

# 6.5 AC - W Kingsbury Development Site



OFFERING MEMORANDUM

Seguin, TX 78155



# 6.5 AC - W Kingsbury Development Site

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01	Executive Summary
	Investment Summary

## OFFERING SUMMARY

ADDRESS	Seguin, TX 78155
COUNTY	Guadalupe
PRICE	\$1,250,000
LAND ACRES	+/- 6.5
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	COM
# OF PARCELS	1

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	6,470	32,179	46,634
2026 Median HH Income	\$47,289	\$67,353	\$76,549
2026 Average HH Income	\$64,780	\$90,991	\$101,598

- Discover a lucrative investment opportunity with this prime land property located at TBD W Kingsbury. Situated in a high-demand area, this parcel offers immense potential for a substantial return on investment. Whether you're a seasoned investor or a newcomer to the commercial real estate market, this property presents a golden opportunity to capitalize on the booming real estate market in the area.
- Unleash the full potential of this land property and watch your investment grow exponentially. With its strategic location and promising market trends, this parcel is a gateway to maximizing your ROI. The possibilities are endless, from developing a commercial complex to creating a residential community that caters to the needs of the growing population in the area.

- Embrace the future of real estate investment with this exceptional property that promises not just a return on investment, but a legacy for generations to come. By investing in this land parcel, you're not just buying a piece of land – you're investing in a vision of prosperity and growth. Let your investment portfolio shine with this gem that is poised to become a cornerstone of success in the commercial real estate market.
- Seize the opportunity to secure your financial future with this prime land property that stands as a testament to the power of strategic real estate investment. The allure of this property lies in its potential to generate substantial returns in a thriving market environment. Don't miss out on the chance to turn your investment dreams into reality with this exceptional piece of real estate that is primed for success.
- Elevate your investment strategy and set the stage for unparalleled success with this land property that embodies the essence of a lucrative real estate opportunity. As the market continues to flourish, this parcel stands as a beacon of promise, offering investors a chance to reap the rewards of a well-planned and meticulously executed investment. Take the first step towards securing your financial future by investing in this property that holds the key to unlocking a world of possibilities and prosperity.

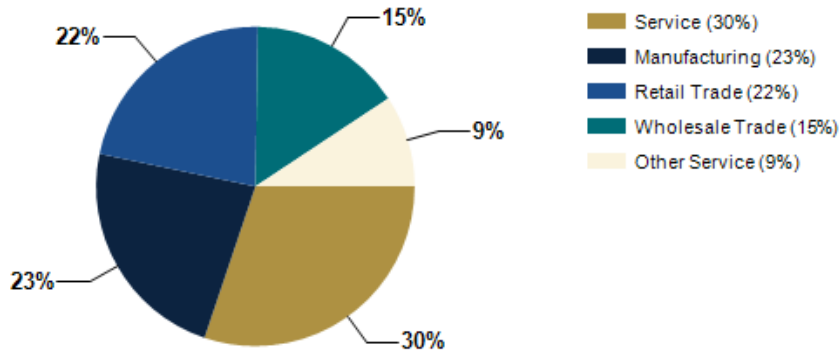
02

Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Traffic Counts
- Drive Times (Heat Map)

- The property is located in Seguin, Texas, a city known for its rich history and vibrant community. Seguin is home to Texas Lutheran University and boasts a variety of cultural attractions such as the Sebastopol House Historic Site and the Pape's Pecan House.
- The area around the property is a mix of commercial and residential spaces, providing a diverse environment for businesses to thrive. Nearby businesses include restaurants like Dixie Grille and commercial retailers such as Walmart Supercenter.
- Seguin benefits from its convenient location along Interstate 10, offering easy access to major transportation routes for businesses and customers alike. This accessibility enhances the property's visibility and potential customer base.
- The property is situated in a growing area of Seguin, with ongoing development projects and infrastructure improvements contributing to the area's economic vitality. This growth presents opportunities for businesses to tap into a dynamic market.
- Seguin's strategic location between San Antonio and Austin positions the property as part of a thriving economic corridor, attracting residents, visitors, and businesses seeking a connected and bustling environment. This location can potentially drive foot traffic and business opportunities for the property.

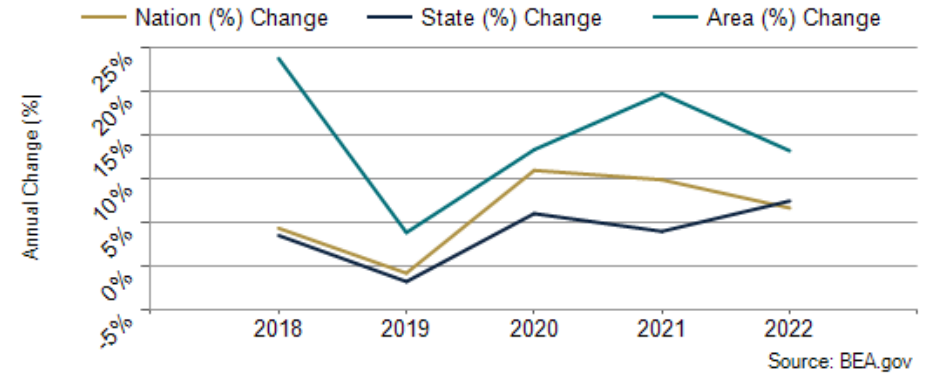
### Major Industries by Employee Count

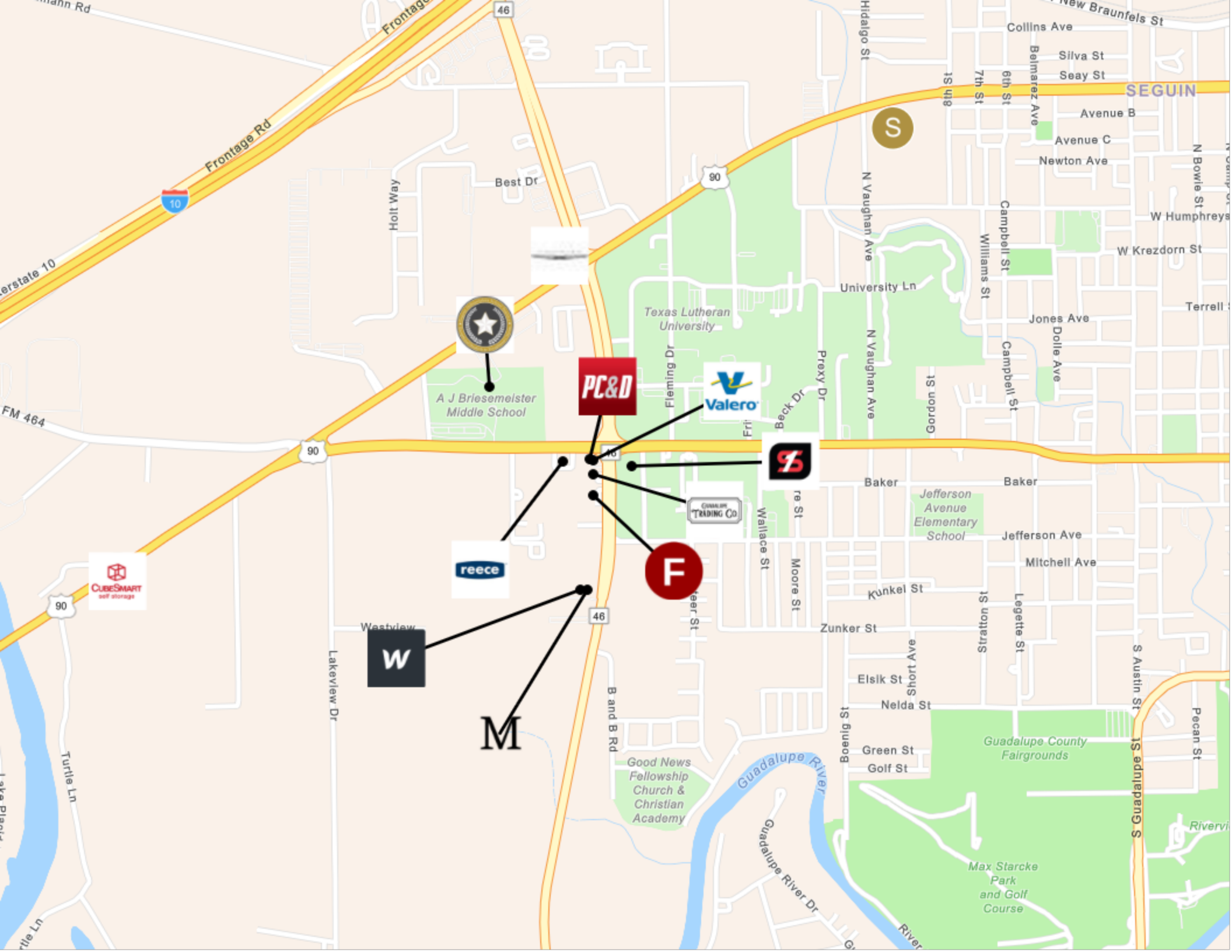


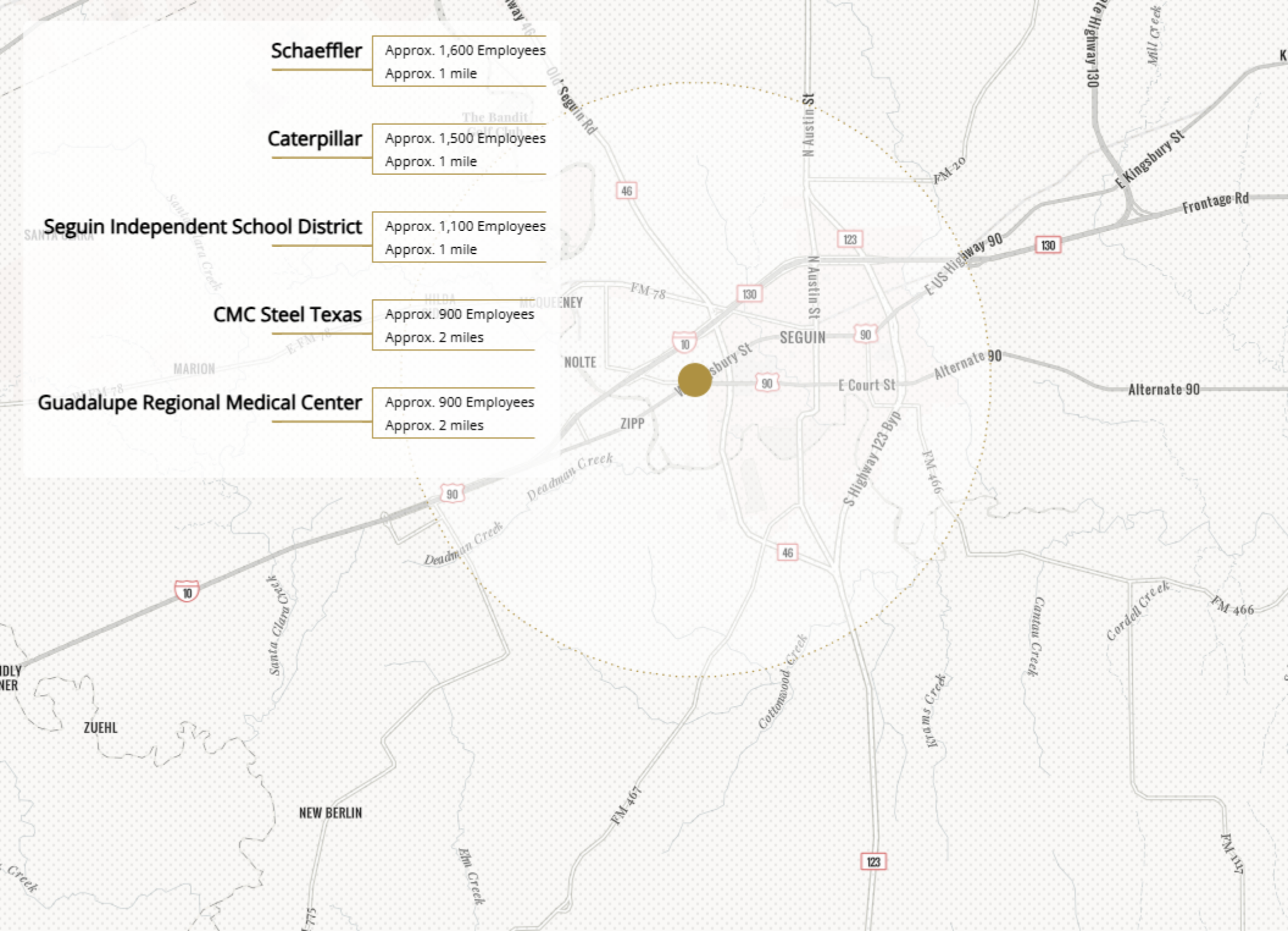
### Largest Employers

Caterpillar, Inc.	2,000
Vitesco Technologies	1,500
Seguin Independent School District	1,045
CMC Steel Texas	900
Tyson Foods	750
Helmerich & Payne	300
Hexcel	260
Republic Plastics	180

### Guadalupe County GDP Trend







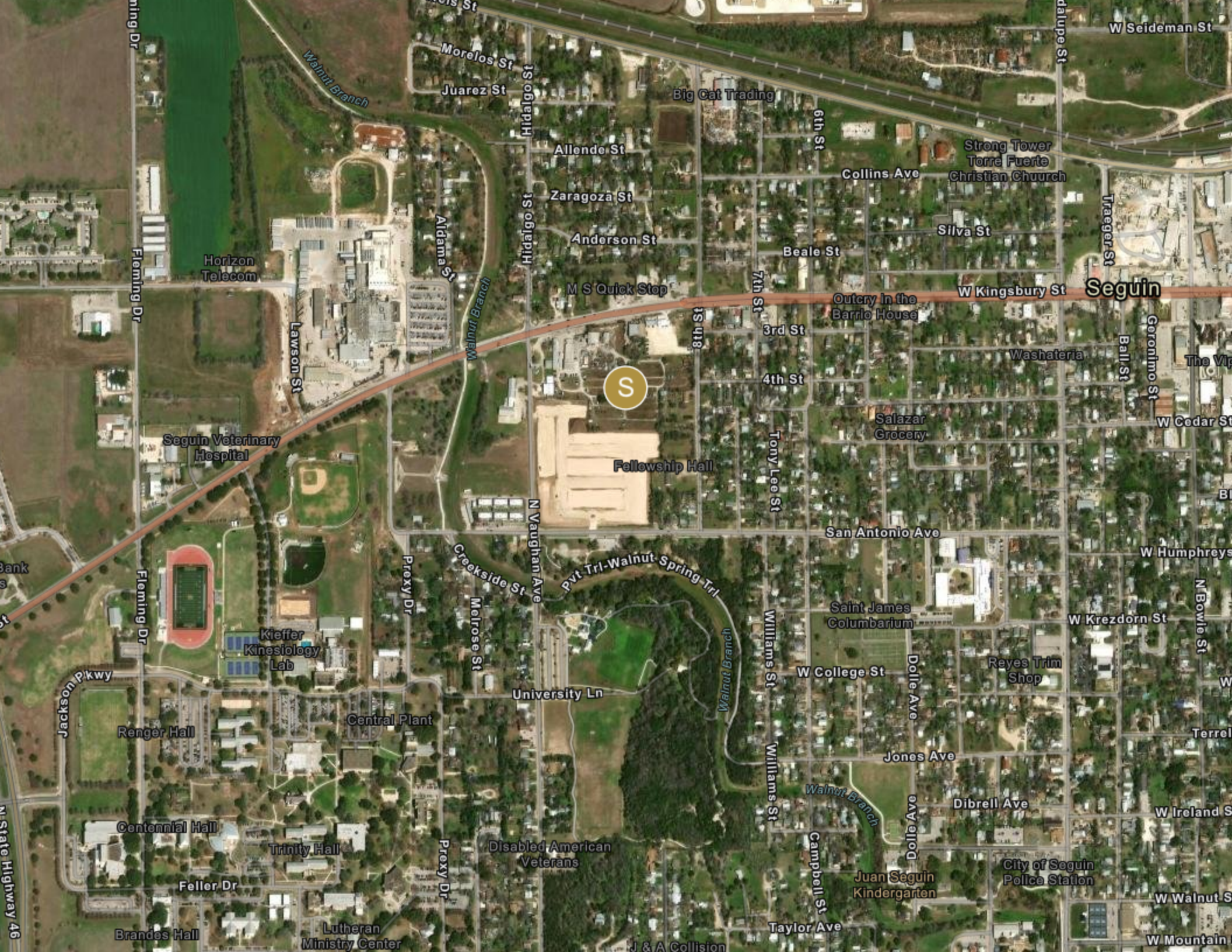
**Schaeffler**    Approx. 1,600 Employees  
 Approx. 1 mile

**Caterpillar**    Approx. 1,500 Employees  
 Approx. 1 mile

**Seguin Independent School District**    Approx. 1,100 Employees  
 Approx. 1 mile

**CMC Steel Texas**    Approx. 900 Employees  
 Approx. 2 miles

**Guadalupe Regional Medical Center**    Approx. 900 Employees  
 Approx. 2 miles



**Seguin**

S

Fleming Dr

Fleming Dr

Jackson Pkwy

N State Highway 46

Lawson St

Prexy Dr

Prexy Dr

Aldama St

Morelos St

Juarez St

Hidalgo St

Allende St

Zaragoza St

Anderson St

N Vaughan Ave

University Ln

Creekside St

Melrose St

Allende St

Zaragoza St

Anderson St

M S Quick Stop

Fellowship Hall

Pvt Tri-Walnut-Spring-Tri

Disabled American Veterans

J & A Collision

Big Cat Trading

6th St

7th St

3rd St

4th St

Tony Lee St

Williams St

Williams St

Williams St

Williams St

Campbell St

Taylor Ave

Collins Ave

Beale St

San Antonio Ave

Saint James Columbarium

W College St

Jones Ave

Dibrell Ave

Campbell St

Juan Seguin Kindergarten

Silva St

Washateria

Salazar Grocery

San Antonio Ave

Dolle Ave

Jones Ave

Dibrell Ave

Campbell St

Juan Seguin Kindergarten

City of Seguin Police Station

W Walnut St

W Mountain St

Strong Tower Torre Fuerte Christian Church

Washateria

Salazar Grocery

San Antonio Ave

Saint James Columbarium

W College St

Jones Ave

Dibrell Ave

Campbell St

Juan Seguin Kindergarten

City of Seguin Police Station

W Walnut St

W Mountain St

Outcry in the Barrio House

San Antonio Ave

Saint James Columbarium

W College St

Jones Ave

Dibrell Ave

Campbell St

Juan Seguin Kindergarten

City of Seguin Police Station

W Walnut St

W Mountain St

Washateria

Salazar Grocery

San Antonio Ave

Saint James Columbarium

W College St

Jones Ave

Dibrell Ave

Campbell St

Juan Seguin Kindergarten

City of Seguin Police Station

W Walnut St

W Mountain St

Strong Tower Torre Fuerte Christian Church

Washateria

Salazar Grocery

San Antonio Ave

Saint James Columbarium

W College St

Jones Ave

Dibrell Ave

Campbell St

Juan Seguin Kindergarten

City of Seguin Police Station

W Walnut St

W Mountain St

Strong Tower Torre Fuerte Christian Church

Washateria

Salazar Grocery

San Antonio Ave

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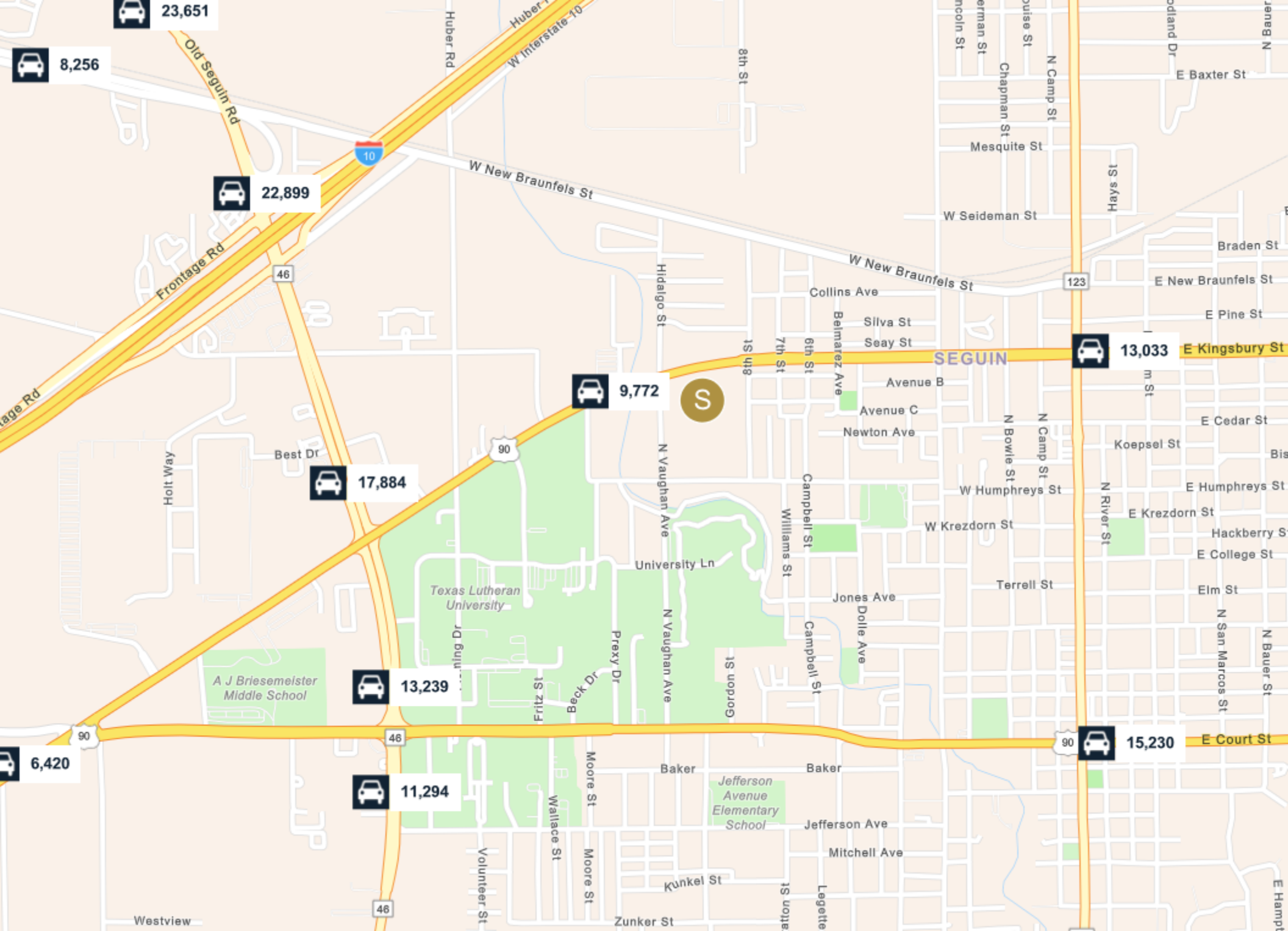
Strong Tower Torre Fuerte Christian Church

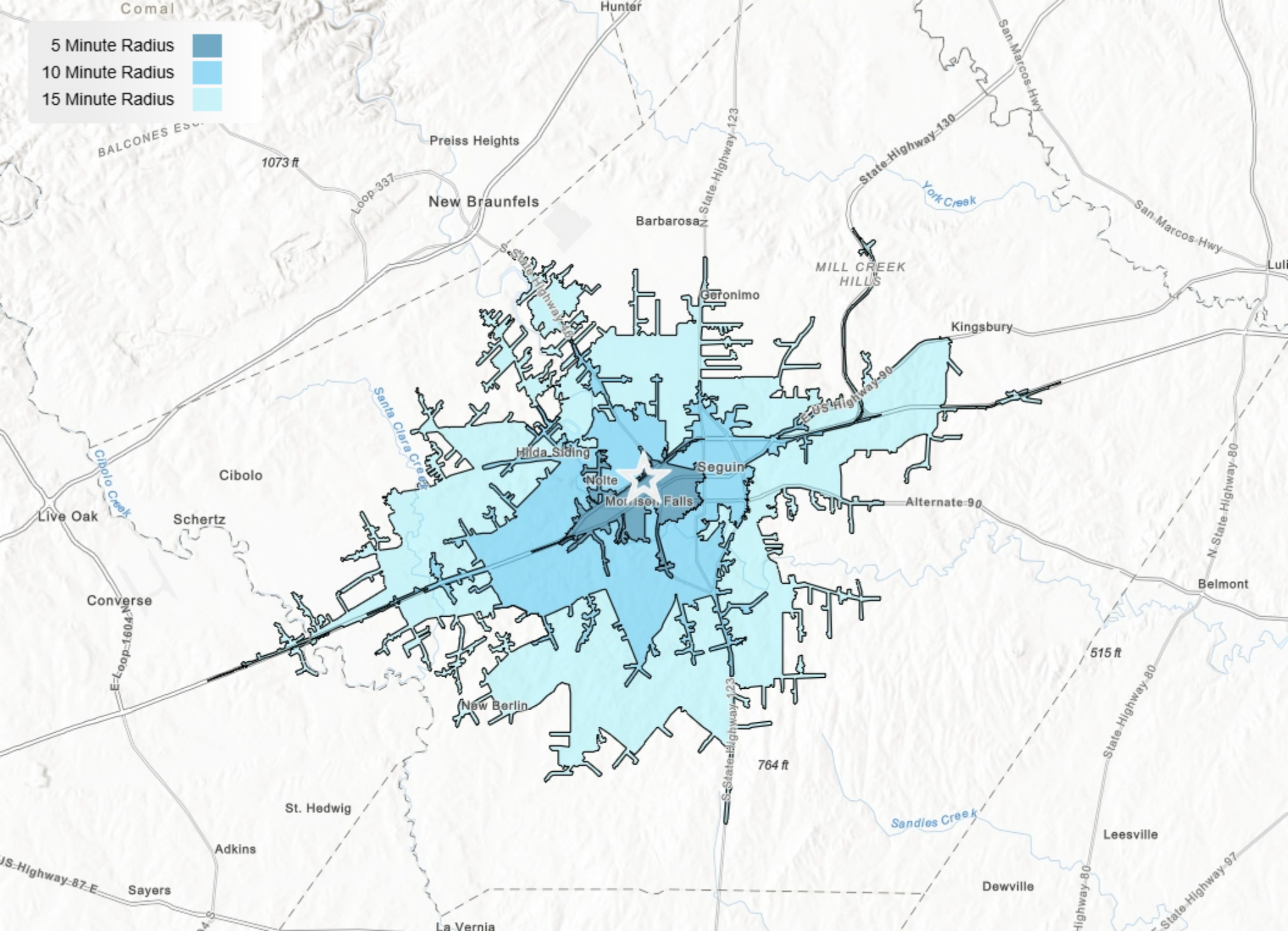
Washateria

Salazar Grocery

San Antonio Ave

Saint James Columbarium







03

Property Description

Property Features

Property Images

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## PROPERTY FEATURES

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LAND ACRES	<b>+/- 6.5</b>
# OF PARCELS	<b>1</b>
ZONING TYPE	<b>COM</b>
TOPOGRAPHY	<b>Flat</b>
TRAFFIC COUNTS	<b>+/- 10K</b>

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## NEIGHBORING PROPERTIES

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NORTH	<b>Industrial</b>
SOUTH	<b>Multi-Family</b>
EAST	<b>Residential</b>
WEST	<b>Industrial</b>

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## UTILITIES

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WATER	<b>Yes</b>
ELECTRICITY / POWER	<b>Yes</b>

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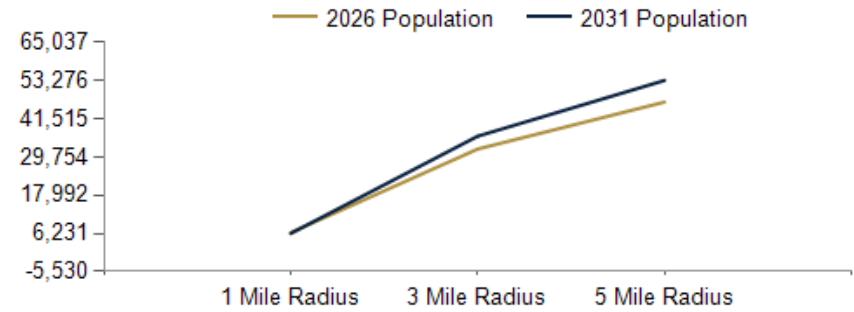
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Demographics

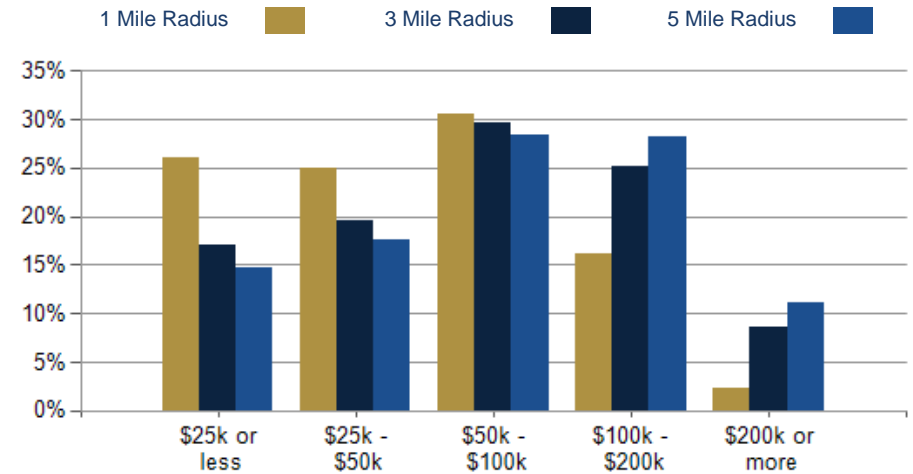
- General Demographics
- Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,488	24,728	32,220
2010 Population	6,984	25,810	34,756
2026 Population	6,470	32,179	46,634
2031 Population	6,231	36,119	53,276
2026 African American	570	2,034	2,399
2026 American Indian	78	283	403
2026 Asian	14	366	512
2026 Hispanic	4,704	17,844	22,697
2026 Other Race	1,770	5,719	6,991
2026 White	2,579	16,729	26,696
2026 Multiracial	1,446	7,009	9,580
2026-2031: Population: Growth Rate	-3.75%	11.70%	13.50%

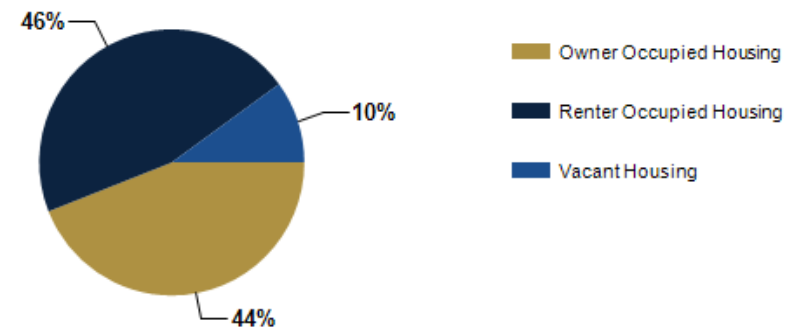
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	298	1,182	1,491
\$15,000-\$24,999	263	841	1,048
\$25,000-\$34,999	232	988	1,361
\$35,000-\$49,999	305	1,331	1,672
\$50,000-\$74,999	433	2,178	2,911
\$75,000-\$99,999	225	1,339	2,003
\$100,000-\$149,999	254	2,154	3,412
\$150,000-\$199,999	92	814	1,469
\$200,000 or greater	50	1,011	1,918
Median HH Income	\$47,289	\$67,353	\$76,549
Average HH Income	\$64,780	\$90,991	\$101,598



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius

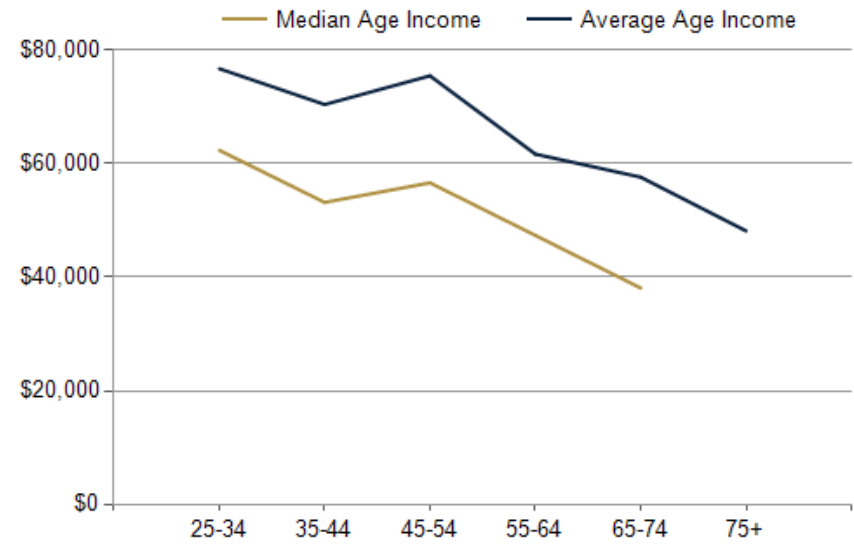
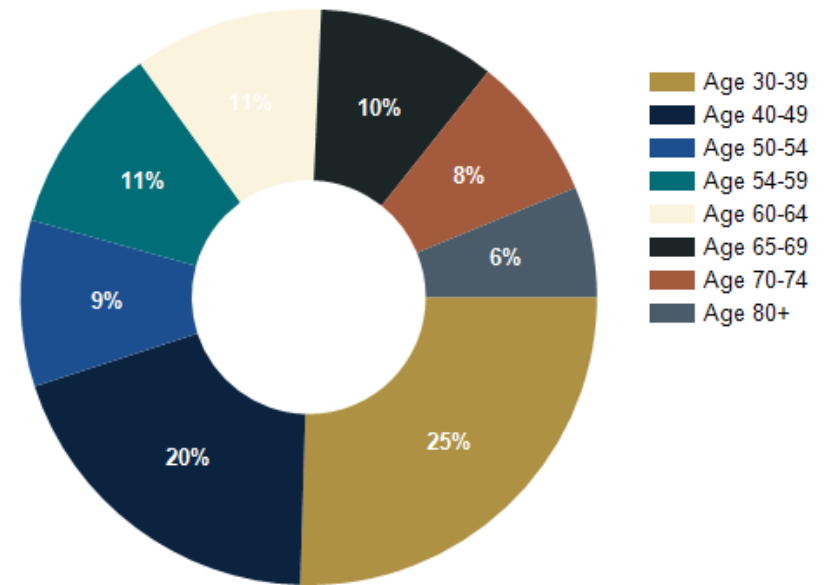


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	418	2,253	3,088
2026 Population Age 35-39	390	2,095	3,015
2026 Population Age 40-44	325	1,934	2,840
2026 Population Age 45-49	294	1,707	2,582
2026 Population Age 50-54	296	1,714	2,687
2026 Population Age 55-59	341	1,713	2,665
2026 Population Age 60-64	337	1,840	2,893
2026 Population Age 65-69	317	1,827	2,833
2026 Population Age 70-74	257	1,510	2,347
2026 Population Age 75-79	197	1,200	1,856
2026 Population Age 80-84	105	730	1,076
2026 Population Age 85+	99	712	955
2026 Population Age 18+	4,910	24,705	36,165
2026 Median Age	32	37	39
2031 Median Age	33	38	40

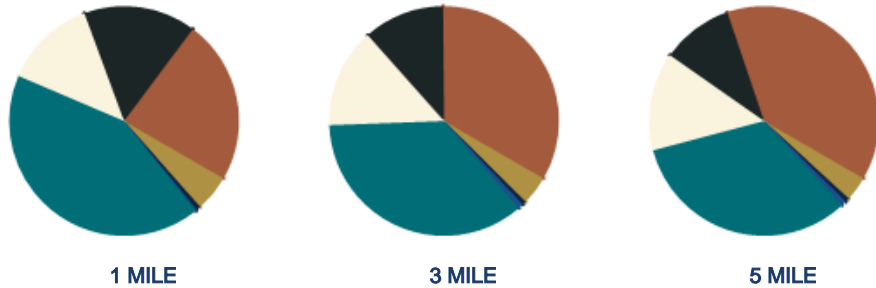
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,354	\$76,614	\$83,774
Average Household Income 25-34	\$76,740	\$96,940	\$105,415
Median Household Income 35-44	\$53,178	\$81,059	\$95,475
Average Household Income 35-44	\$70,417	\$108,820	\$120,323
Median Household Income 45-54	\$56,621	\$85,009	\$98,675
Average Household Income 45-54	\$75,472	\$108,521	\$120,868
Median Household Income 55-64	\$47,353	\$68,472	\$84,803
Average Household Income 55-64	\$61,679	\$95,184	\$110,795
Median Household Income 65-74	\$38,084	\$55,240	\$64,322
Average Household Income 65-74	\$57,610	\$78,168	\$89,582
Average Household Income 75+	\$48,141	\$61,972	\$67,061

Population By Age



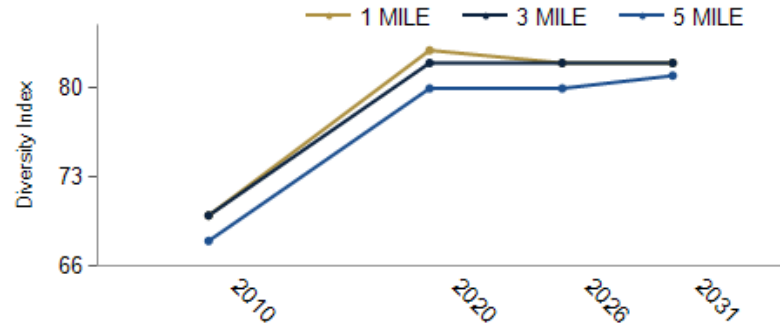
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	82	83	81
Diversity Index (current year)	82	82	80
Diversity Index (2020)	83	82	80
Diversity Index (2010)	70	70	68

POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	5%	4%	3%
American Indian	1%	1%	1%
Asian	0%	1%	1%
Hispanic	42%	36%	33%
Multiracial	13%	14%	14%
Other Race	16%	11%	10%
White	23%	33%	39%

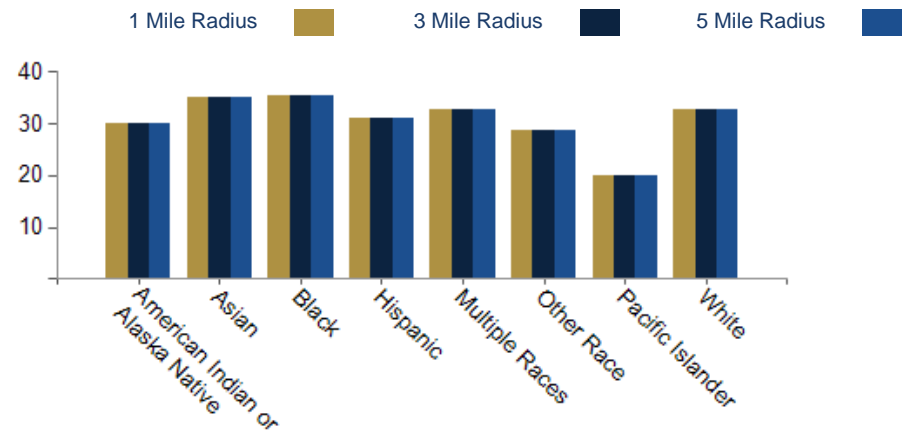
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	30	34	35
Median Asian Age	35	41	42
Median Black Age	35	40	40
Median Hispanic Age	31	32	32
Median Multiple Races Age	33	33	34
Median Other Race Age	29	32	33
Median Pacific Islander Age	20	17	22
Median White Age	33	41	43

2026 MEDIAN AGE BY RACE





05

**Company Profile**

- Company Bio
- Advisor Profile

W.C. Miller Properties is a locally rooted, full-service real estate brokerage with a distinguished fifth-generation legacy dating back to 1874. With deep ties to the community and a long-standing reputation for integrity, our firm brings a uniquely local perspective to every commercial real estate assignment.

Our commercial division is the foundation of our business, specializing in retail, industrial, land, and investment properties. We provide comprehensive advisory services including acquisitions, dispositions, leasing, and asset strategy. By combining real-time market intelligence with hands-on experience, we help investors, developers, and business owners uncover opportunities, optimize performance, and execute with confidence.

What sets W.C. Miller Properties apart is our level of engagement within the markets we serve. We don't just operate here—we are embedded in the fabric of the community. Our team actively tracks regional development trends, zoning changes, infrastructure projects, and key economic drivers that directly influence property values and investment outcomes. This insight allows us to deliver strategies that national firms and out-of-area brokers simply cannot replicate.

We take a relationship-driven, advisory-first approach, prioritizing long-term partnerships over transactional volume. Whether representing a single asset or an entire portfolio, we provide tailored guidance, proactive communication, and a hands-on level of service that ensures no detail is overlooked.

Supported by our residential division, we offer a fully integrated platform that connects commercial opportunities with residential growth—providing clients with a broader strategic advantage in evolving markets.

At W.C. Miller Properties, we combine heritage, local expertise, and forward-thinking strategy to deliver results that drive both immediate performance and long-term value.



Chris Parreira  
Broker Associate

Chris Parreira is a Real Estate Broker Associate with W.C. Miller Properties and a Mortgage Advisor with NEXA Mortgage, serving the Central Texas Hill Country. He specializes in commercial real estate sales and leasing, advising investors, owner-users, and developers on acquisitions, dispositions, and strategic capital positioning.

With experience spanning brokerage and financing, Chris approaches each assignment with an underwriting mindset—analyzing cash flow, risk exposure, and long-term value to position assets effectively in the market. His dual perspective allows him to understand both buyer behavior and capital constraints, helping transactions move efficiently from marketing to closing.

Known for clear communication, disciplined execution, and responsiveness, Chris is committed to representing clients with professionalism and strategic focus while delivering results in competitive markets.



Wes Miller  
Broker Owner

Wes Miller is a fifth-generation Texas broker leading W.C. Miller Properties, a family firm established in 1874. With more than 25 years of specialized experience in commercial real estate, Wes provides comprehensive solutions for retail, industrial, land, and investment products through sales, leasing, and management. His focus includes helping clients acquire income-producing assets, optimize portfolios, and execute strategic transactions with precision and long-term vision.

Real estate is fundamentally a relationship business. Wes builds lifelong partnerships through transparent guidance, meticulous attention to detail, and an unwavering commitment to client success. His approach is hands-on and straightforward: listening closely to goals, offering clear strategic counsel, and delivering outcomes rooted in heritage and integrity.

An avid fly fisherman, Wes finds balance and perspective on the water. He currently serves as the 2026 President of the Four Rivers Association of Realtors®, where he advocates for professionalism, education, and community in the industry.

# 6.5 AC - W Kingsbury Development Site

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from W.C. Miller Properties and it should not be made available to any other person or entity without the written consent of W.C. Miller Properties.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to W.C. Miller Properties. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. W.C. Miller Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, W.C. Miller Properties has not verified, and will not verify, any of the information contained herein, nor has W.C. Miller Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



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