



57.6 ACRES FOR SALE

PROPERTY HIGHLIGHTS

Located between San Antonio and Seguin on I-10 with easy access to Houston

Close proximity to I-35, providing direct access to Austin, Dallas, and Laredo

Many neighboring logistics & industrial tenants within a 15 mile radius

Excellent visibility with 1,600 Feet of Frontage on I-10

Utilities stubbed to property line

Adjacent to AW Texas (Approx. 400 Employees)

INGRESS & EGRESS



--- Egress

--- Ingress

Available due diligence files include:

Alta/Tree/Topo Survey, Phase 1, Preliminary Plat, Utility As Builts, Preliminary Geo Tech Report, etc.

UTILITIES

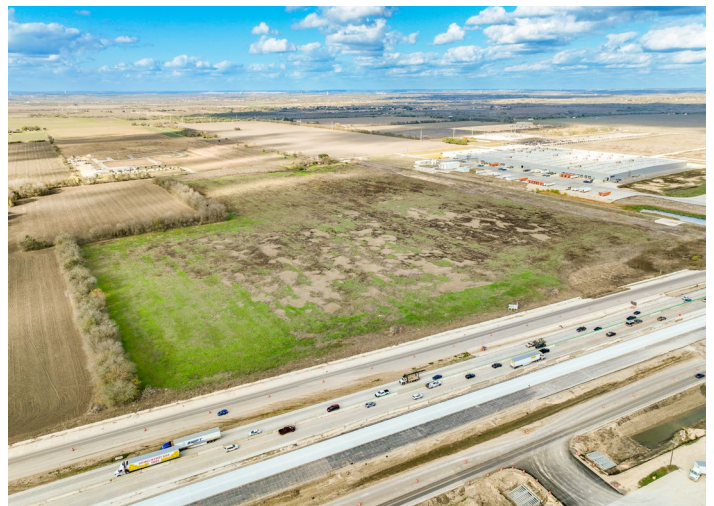


--- 24" PVC SS @ 20' deep

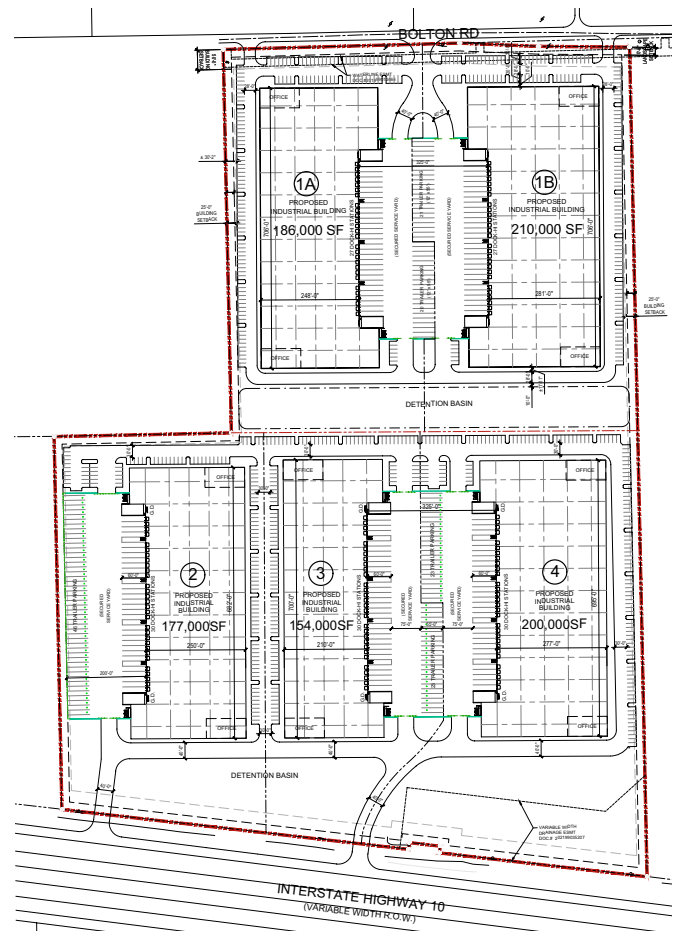
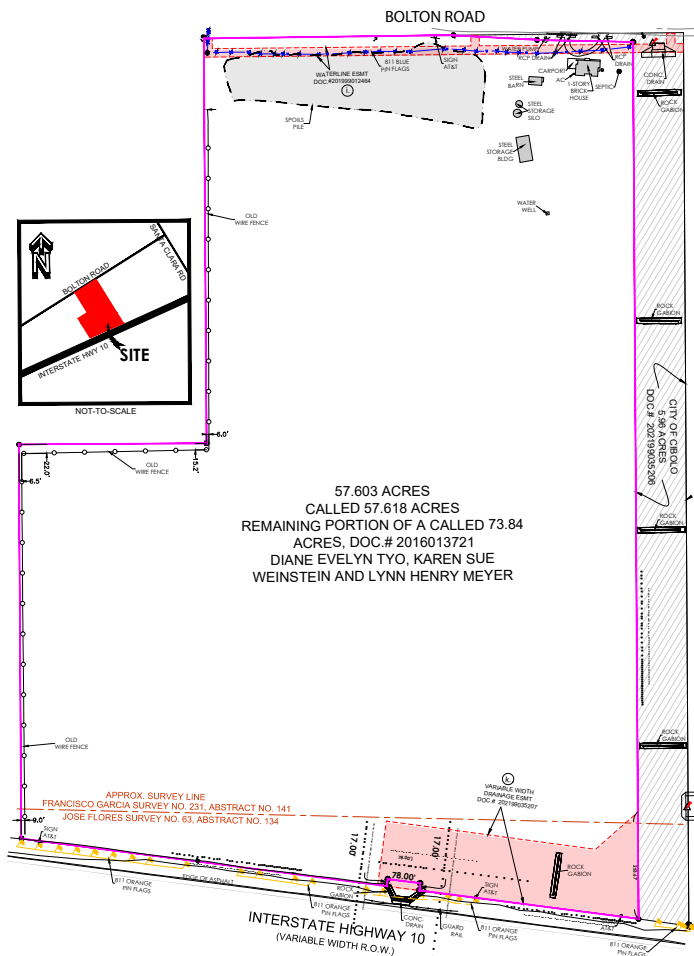
--- Water PVC (GVSUD)

--- Water PVC (CRWA)

▲ Gas (Center Point)



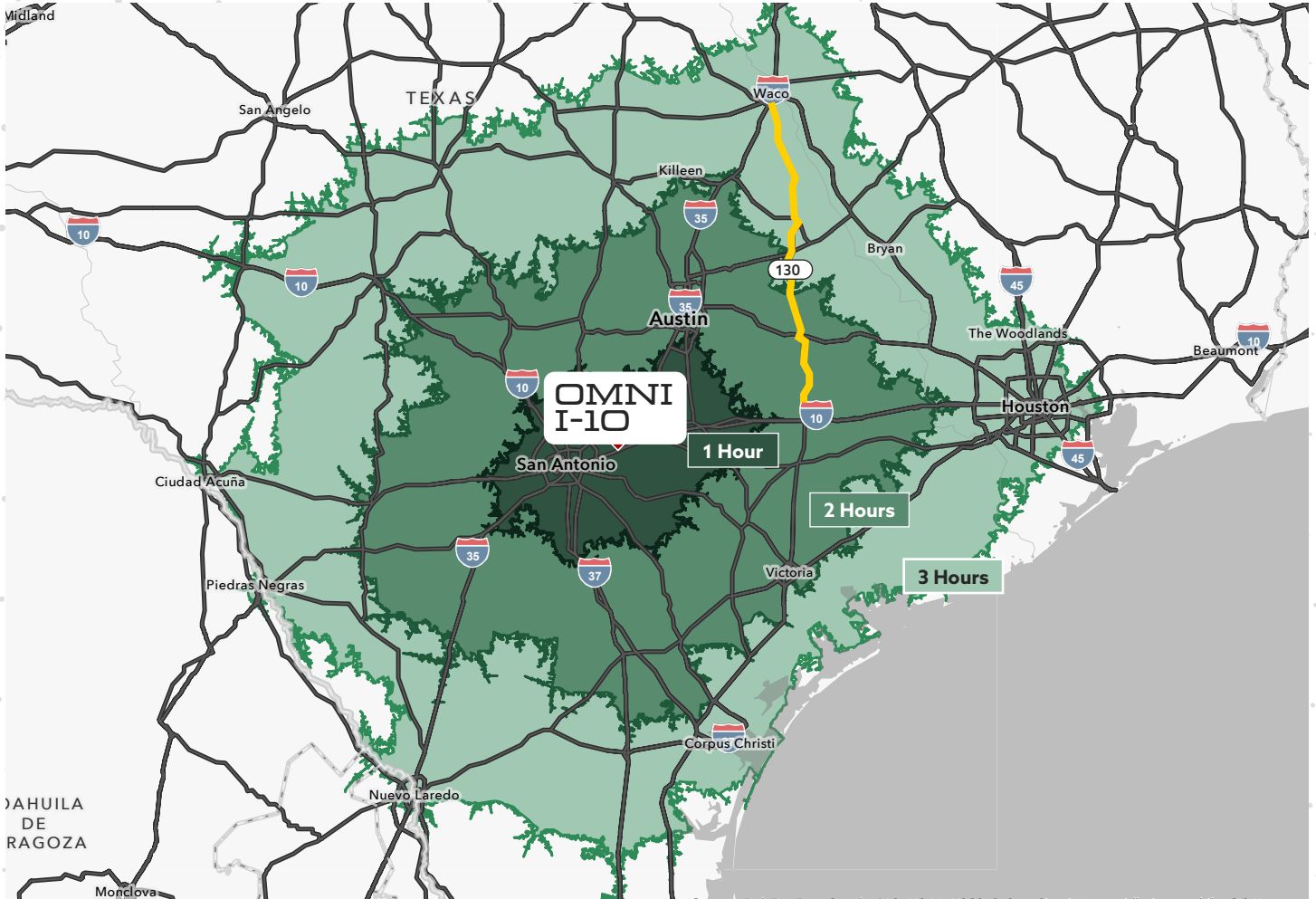
POTENTIAL INDUSTRIAL DEVELOPMENT LAYOUT



NEARBY NEIGHBORS



DRIVE TIMES



	60 minutes	120 minutes	180 minutes
2024 Total Population	2,962,719	5,982,289	14,573,202
2029 Total Population	3,219,436	6,476,907	15,466,379
2024-2029 Growth Rate: Population	1.68%	1.60%	1.20%
2024 Total Daytime Population	2,910,686	5,972,909	14,656,422
2024 Total Households	1,074,949	2,255,523	5,308,223
2024 Median Household Income	\$75,567	\$82,702	\$78,770
2024 Average Household Income	\$102,229	\$117,934	\$113,019



WHY SEGUIN AREA

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.

1,026,234
Total Population

18.7%
Population growth
since 2010

5.7%
Expected growth rate
by 2029

24.6%
Blue Collar Workforce
(higher in Seguin)

36.7
Median age

\$89,828
Average household
income

\$41,825
Median salary

43% Growth
2018-2023

12% Growth
Projected 2023-2028

Within 30 Minutes



↓ City of Cibolo
Development Incentives



OMNI I-10 Business Park

I-10 Frontage Rd | Cibolo, TX 78124

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