



**COMMERCIAL DEVELOPMENT SITE
IH-10 AT FM 725
SEGUIN, TEXAS**

LOCATION: The property is located at the southeast corner of IH-10 and FM 725.

SIZE: 3 Acres

FRONTAGE: IH-10: Approximately 416.73 Ft.
FM 725: Approximately 314.58 Ft.

UTILITIES: **Electric:** Guadalupe Valley Electric Cooperative indicates they provide service to the site.

Water: Green Valley Special Utility District indicates they provide service to the site.

Sewer: City of Seguin – 8” sewer line is directly adjacent to the site to the East.

Gas: Propane

Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

ZONING: Commercial; City of Seguin

Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.

TOPOGRAPHY: Property has a very gentle slope.

FLOOD PLAIN: Federal Emergency Management Agency maps do not appear to indicate any 100-year flood plain on the site.

EASEMENTS: Various Utility Easements. Contact Broker.



DEED

RESTRICTIONS: None of Record.

TRAFFIC COUNT: 2022 Texas Department of Transportation traffic maps indicate 48,574 vehicles per day on I.H. 10, just east of FM 725 and 4,643 vehicles per day on FM 725 just south of I.H. 10.

DEMOGRAPHICS:

	3.0 Miles	5.0 Miles	7.0 Miles
Population 2023 Estimate:	6,940	33,751	52,521
5 Year Projection:	8,479	38,700	61,385
Average Household Income	\$95,515	\$88,373	\$92,629

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2023 and 2028.

AREA

DEVELOPMENT: There is a travel center at the northwest corner of the intersection.

**POTENTIAL
USES:**

The property's strategic location and friendly development characteristics make it appealing for a variety of restaurant, retail, convenience store or commercial uses.

INVESTMENT: Contact Broker

COMMENTS:

- Located on I.H. 10 coast to coast freeway with high traffic counts, excellent visibility, and easy access.
- There is a small amount of environmental clean-up that needs to be done per the owner's engineers. They are estimating the clean-up to be \$15,000 to \$25,000.

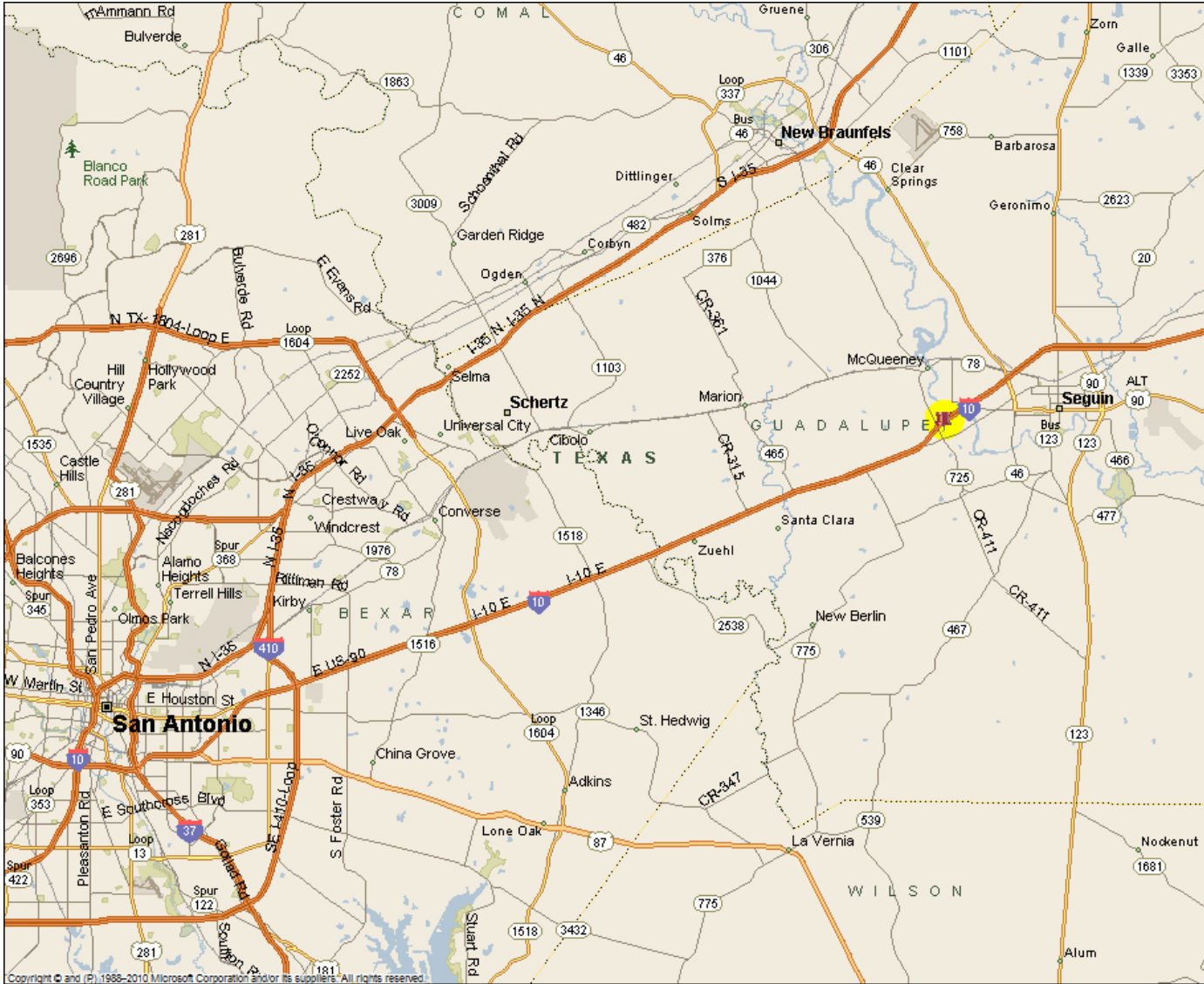
FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD

Phone: (210) 496-5800 • Fax: (210) 496-5809 • Email: eldon@roalson.com / mhoward@roalson.com

www.roalson.com



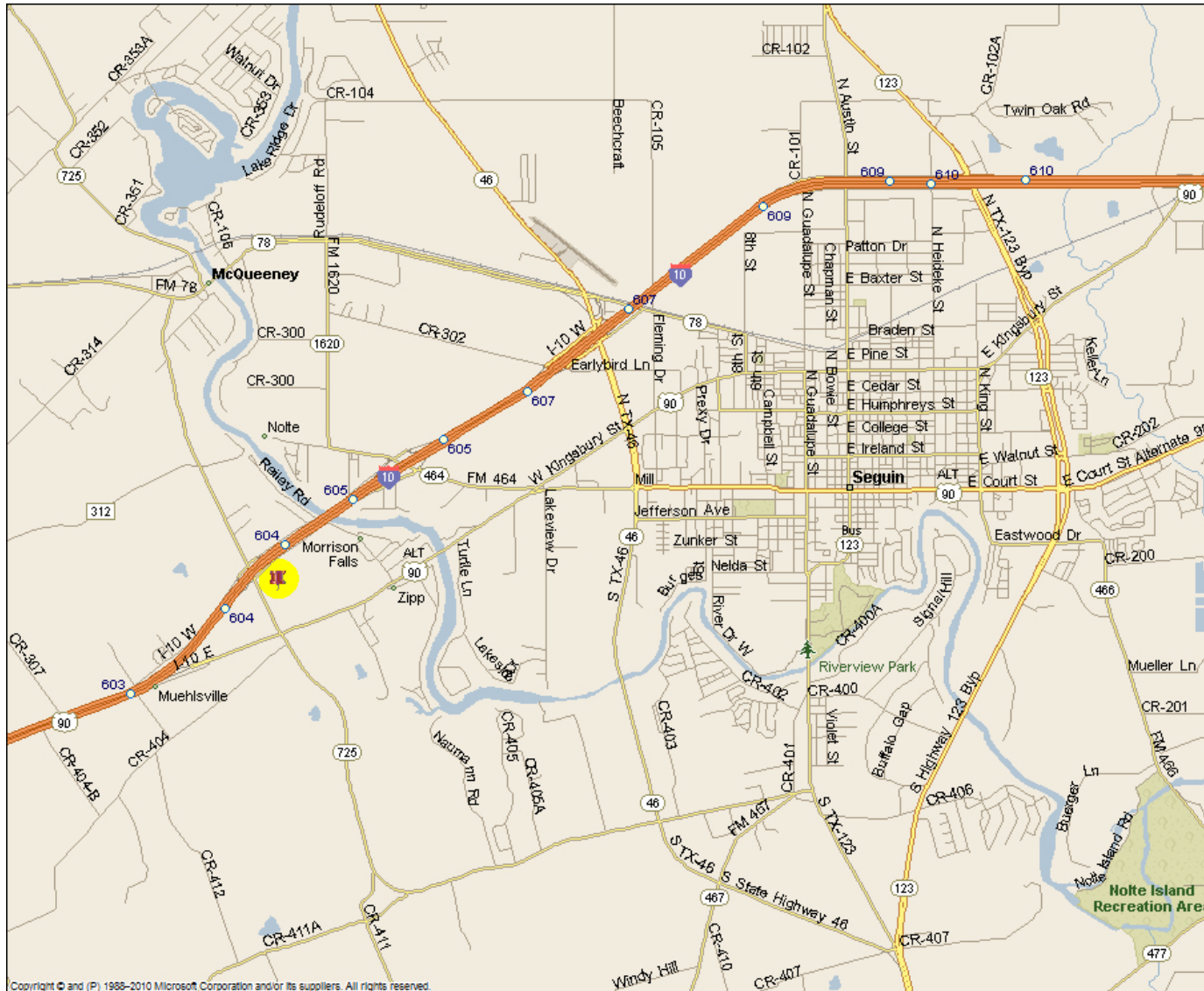
Location Map



This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



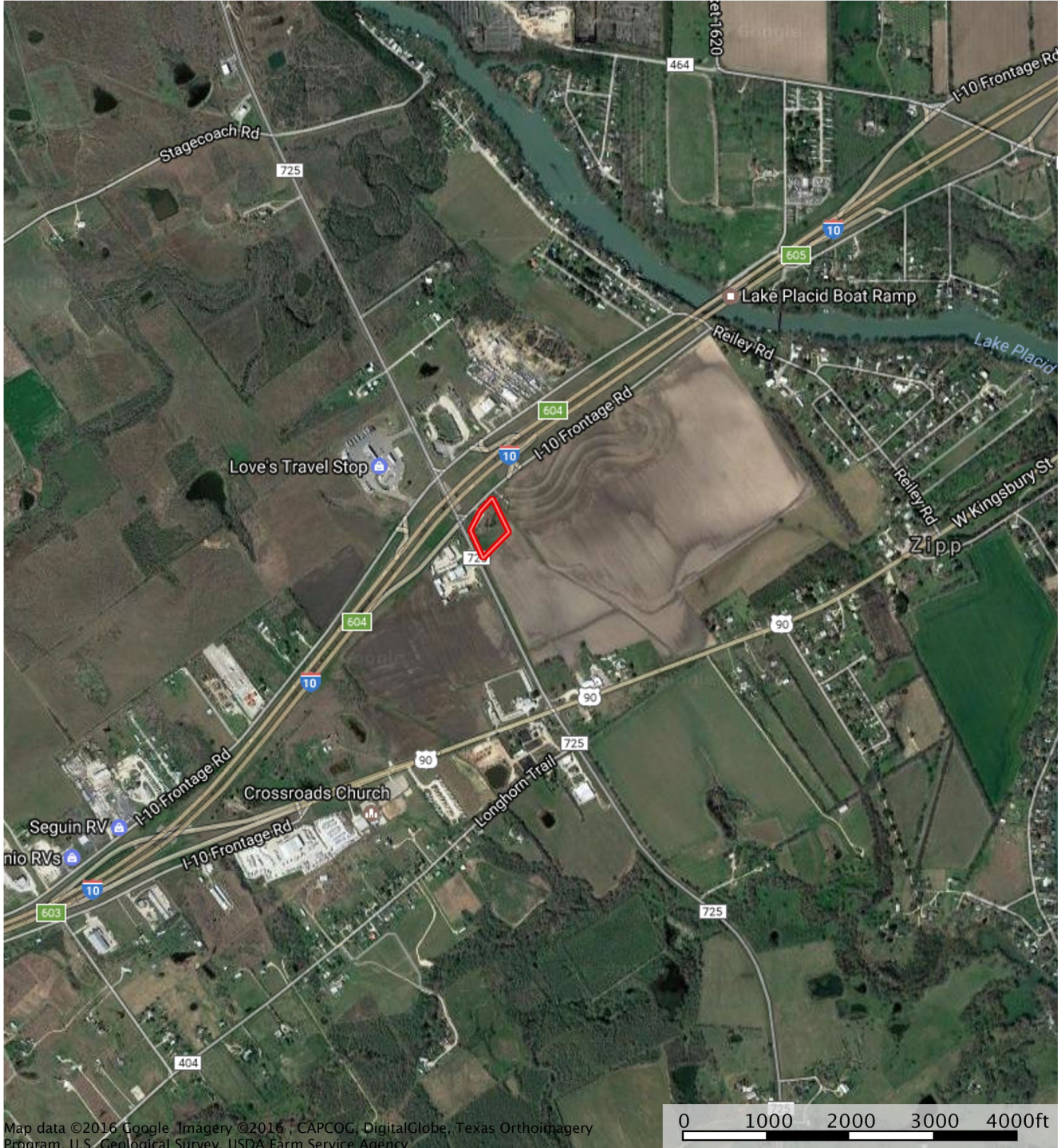
Area Map



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Aerial Map



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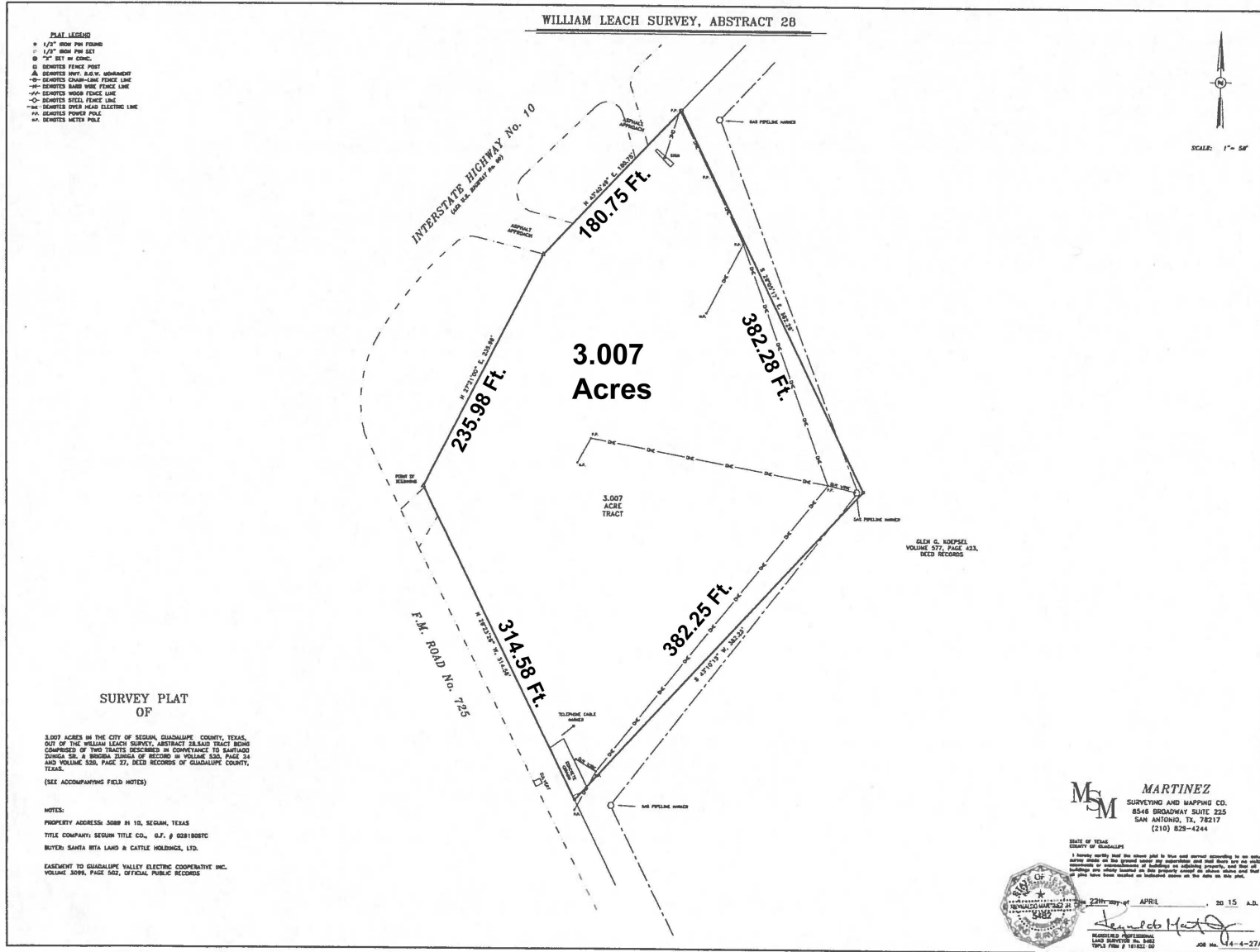
Aerial Map



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SURVEY



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DEMOGRAPHIC OVERVIEW

August 17, 2023

3089 IH 10 West in Seguin

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2020 Census	6,220	31,133	48,324
2023 Estimate	6,940	33,751	52,521
5 Year Projection	8,479	38,700	61,385
Households			
2020 Census	2,254	11,191	17,668
2023 Estimate	2,581	12,192	19,325
5 Year Projection	3,246	14,069	22,682
2023 Population by Race			
White	62.3%	56.9%	59.2%
Black	4.2%	5.2%	4.5%
Asian or Pacific Islander	0.5%	0.8%	1.0%
American Indian	0.9%	0.8%	0.8%
2023 Population by Ethnicity			
Hispanic Origin	43.0%	49.9%	46.8%
2023 Total Housing Units			
Owner-Occupied	2,149	8,913	14,345
Renter-Occupied	432	3,279	4,980
Average Household Size	2.56	2.66	2.64
2023 Household Income			
Income \$ 0 - \$15,000	10.4%	9.7%	8.8%
Income \$ 15,000 - \$24,999	6.0%	9.4%	8.0%
Income \$ 25,000 - \$34,999	9.5%	11.3%	10.3%
Income \$ 35,000 - \$49,999	15.1%	12.8%	12.1%
Income \$ 50,000 - \$74,999	18.6%	17.7%	18.2%
Income \$ 75,000 - \$99,999	9.8%	10.3%	12.1%
Income \$ 100,000 - \$149,999	12.5%	15.1%	16.4%
Income \$ 150,000 - \$199,999	9.8%	6.8%	6.8%
Income \$200,000 +	8.3%	6.9%	7.4%
Average Household Income	\$95,515	\$88,373	\$92,629
Median Household Income	\$59,631	\$57,382	\$62,505
Per Capita Income	\$35,332	\$32,036	\$34,039

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2023 and 2028.

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PROPERTY DISCLOSURE STATEMENT

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

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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.

2-10-2025



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

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Buyer/Tenant/Seller/Landlord Initials

Date