



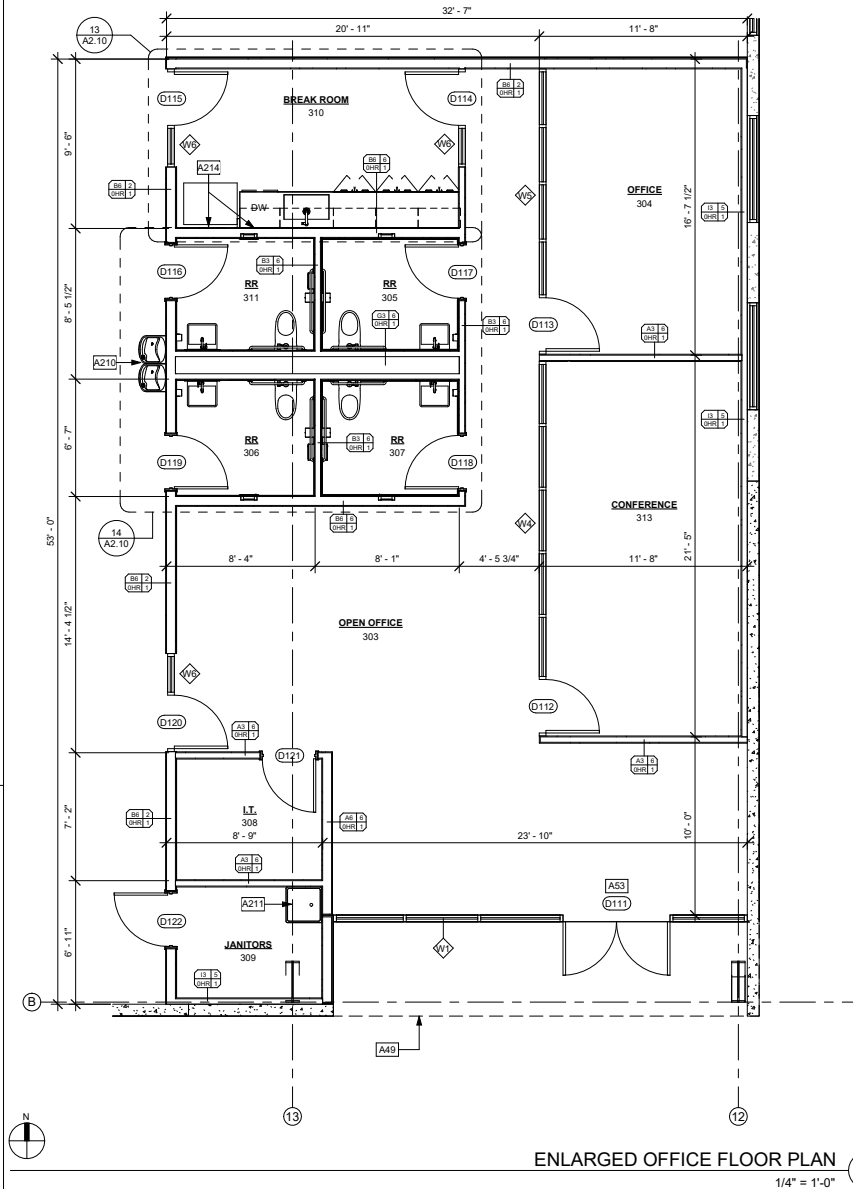
# Typical Spec Office Floor Plan



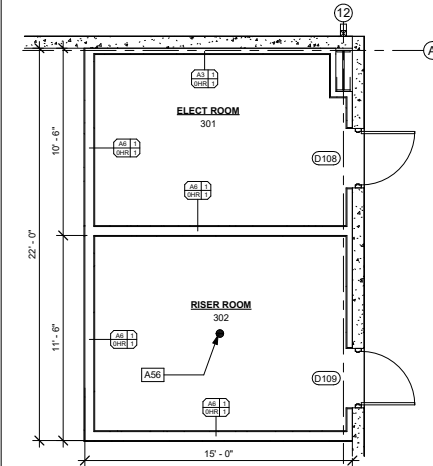
ENLARGED OFFICE RESTROOM PLAN  
3/8" = 1'-0" 14



ENLARGED BREAKROOM PLAN  
3/8" = 1'-0" 13



ENLARGED OFFICE FLOOR PLAN  
1/4" = 1'-0" 5



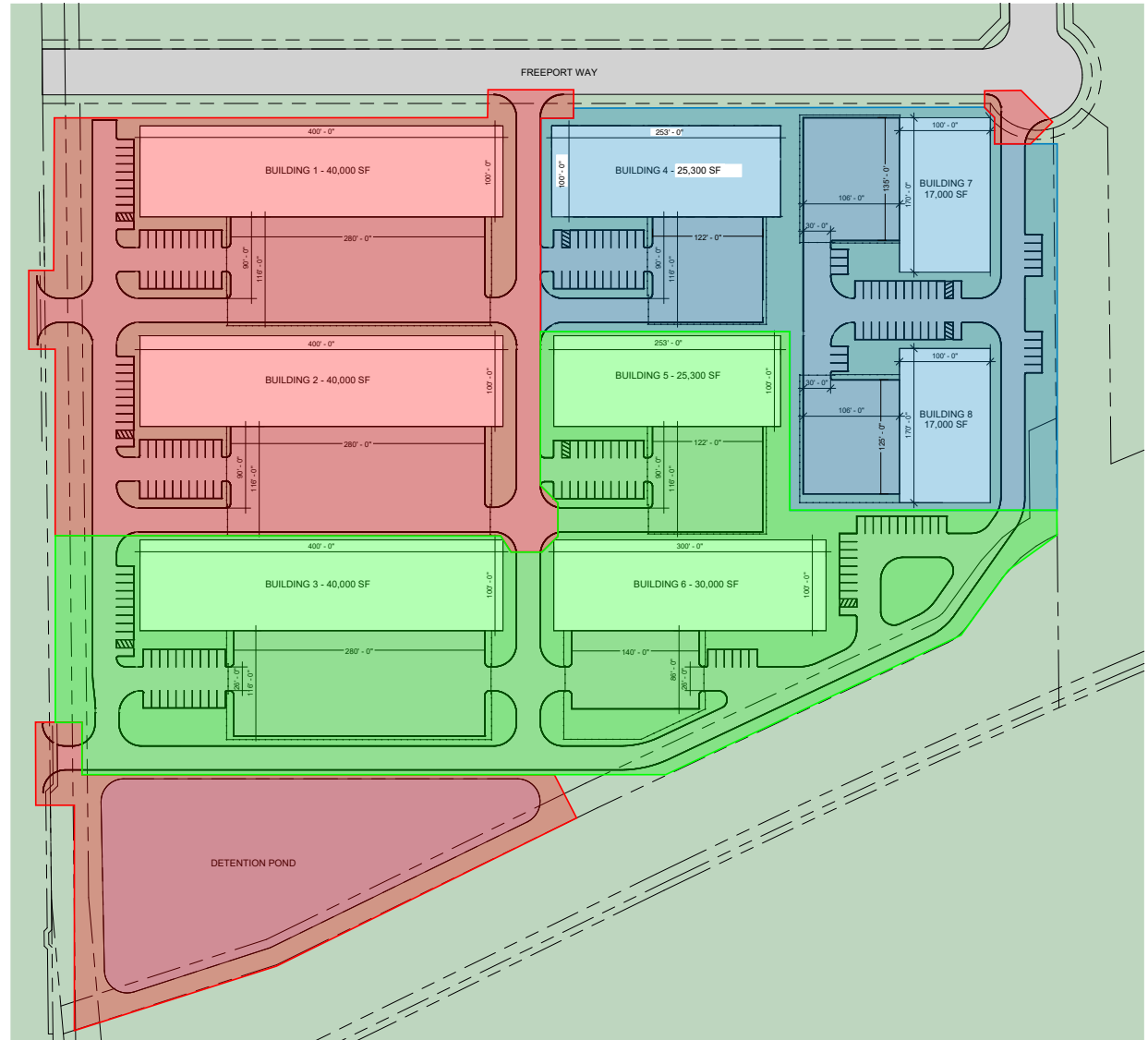
ENLARGED RISER / ELEC RM PLAN  
1/4" = 1'-0" 2

KEYNOTES - A2.10 SHELL FLOOR PLAN - LEVEL 1

DISCLAIMER: KEYNOTES MAY NOT BE SEQUENTIAL

#	NOTE
A49	EDGE OF MTL PANELS ABOVE
A56	LOCATION OF FLOOR DRAIN - RE: MEP DRAWINGS
A211	PROVIDE NEW 2'-0" WIDE 2'-0" LONG FIBERGLASS MOP SINK WHERE NOTED - TO MEET T&S STANDARDS
A214	PROVIDE IN-WALL WATER CONNECTION AND ELECTRICAL POWER IN NOTED LOCATION FOR TENANT PROVIDED AND TENANT INSTALLED REFRIGERATOR - GO TO COORDINATE EXACT SPECIFICATIONS OF UNIT WITH TENANT

# Phasing Plan



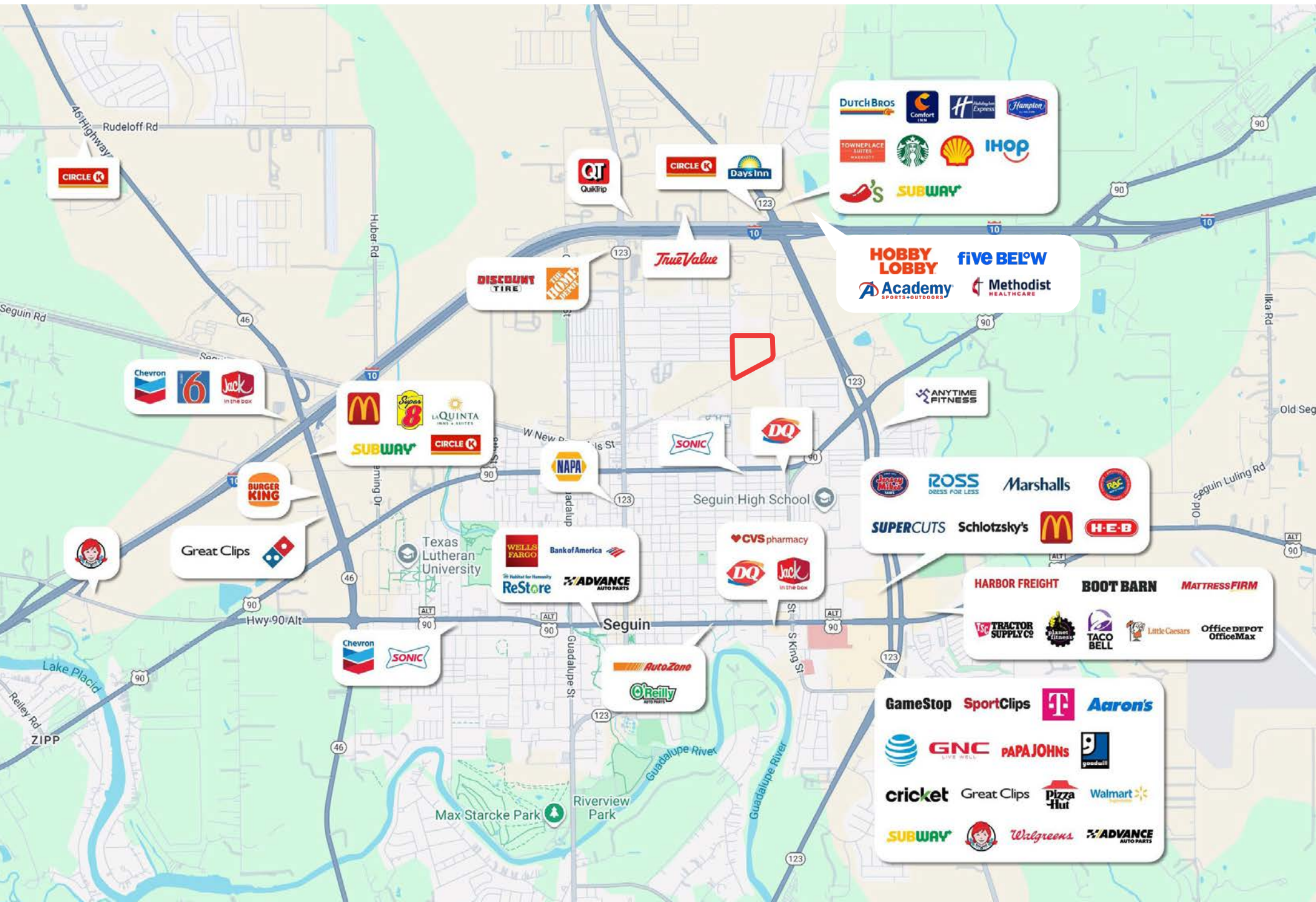
## Build-To-Suit Options

Up to +/-140,000 SF  
on Phase 2 & 3 site area.  
Contact brokers for more details.

# Access

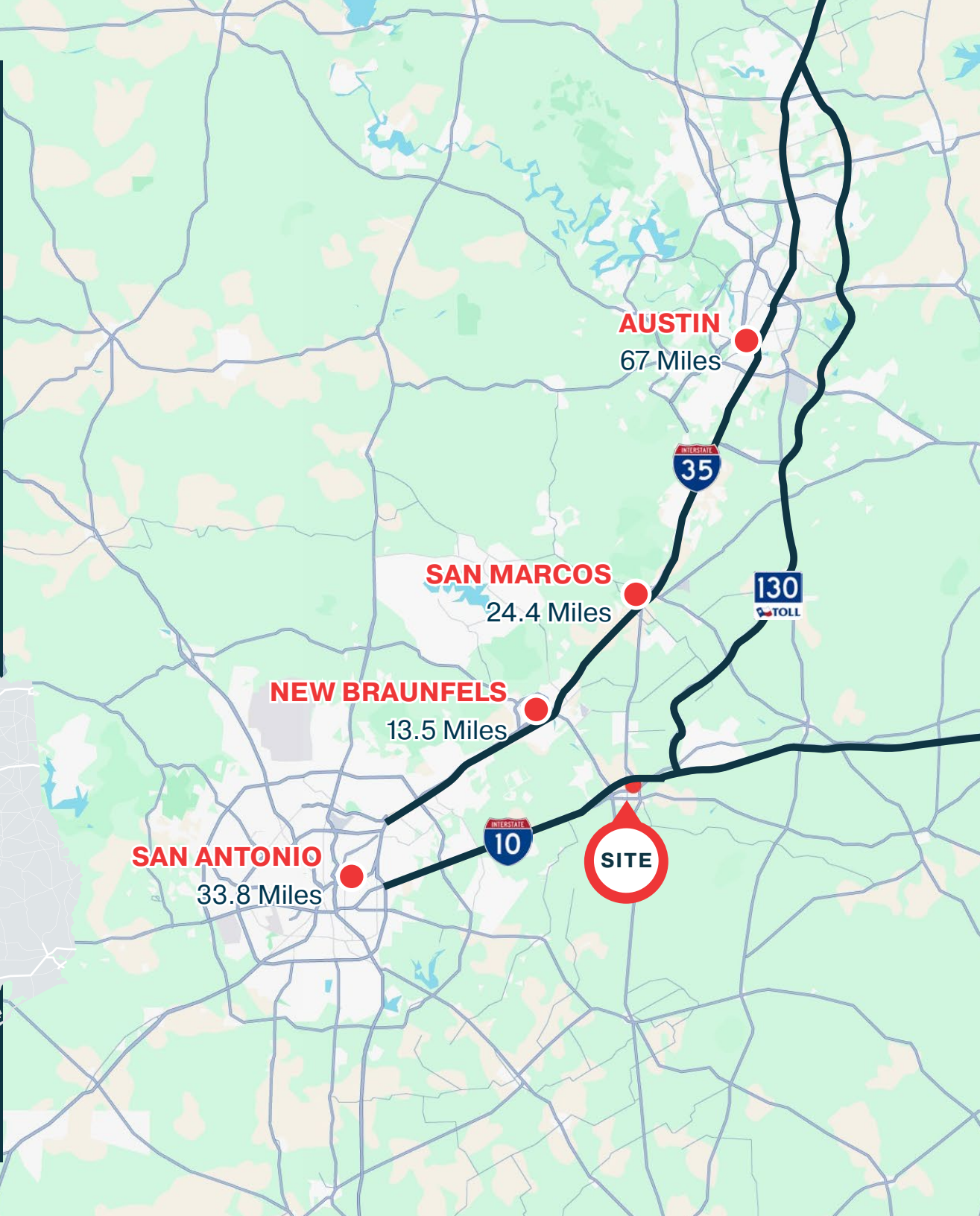


# Nearby Amenities



# THE TEXAS TRIANGLE

The “Texas Triangle” — encompassing San Antonio, Austin, Houston, and Dallas/Fort Worth — is a powerhouse of growth fueled by a business-friendly climate, strong infrastructure, and low cost of living. These factors have made Texas the nation’s leader in population and corporate expansion. Since 2018, 74 companies, including McKesson, Charles Schwab, Oracle, and HP, have relocated their headquarters to Texas, with continued investment from Apple, Google, and Tesla. This momentum has attracted a skilled workforce and positions the region for sustained economic growth and diversification.





# SEGUIN TEXAS

## Seguin's Largest Employers

<b>INDUSTRY</b>	Manufacturing
<b>EMPLOYEES</b>	1,600

<b>INDUSTRY</b>	Manufacturing
<b>EMPLOYEES</b>	830

<b>INDUSTRY</b>	Manufacturing
<b>EMPLOYEES</b>	1,500

<b>INDUSTRY</b>	Government
<b>EMPLOYEES</b>	650

<b>INDUSTRY</b>	Education
<b>EMPLOYEES</b>	1,100

<b>INDUSTRY</b>	Government
<b>EMPLOYEES</b>	490

<b>INDUSTRY</b>	Manufacturing
<b>EMPLOYEES</b>	900

<b>INDUSTRY</b>	Education
<b>EMPLOYEES</b>	440

<b>INDUSTRY</b>	Healthcare
<b>EMPLOYEES</b>	900

<b>INDUSTRY</b>	Retail
<b>EMPLOYEES</b>	400

## Infrastructure Investments

Seguin's ongoing infrastructure improvements, including the expansion of Interstate 10 and enhancements to State Highway 46, are bolstering its industrial appeal. Local government efforts to improve utilities and logistics capabilities support the development of smaller industrial properties that cater to various industries, making the area attractive for investors and businesses alike.

## Reshoring and Local Production

In response to global supply chain disruptions, companies are reshoring manufacturing operations back to the U.S., creating a demand for smaller, flexible industrial buildings. Seguin's proximity to major Texas cities and lower costs make it an attractive option for companies looking to establish adaptable manufacturing or assembly sites without the high congestion and expenses of larger metro areas.

## Advancements in Technology

Technological innovations such as smart warehousing and energyefficient designs are becoming standard in smaller industrial facilities. Seguin's industrial developments are poised to integrate these advancements, making its smaller spaces attractive to companies that need cutting-edge, flexible solutions for their operations.

Population		
<b>37,814</b> 2024 Population (City of Seguin Est.)	<b>+28.4%</b> Increase in Population (2020-2024)	<b>36.2</b> Median Age (2022)

Workforce	
<b>15,200+</b> Employees (2023)	<b>8.37%</b> YoY Growth (2023-2024)

Employment by Industry		
<b>17.9%</b> Manufacturing	<b>7.59%</b> Construction	<b>5.07%</b> Transportation & Warehousing

Education Attainment		
<b>78%</b> High School Grad or Higher (Up 8.8% from 2017)	<b>6.3%</b> Associates Degree (Up 16.2% from 2017)	<b>18.3%</b> Bachelor's Degree or Higher (Up 19.7% from 2017)

# SEGUIN COMMERCE PARK

partners



## CONTACT INFORMATION

**Stan Nowak**  
Partner  
512.601.8120  
stan.nowak@partnersrealestate.com

**Andrew Alizzi**  
Vice President  
512.647.1545  
andrew.alizzi@partnersrealestate.com

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john.colglazier@partnersrealestate.com



# 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and

- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

PCR Brokerage Austin, LLC	9003950	licensing@partnersrealestate.com	512-580-6025
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4620
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Travis Rodgers	739840	travis.rodgers@partnersrealestate.com	713-275-9608
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Stan Nowak	771890	stan.nowak@partnersrealestate.com	512-601-8120
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_