

SEGUIN TOWN CENTER

Future Power Center Coming Soon

NWC of I-10 and Highway 46
Seguin, Texas

 **NewQuest**

Josh Friedlander | Leasing
281.477.4381 | jfriedlander@newquest.com

Leni Sandoval | Leasing
281.955.3898 | lsandoval@newquest.com

Glenn Dickerson | Land
281.477.4384 | gdickerson@newquest.com

Project Highlights



20%
POPULATION
GROWTH
WITHIN 5 MILES
FROM 2020 TO 2025

2020 Census, ESRI 2025

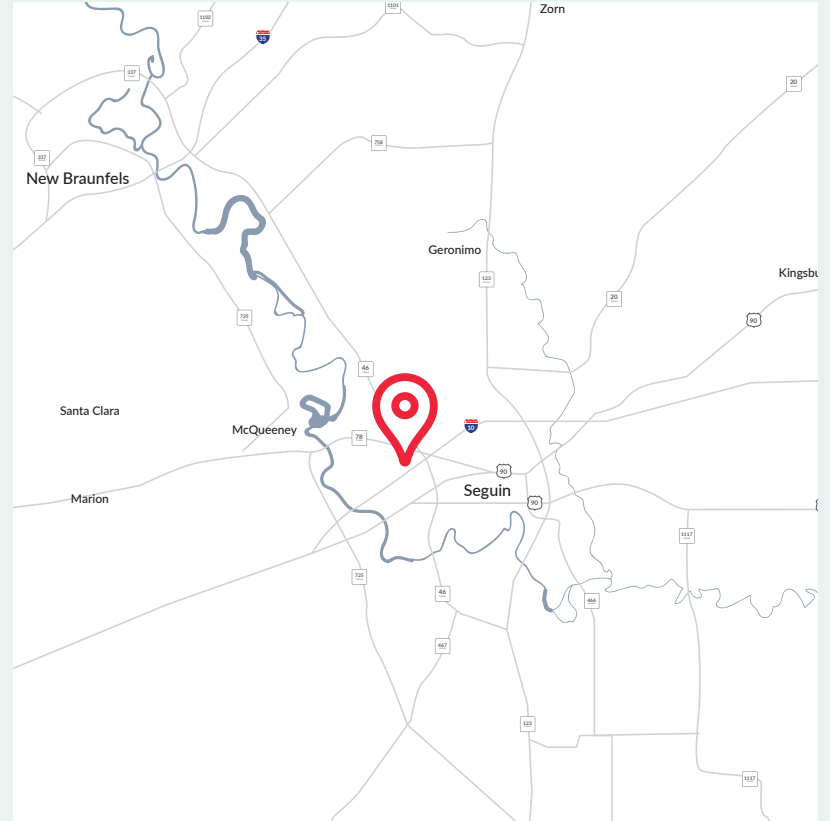


\$102K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



42K+ VPD
ON I-10 BETWEEN
SH 46 & FM 464

**MORE THAN
65K VPD**
ESTIMATED IN 2035



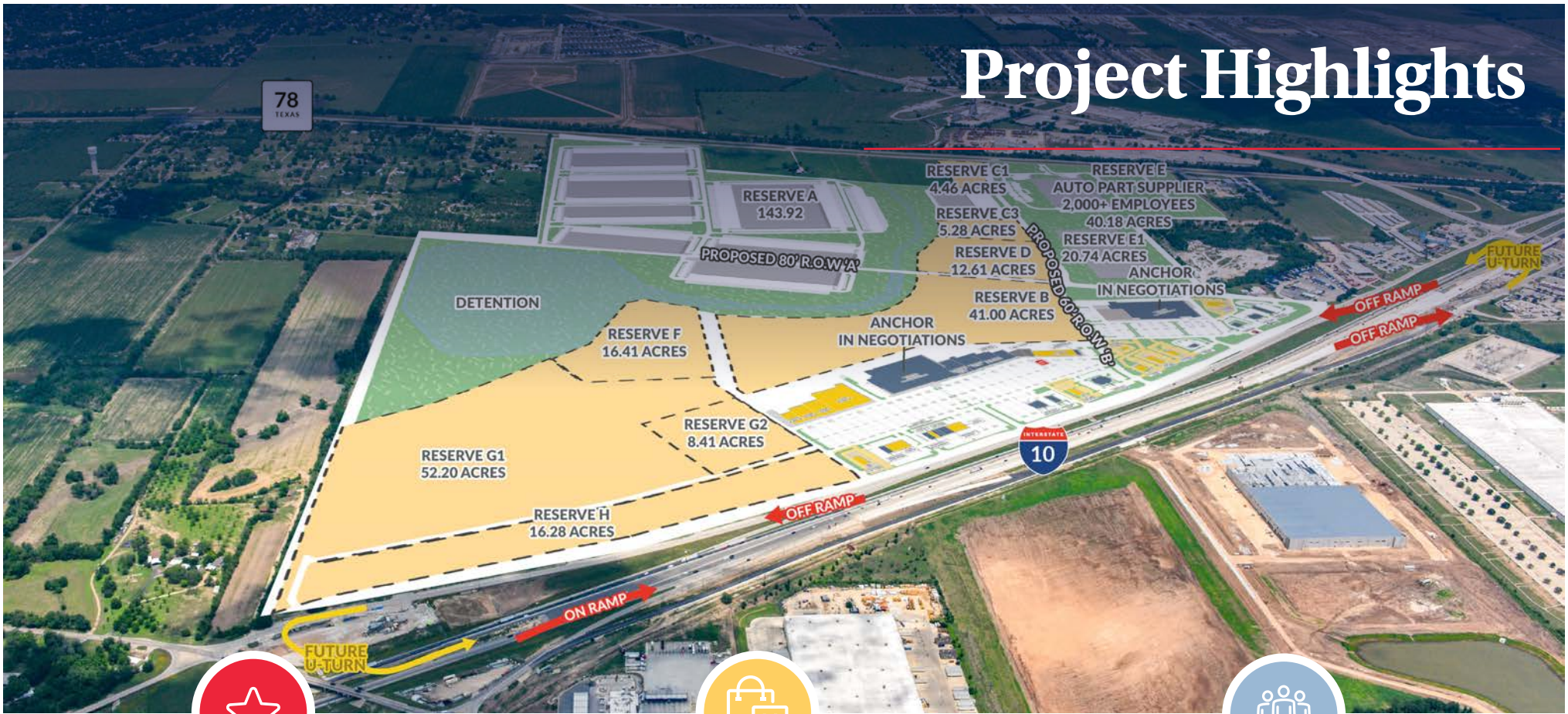
AGGRESSIVE RESIDENTIAL ACTIVITY

- 17,000+ RESIDENTIAL UNITS IN REVIEW OR DEVELOPMENT
- \$304,208 AVERAGE HOME PRICE IN 2025
- NEARLY 4,500 NEW RESIDENTIAL BUILDING PERMITS ISSUED SINCE 2020
- 17,299 CURRENT HOUSEHOLDS
- 60 NEW RESIDENTIAL SUBDIVISIONS UNDER CONSTRUCTION

Seguin EDC and ESRI 2025

Project Highlights

78
TEXAS



**UNIQUELY POSITIONED
MASTER-PLANNED DEVELOPMENT
ENCOMPASSING 531 ACRES OF
RETAIL, RESIDENTIAL AND
COMMERCIAL TRACTS**



**600,000 SF OF RETAIL SPACE AVAILABLE
FOR LEASE INCLUDING ANCHOR,
JUNIOR ANCHOR, INLINE SPACE AND
PAD SITES**



**MORE THAN 17,000 RESIDENTIAL
UNITS IN THE CITY'S DEVELOPMENT
PIPELINE AND 58 NEW RESIDENTIAL
SUBDIVISIONS UNDER CONSTRUCTION**

**SEGUIN IS ONE OF THE 20 FASTEST-
GROWING U.S. CITIES WITH
POPULATIONS OVER 20,000**

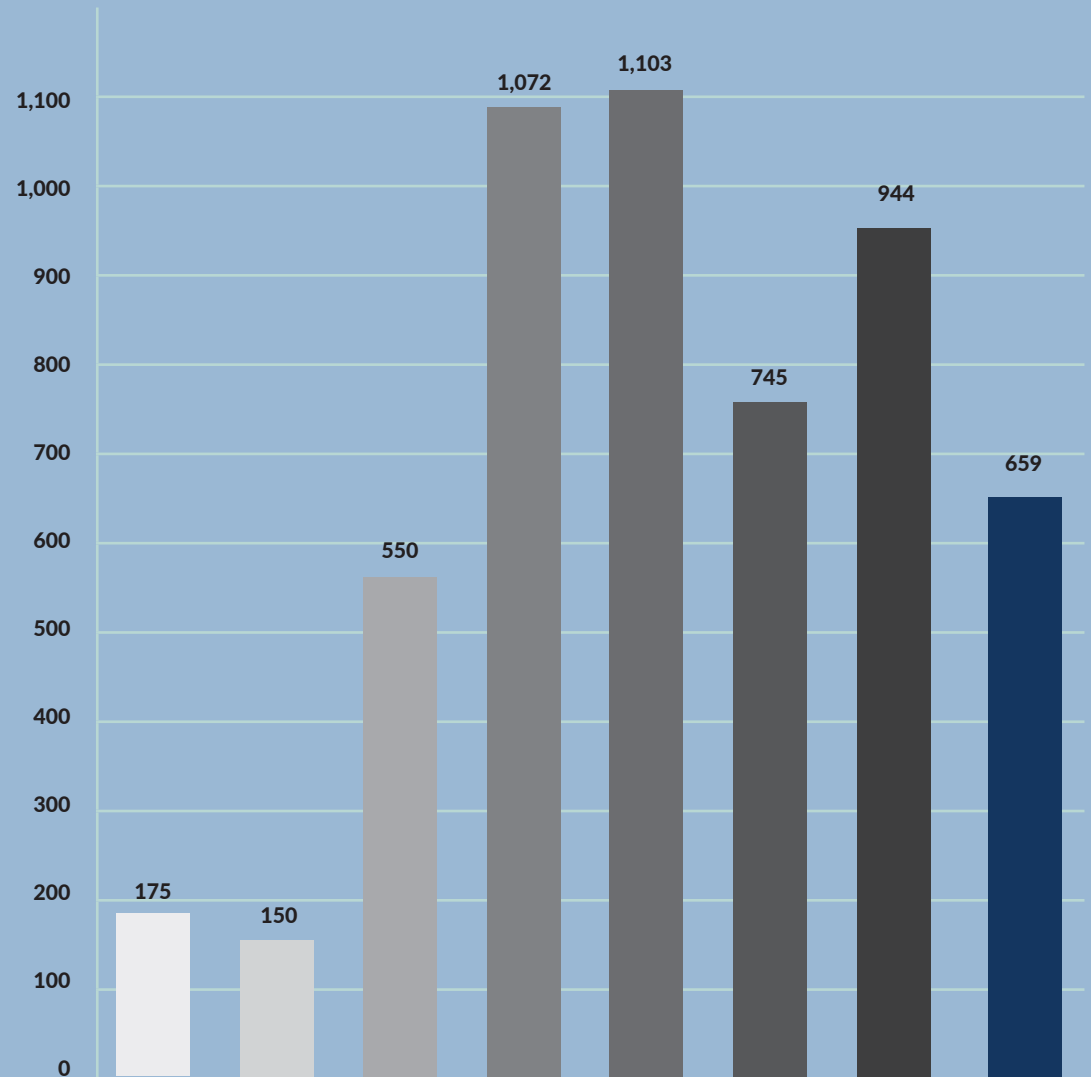
www.seguinedc.com/life-in-seguin/housing | 2024

SEGUIN ANNUAL HOUSING ACTIVITY

★ **±5,000**
NEW RESIDENTIAL
BUILDING PERMITS
ISSUED SINCE 2020

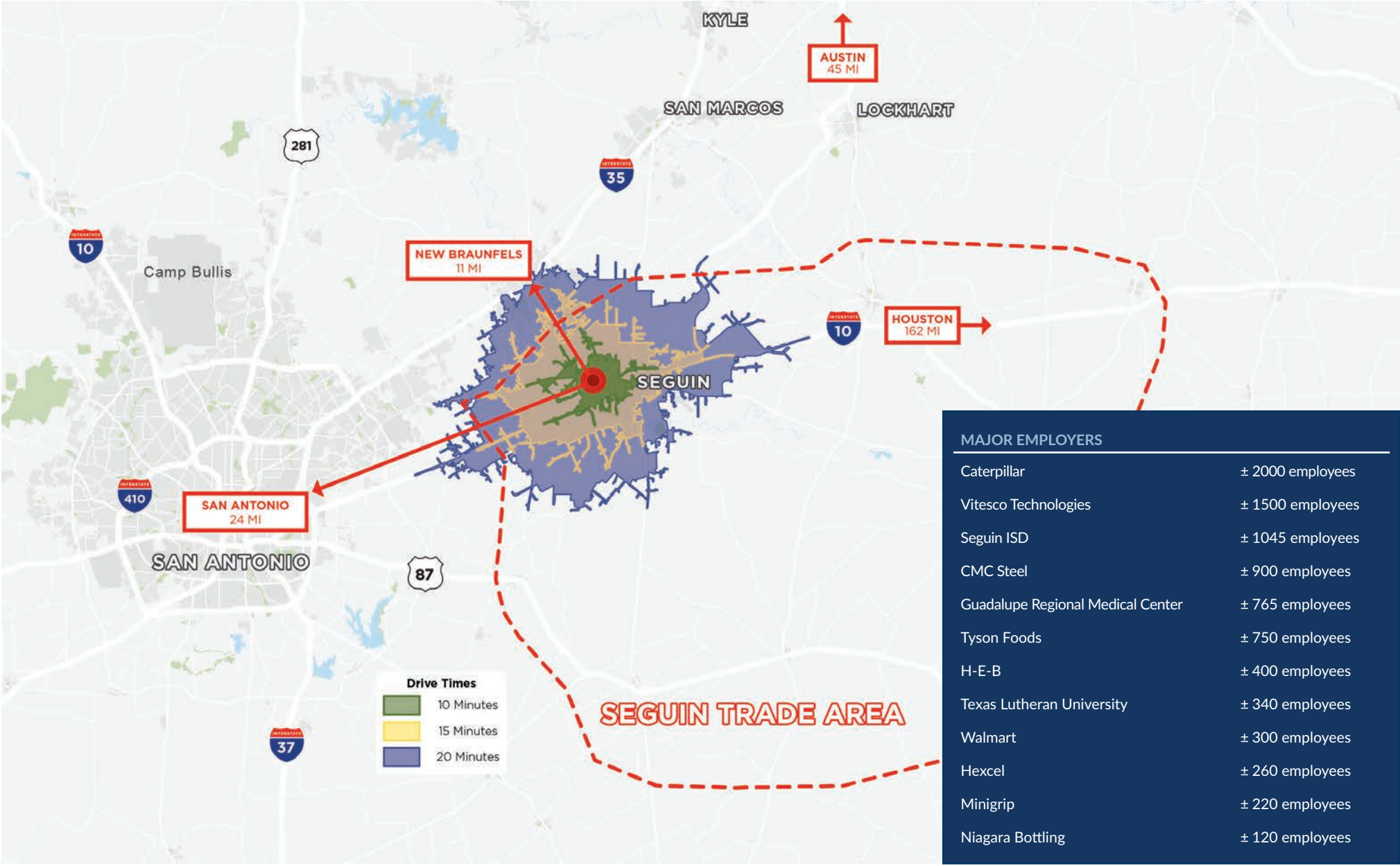
YEAR	SALES (UNITS)	DOLLAR VALUE
2025	523	\$139,529,891
2024	804	\$225,962,807
2023	988	\$294,754,767
2022	896	\$277,050,268
2021	676	\$177,103,768
2020	444	\$97,818,143

CITY OF SEGUIN RESIDENTIAL BUILDING PERMITS ISSUED

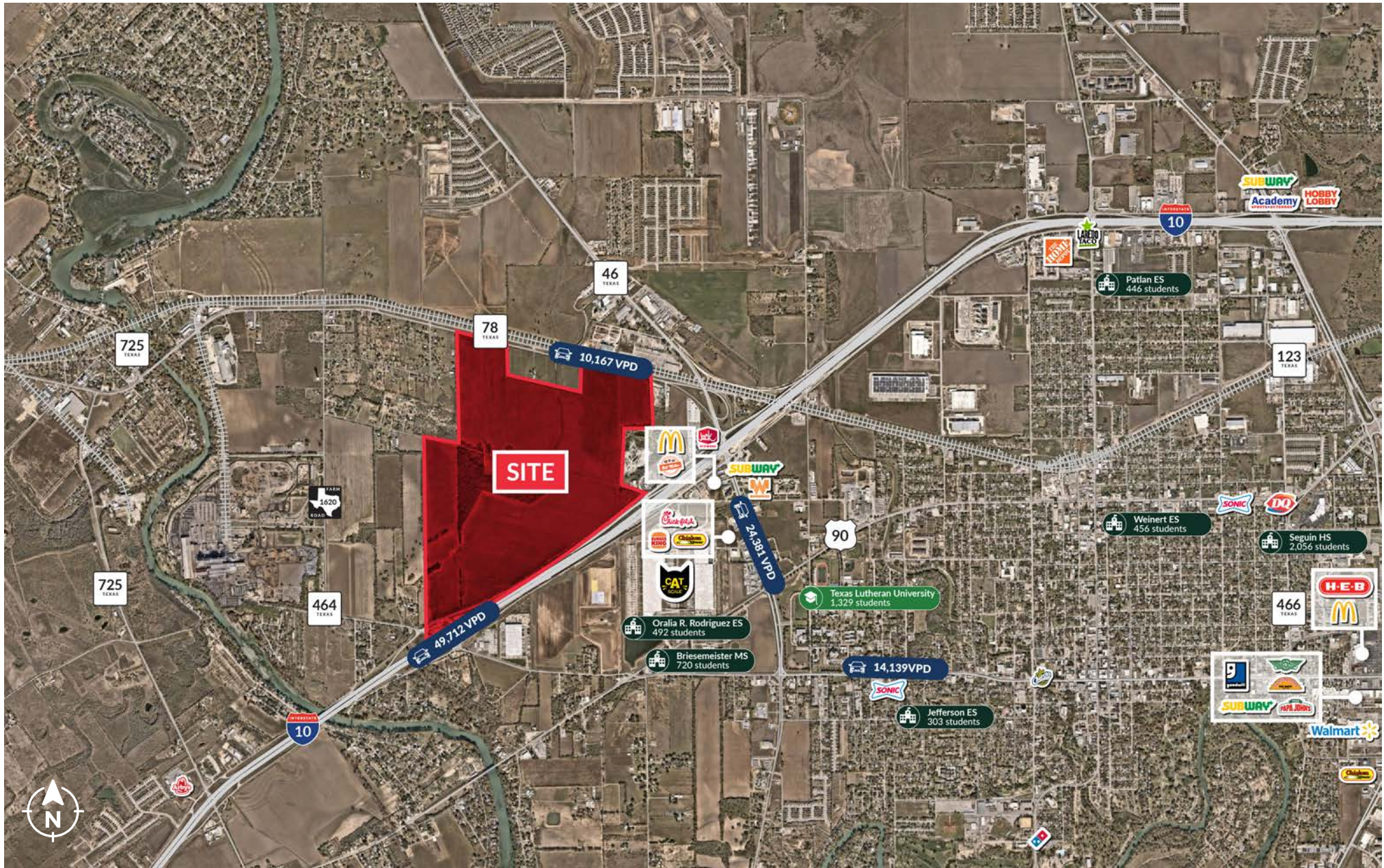


2018 2019 2020 2021 2022 2023 2024 2025

Trade Area Aerial

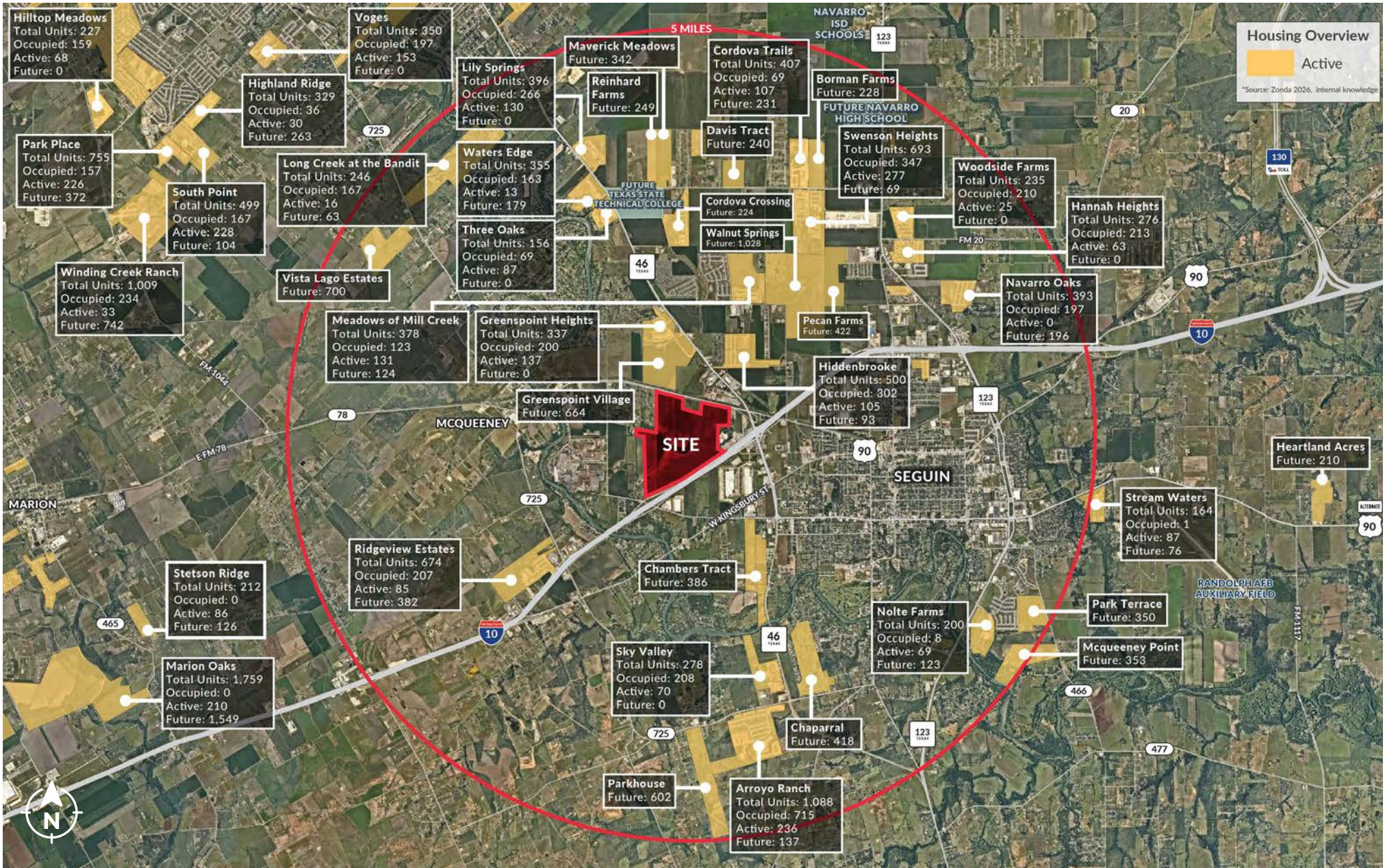


Retail Aerial



05.26 | 04.26

Housing Aerial





SP140 | 05.26 | 05.26

KEY	BUSINESS	LEASE AREAS
1	Available for Lease	8,400 SF
2	Available For Lease	15,000 SF
3	Available For Lease	16,000 SF
4	Available For Lease	50,000 SF
5	Proposed Anchor in Negotiations	128,000 SF
6	Proposed Western Wear	16,040 SF
7	Proposed Retail	20,000 SF
8	Proposed Pet Store	16,385 SF
9	Proposed Shoe Store	9,006 SF
10	Nail Salon	6,029 SF
11	Miniso	5,000 SF
12	Available For Lease	16,100 SF

KEY	BUSINESS	LEASE AREAS
13	Proposed Sandwich Shop	1,750 SF
14	Proposed Anchor in Negotiations	94,000 SF
15	Pad Available	1.11 AC
16	Pad Available	0.96 AC
17	Proposed Fast Food	2,450 SF
18	Available For Lease	7,700 SF
19	Proposed Restaurant	2,510 SF
20	Available For Lease	1,400 SF
21	Proposed Mobile Provider	1,400 SF
22	Proposed Fast Food	1,400 SF
23	Proposed Dentist	3,500 SF
24	Available For Lease	6,650 SF

KEY	BUSINESS	LEASE AREAS
25	Proposed Restaurant	5,780 SF
26	Proposed Bank	3,443 SF
27	Pad Available	0.99 AC
28	Proposed Restaurant	7,932 SF
29	Pad Available	1 AC
30	Pad Available	0.77 AC
31	Pad Available	1.17 AC
32	Proposed Coffee	1,400 SF
33	Pad Available	0.82 AC
34	Proposed Panda Express	2,600 SF
35	Proposed Frost Bank	4,389 SF
36	Proposed Car Wash	4,954 SF



Demographics



POPULATION	3 MILES	5 MILES	TRADE AREA
Current Households	8,922	17,299	43,112
Current Population	25,258	46,807	115,027
2020 Census Population	21,355	39,088	103,993
Population Growth 2020 to 2025	18.3%	19.7%	10.6%
2025 Median Age	36.7	39.1	40.3

RACE AND ETHNICITY	3 MILES	5 MILES	TRADE AREA
White	52.2%	57.3%	61.3%
Black or African American	6.4%	5.1%	4.3%
Asian or Pacific Islander	1.1%	1.1%	0.8%
Hispanic	54.2%	48.7%	44.6%

INCOME	3 MILES	5 MILES	TRADE AREA
Average Household Income	\$98,214	\$102,362	\$101,755
Median Household Income	\$70,593	\$76,892	\$76,847
Per Capita Income	\$35,053	\$38,553	\$38,176

CENSUS HOUSEHOLDS	3 MILES	5 MILES	TRADE AREA
1 Person Households	25.3%	25.6%	24.0%
2 Person Households	31.4%	33.3%	33.5%
3+ Person Households	16.1%	15.7%	15.9%
Owner-Occupied Housing Units	73.7%	74.4%	75.4%
Renter-Occupied Housing Units	26.4%	25.7%	24.6%

2020 Census, ESRI 2025

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 or subagent 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Josh Friedlander	526125	jfriedlander@newquest.com	281.477.4381
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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