3880 I-10 | Seguin, TX 78155

MLS# 588089 | $1,200,000

Strategically situated along ft of I-10 Frontage Road is this incredible 4.581 +/- acres of undeveloped commercial lot inside the Seguin city limits. Being zoned commercial in Seguin and not in the flood zone makes this location ideal for numerous development opportunities including retail, professional or medical office, restaurants, automotive repair, and other non-industrial and non-residential usage. This property is located within minutes from Seguin, Lake Placid, Lake McQueeney, Guadalupe River and between the San Antonio and Houston Metrocom. Electricity and water is available on the property.

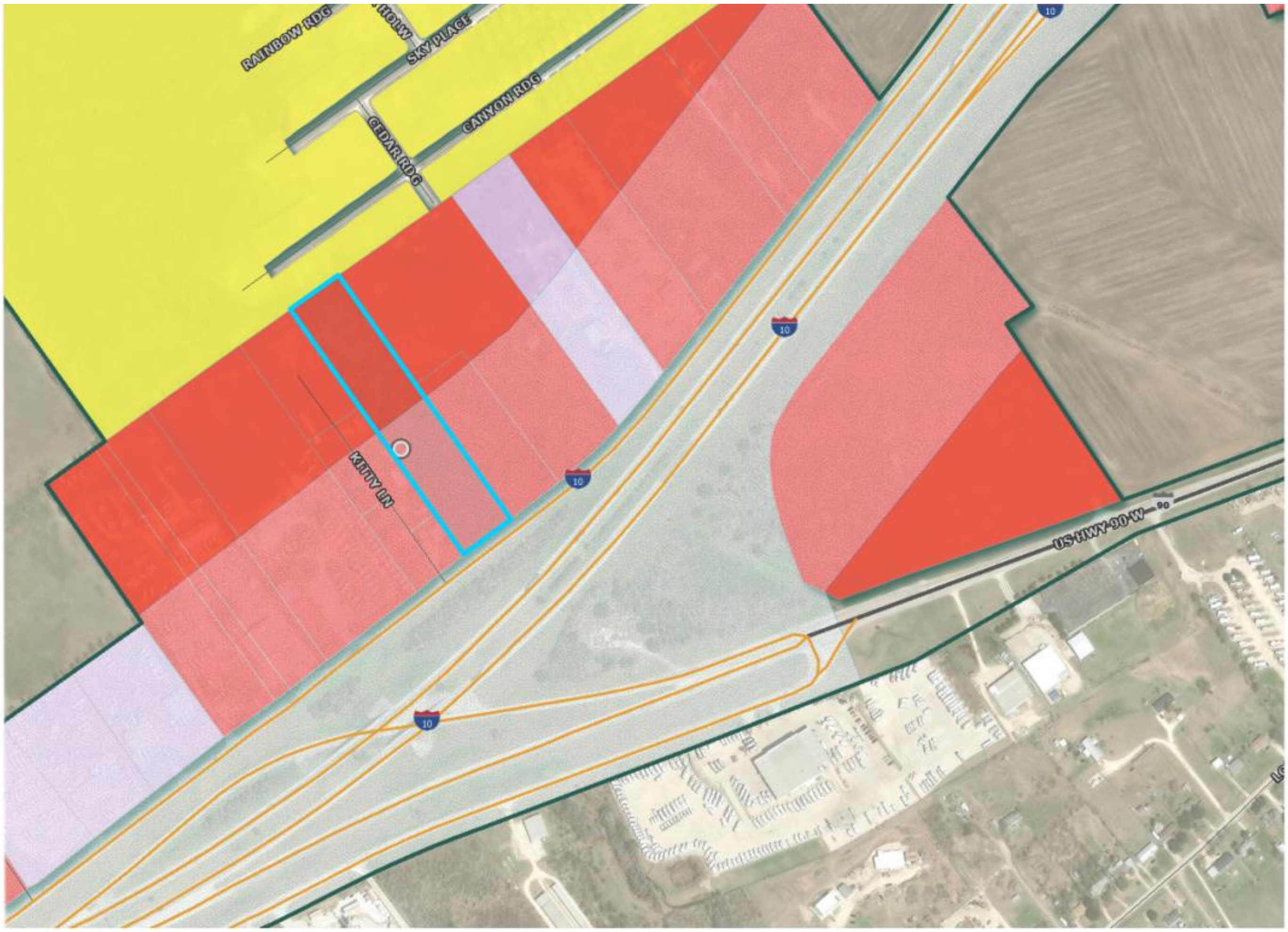
EDWARDS COMMERCIAL REAL ESTATE

D. Lee Edwards
Broker/Owner
Edwards Commercial Real Estate
Cell: 830-708-2319
Office: 830-620-7653
leeedwards1109@msn.com
1111 N. Walnut Ave.,
New Braunfels, TX 78130

**Prices and statuses subject to change without notice.*

EDWARDS COMMERCIAL REAL ESTATE

Zoning Map



Zoning Type: Commercial

Acres: 4.38

Commercial Description:

The Commercial District is the primary commercial and service zoning district of the community. Access should be provided by an arterial street, with the heaviest concentration of this component located at intersections of arterial streets. This district is an intensive classification in which the commingling of many retail, service and office uses is permitted. Structures located in this district may vary from freestanding buildings to community and regional shopping centers.

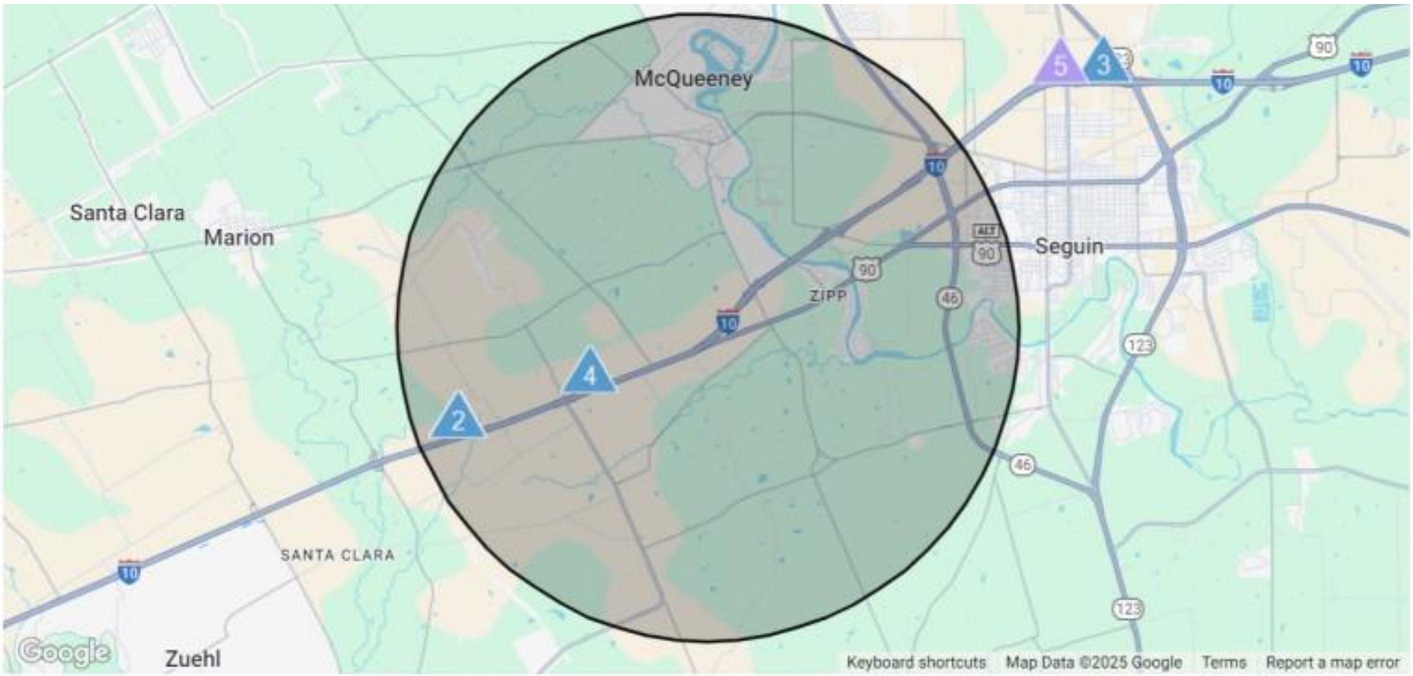
General Uses:

Retail
Professinal Office
Community Center
Parks/Playground
Medical Office
Restaurants
Day Care
Auto Repair
Gas Station
Drive-thru windows- retail and/or restaurant
First floor commercial with second story apartment

Prohibited Uses:

Manufactured Home
Modular Home
RV as primary residence (unless at RV Park)
Industrial Uses

3880 I-10 | Seguin, TX 78155



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

52,840

2024 Est. daily traffic counts

Street: **I 10;US 90;TX 130**
Cross: **Schwab Rd**
Cross Dir: **E**
Dist: **–**

Historical counts

Year		Count	Type
2021	▲	51,694	AADT

2

52,840

2024 Est. daily traffic counts

Street: **I 10;US 90;TX 130**
Cross: **Schwab Rd**
Cross Dir: **E**
Dist: **–**

Historical counts

Year		Count	Type
2022	▲	48,970	AADT

3

51,170

2022 Est. daily traffic counts

Street: **–**
Cross: **–**
Cross Dir: **–**
Dist: **–**

Historical counts

Year		Count	Type
2021	▲	54,017	AADT
2020	▲	33,871	AADT
2019	▲	39,630	AADT
2018	▲	52,789	AADT

4

50,643

2022 Est. daily traffic counts

Street: **–**
Cross: **–**
Cross Dir: **–**
Dist: **–**

Historical counts

Year		Count	Type
2021	▲	53,460	AADT
2020	▲	40,112	AADT
2019	▲	47,275	AADT
2018	▲	50,679	AADT

5

48,975

2022 Est. daily traffic counts

Street: **–**
Cross: **–**
Cross Dir: **–**
Dist: **–**

Historical counts

Year		Count	Type
2021	▲	51,700	AADT
2020	▲	39,642	AADT
2019	▲	46,261	AADT
2018	▲	59,580	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

3880 I-10 | Seguin, TX 78155

Criteria Used for Analysis

Median Household Income	Median Age	Total Population	1st Dominant Segment
$75,544	39.9	58,061	Southern Satellites

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Rustic Outposts

Country life with older families in older homes

Urbanization

Where do people like this usually live?

Rural

Country living featuring single-family homes with acreage, farms, and rural resort areas

Top Tapestry Segments	Southern Satellites	Rooted Rural	Midlife Constants	The Great Outdoors	Forging Opportunity
% of Households	6,872 (32.3%)	2,257 (10.6%)	1,710 (8.0%)	1,596 (7.5%)	1,452 (6.8%)
% of Guadalupe County	12,429 (18.7%)	3,100 (4.7%)	2,108 (3.2%)	2,735 (4.1%)	2,089 (3.1%)
Lifestyle Group	Rustic Outposts	Rustic Outposts	GenXurban	Cozy Country Living	Sprouting Explorers
Urbanization Group	Rural	Rural	Suburban Periphery	Rural	Urban Periphery
Residence Type	Single Family ; Mobile Homes	Single Family ; Mobile Homes	Single Family	Single Family	Single Family
Household Type	Married Couples	Married Couples	Married Couples w/No Kids	Married Couples	Married Couples
Average Household Size	2.6	2.41	2.3	2.4	3.34
Median Age	41.6	46.4	45.8	48.1	32.3
Diversity Index	51.1	35.4	48.7	46	82.2
Median Household Income	$66,600	$58,000	$71,500	$80,800	$56,700
Median Net Worth	$240,600	$220,000	$262,000	$357,300	$106,500
Median Home Value	$239,600	$199,100	$248,300	$422,500	$197,400
Homeownership	81.1 %	82.6 %	75 %	81.4 %	62.5 %
Employment	Professional or Services	Professional or Services	Professional or Mgmnt/Bus/Financial	Professional or Mgmnt/Bus/Financial	Services or Transport/Material Moving
Education	High School Diploma	High School Diploma	High School Diploma	High School Diploma	High School Diploma
Preferred Activities	Go hunting, fishing . Own a pet dog.	Do-it-yourself mentality . Go hunting, fishing.	Sociable, church-going residents . Enjoy movies at home, reading, fishing and golf.	Prefer domestic travel to trips abroad. . Own pet dogs or cats.	Shop at discount and department stores . Subscribe to satellite TV to watch their favorite programs.
Financial	More concerned about cost rather than brand	Avoid using the Internet for financial transactions.	42% recieve Social Security, 27% also receive retirement income	Do-it-yourself oriented and cost conscious	Balance their budgets carefully by spending only on necessities
Media	Obtain most of their information from TV	Listen to faith-based radio, gospel music	After TV, Radio and newspapers are medias of choice	Watch CMT, History Channel, Fox News	Magazines are extremely popular sources of news and information
Vehicle	Own 1 or 2 vehicles likely a truck	Own, maintain cars, ATVs	Own domestic SUVs, trucks	Own 4-wheel drive trucks	Own 1-2 vehicles; carpool

Information About Brokerage Services

11-2-2015

EQUAL HOUSING OPPORTUNITY

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.

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.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Edwards Commercial Real Estate	467649	LeeEdwards1109@msn.com	(830)620-7653
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
D. Lee Edwards	467649	LeeEdwards1109@msn.com	(830)620-7653
Designated Broker of Firm	License No.	Email	Phone
D. Lee Edwards	435290	LeeEdwards1109@msn.com	(830)620-7653
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
D. Lee Edwards	435290	LeeEdwards1109@msn.com	(830)708-2319
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials ____ ____ Date ____