



1499 E Court St

1499 E Court St, Seguin, TX 78155



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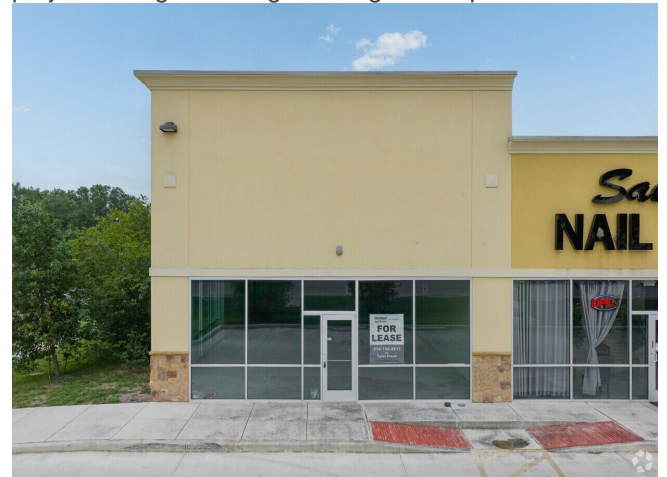


1499 E Court St

\$23.00 /SF/YR

Maximize exposure from day one with a highly visible end cap retail suite at 1499 E Court Street in Seguin, Texas, positioned on a prime corner within a well-maintained retail center. Strong street presence and a standout location help elevate brand awareness and make it effortless for customers to find.

- High-visibility 1,970-square-foot end cap suite occupies a prime corner at 1499 E Court Street within Seguin's well-established retail corridor.
- Providing diverse tenancy, join A-Max Auto Insurance and Saigon Nails, creating built-in traffic and complementary daily services right next door.
- Shell-condition interior allows full customization for retail, professional services, or internet-resistant uses with prominent signage opportunities.
- Large windows deliver bright natural light and added signage, while ample parking and swift suite access enhance convenience for customers and staff.
- Prime corner at E Court Street and Highway 123 Bypass captures 30,000+ vehicles per day, with traffic projected to grow alongside Seguin's expansion.



Rental Rate:	\$23.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	5,820 SF
Year Built:	2018
Walk Score ®:	50 (Fairly friendly)
Rental Rate Mo:	\$1.92 /SF/MO

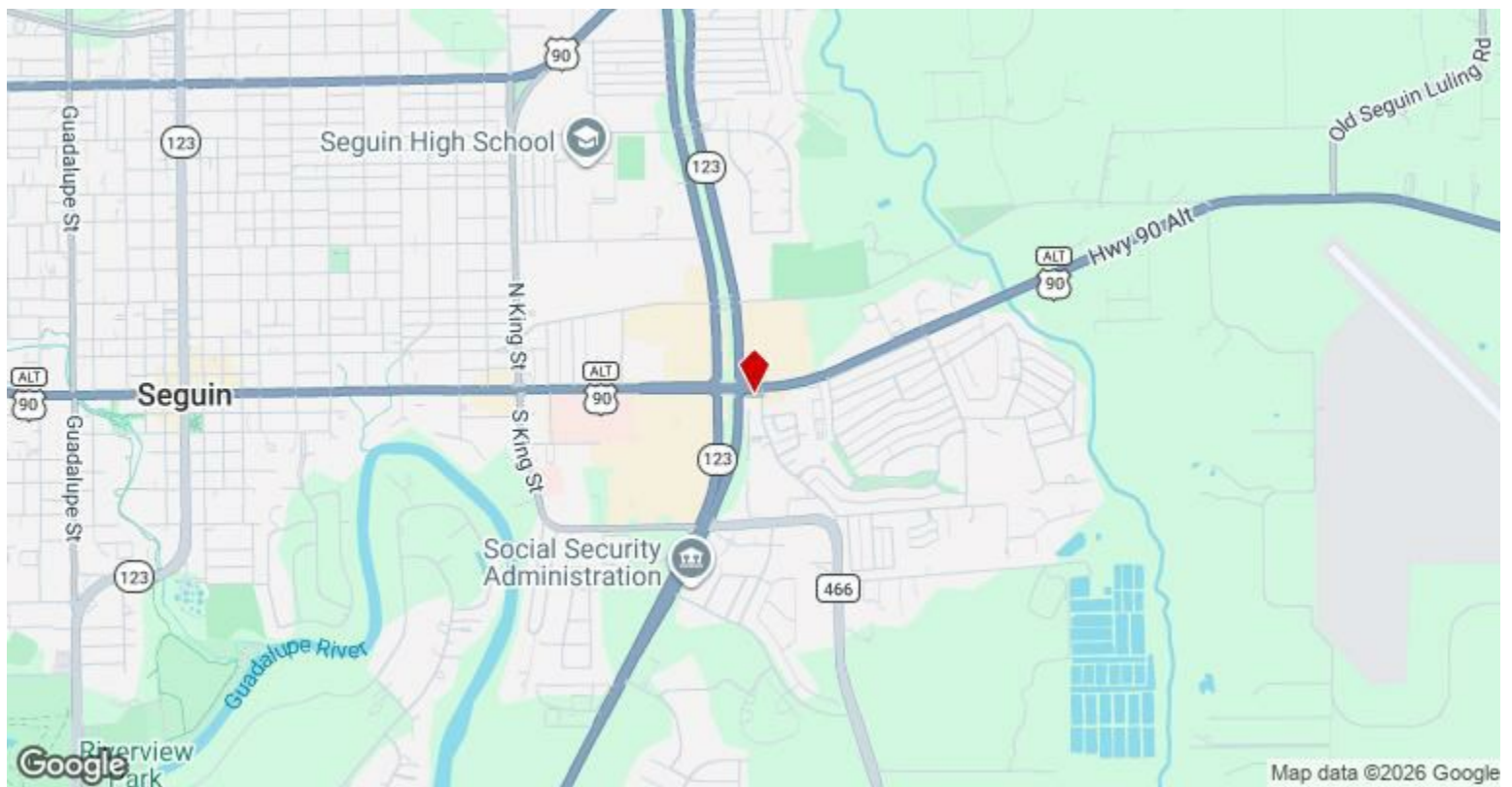
1st Floor Ste 500

Space Available	1,970 SF
Rental Rate	\$23.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

1499 E Court Street delivered an exceptional end cap retail unit spanning 1,970 square feet. The interior features an open-shell layout, providing flexibility for future build-out options.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
A-Max Auto Insurance	-	
Saigon Nails	-	



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Join established tenants, A-Max Auto Insurance and Saigon Nails, in a 1,970-square-foot end cap space delivered in shell condition, ready to be customized for various retail concepts. Flexible potential supports standard retail, professional services, and internet-resistant uses, while large suite and building signage opportunities help command attention and reinforce a business's unique brand identity.

Create an inviting customer experience with large windows and bright natural light, paired with ample parking and convenient access to the suites. Smooth off-street ingress and egress, plus direct access from nearby single-family home communities, support leisurely daily visits, repeat traffic, and strong local connectivity.

Capitalize on an exceptional position within Seguin's essential commercial hub at the corner of E Court Street (Alt. US Highway 90) and the Texas Highway 123 Bypass, benefiting from a combined traffic count of over 30,000 vehicles per day (VPD). Surrounding retail draws include adjacent Seguin Crossroads and Plaza Del Rey with Planet Fitness, Harbor Freight, Tractor Supply Co., Goodwill, and Aaron's, plus a nearby H-E-B, Walgreens, numerous fast-food destinations, and more.

Build momentum in a historic city often described as a big pecan orchard with a little town inside, founded in 1838 and now home to more than 33,000 residents. With a projected population growth of 10.62% from 2025 to 2030, Seguin is entering an expansion phase that favors early movers, making now an ideal moment for businesses to establish a presence, capture growing demand, and scale alongside the community.

Property Photos



Property Photos

