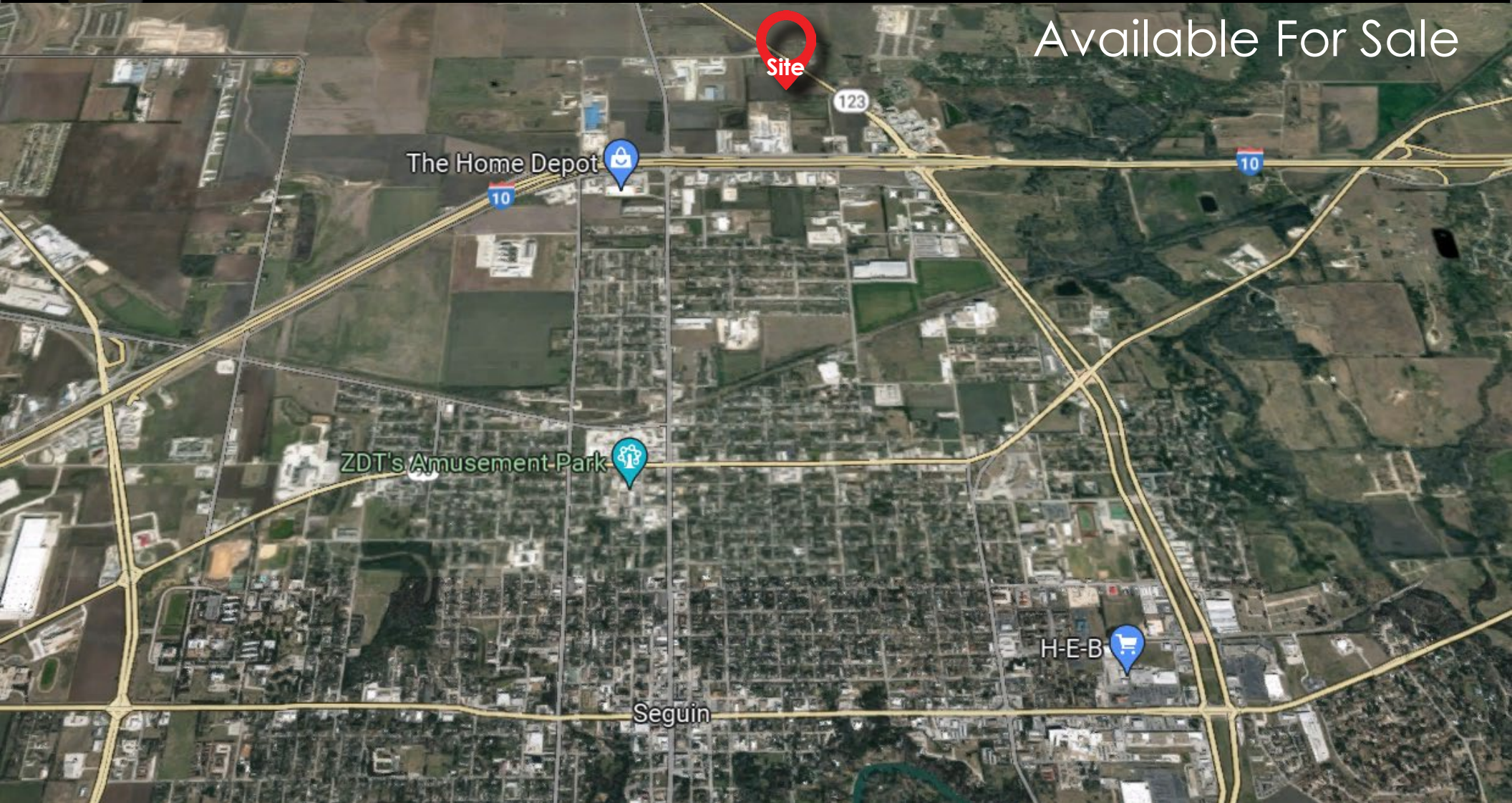


# SEGUIN LAND FOR SALE

N. HWY 123 Bypass & N Heideke St. Seguin, TX 78155

Available For Sale

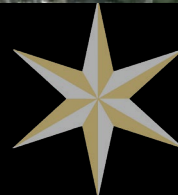


**MIKE SHUTT**

512-956-7298

mike@capellatx.com

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**Capella Commercial, LLC**

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# SEGUIN LAND FOR SALE

N. HWY 123 Bypass & N Heideke St. Seguin, TX 78155

## Property Description

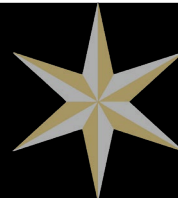
<b>Location</b>	N. Highway 123 Bypass & Heideke St., Guadalupe County, Seguin, TX
<b>Legal</b>	ABS: 6 SUR: H BRANCH 8.6090 AC. (51332) ABS: 6 SUR: H BRANCH 14.850 AC. (51242)
<b>Site Area</b>	Total 23.459 Acre Tract
<b>Zoning</b>	Multi-Family & Commercial
<b>Utilities</b>	Water and sewer lines are to be installed to the site.
<b>Asking Price</b>	Discuss with Agent

### MIKE SHUTT

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Capella Commercial, LLC



# SEGUIN LAND FOR SALE

N. HWY 123 Bypass & N Heideke St. Seguin, TX 78155

Location

The Site is located at the intersection of N., Highway 123 Bypass & N Heideke St. Seguin, Texas.

**DISTANCE** According to Google the Site is:

- 40 minute drive to CBD San Antonio
- 47 minutes to the San Antonio International Airport
- 60 minute drive to CBD Austin
- 48 minutes to the Austin Bergstrom International Airport



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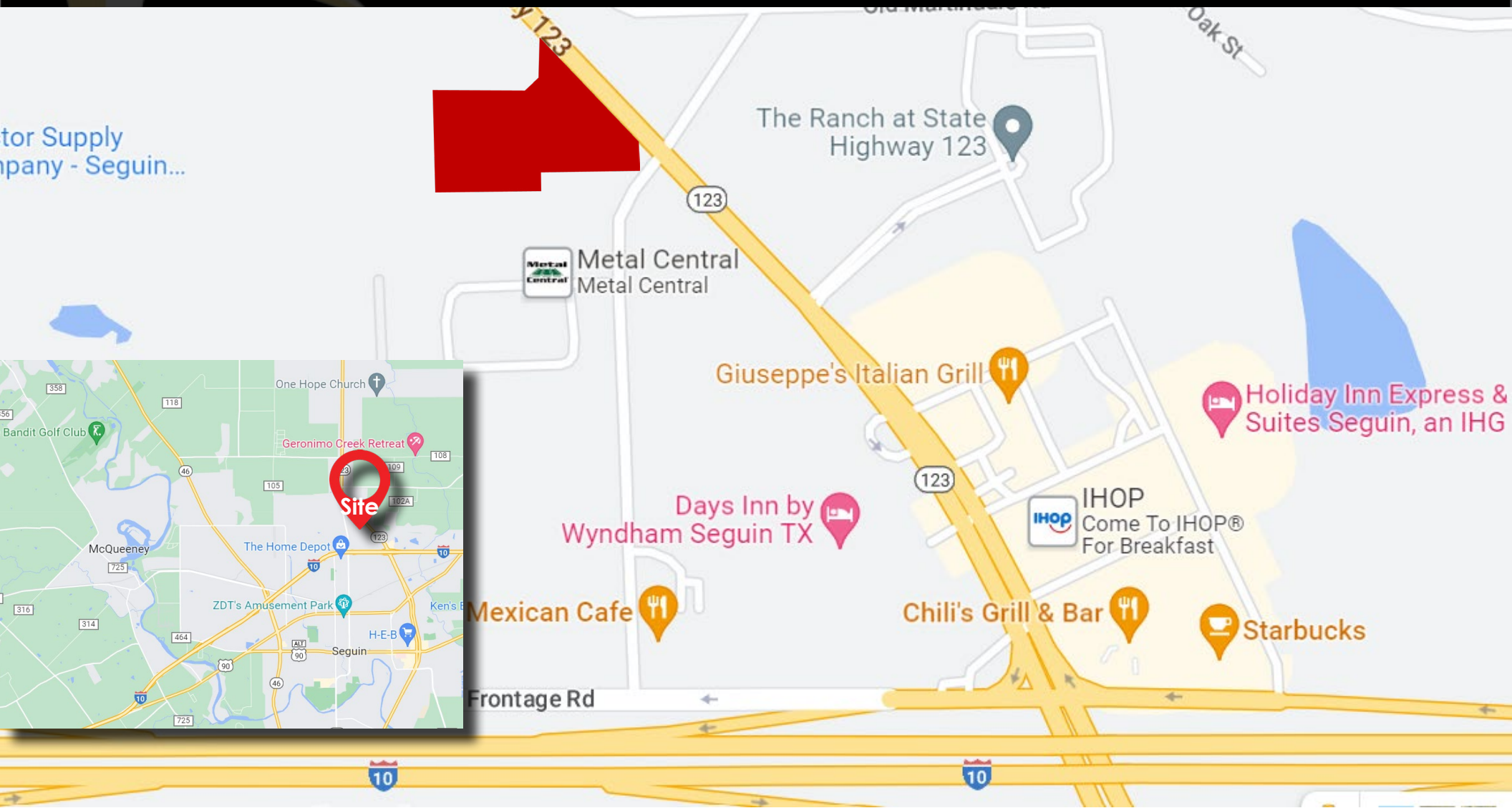
Capella Commercial, LLC





# SEGUIN LAND FOR SALE

N. HWY 123 Bypass & N Heideke St. Seguin, TX 78155

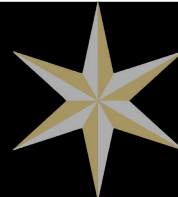


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# SEGUIN LAND FOR SALE

N. HWY 123 Bypass & N Heideke St. Seguin, TX 78155

## PROJECT INFORMATION

**SITE AREA:** 14.57 ACRES

## UNIT TABULATION

1 BEDROOM UNITS	174 58.00%
2 BEDROOM UNITS	110 36.67%
3 BEDROOM UNITS	16 5.33%
<b>TOTAL UNITS:</b>	<b>300 UNITS</b>
	20.59 DU/AC

## PARKING TABULATION

REQUIRED:	529 SPACES
1.5 P/1BED + 2.0P/2BED + 3.0P/3BED	
PROVIDED:	
SURFACE PARKING:	537 SPACES
<b>TOTAL PARKING:</b>	<b>537 SPACES</b>
	1.79 P/DU
	1.21 P/BED

## ZONING SUMMARY

CURRENT ZONING DISTRICTS:	LIGHT INDUSTRIAL (LI) & COMMERCIAL (C)
REZONING REQUIRED?	YES
PROPOSED ZONING DISTRICT:	PD WITH MF-3 AS BASE DISTRICT
FRONT SETBACK:	25 FEET MIN
SIDE SETBACK:	10 FEET MIN
REAR SETBACK:	10 FEET MIN
ADDITIONAL BUFFERS/SETBACKS:	NOT APPLICABLE
BUILDING HEIGHT:	45 FEET MAX 3 STORIES MAX
MAX DENSITY (MF-3):	20 DU/AC
MAX COVERAGE:	70 %
OTHER KEY ZONING CONSIDERATIONS:	CURRENT DESIGN ASSUMES INCREASE IN ALLOWABLE DENSITY TO 21 DU/AC



## Proposed Project Plan

Possible site uses include a C-Store, retail for local area neighborhoods, car wash, and more.

LEFT: Sample site plan for multi-family, retail and commercial.



SEGUIN APARTMENTS SCHEMATIC SITE PLAN #2

Seguin, Texas

SCALE 1" = 100'-0"



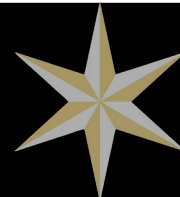
23102 / 02.17.2023  
Crest Park Venture

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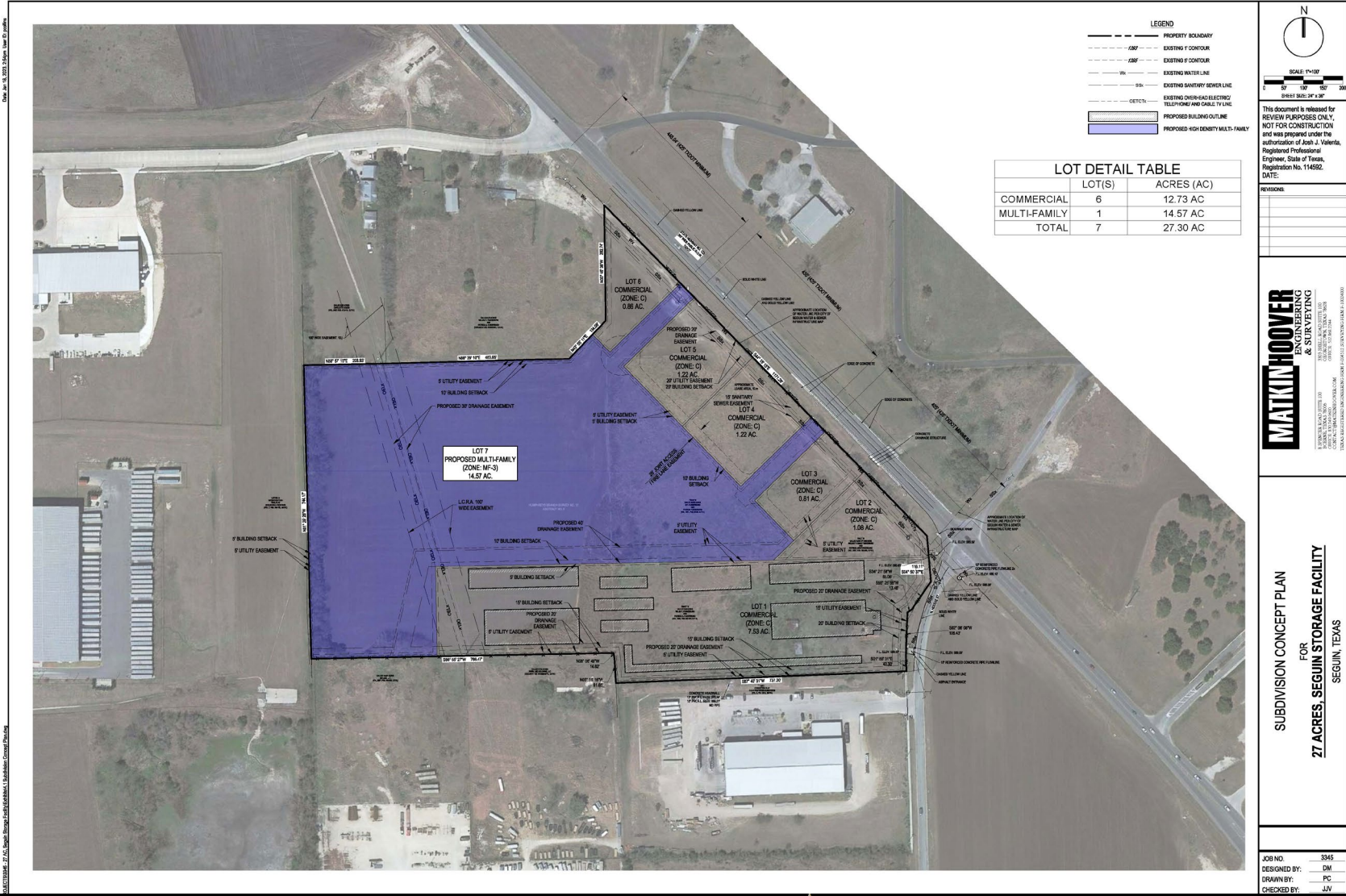


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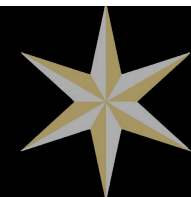
# SEGUIN LAND FOR SALE

## N. HWY 123 Bypass & N Heideke St. Seguin, TX 78155

### Site Plan



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# SEGUIN LAND FOR SALE

N. HWY 123 Bypass & N Heideke St. Seguin, TX 78155

## About Seguin



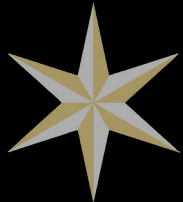
Located thirty minutes east of San Antonio and about an hour south of Austin, Seguin is positioned to compete for future investment. Seguin has ample property ready for development and excellent access to the major thoroughfares of I-10 and SH130. With a population of over 30,000 people, Seguin is a diverse community that people of all incomes, ages and backgrounds call home.

Seguin serves as the retail hub for three major counties—Guadalupe, Gonzales and Wilson. Seguin is experiencing citywide business expansion, with many nationally known retailers entering, returning and expanding in the market. Seguin's retail sales remain strong with sales tax revenues up 13.14% in 2021. With new housing developments and increased traffic counts, Seguin has seen the pace of commercial development greatly increase in the past two years.

As Seguin experiences abundant commercial growth, the community's housing market is also thriving. Seguin's residential real estate market is booming with +14,000 residential units proposed as of February 2023.

Manufacturing is the heart of the Seguin economy. Big name corporations such as Caterpillar, Vitesco Technologies, Tyson Foods, Georgia Pacific, Niagara Bottling, Alamo Group, Hexcel and CMC Steel all have major manufacturing operations within our city. The Seguin area has over 4,000 manufacturing jobs just within our city limits; this is more than three times the national average.

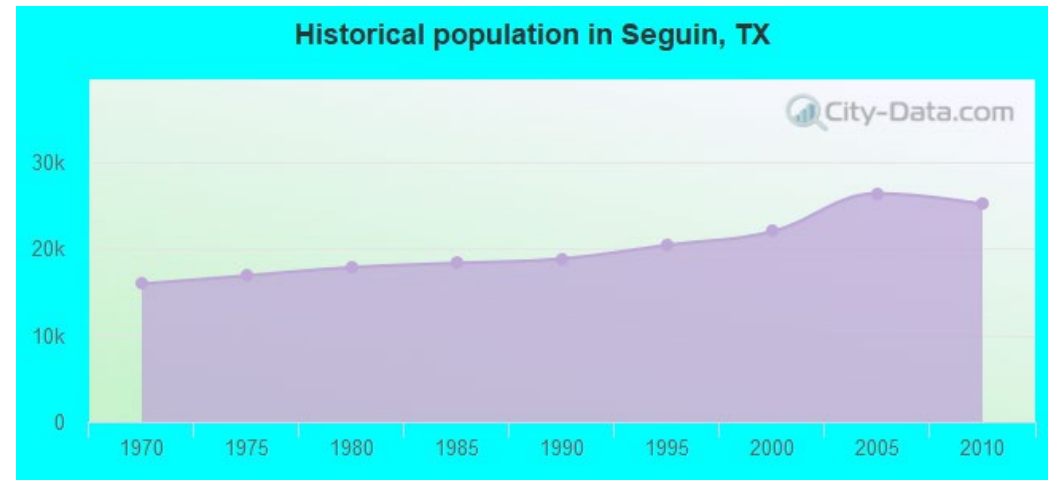
**Source: Seguin Economic Development Partnership**





## Seguin Population

Downtown is the heart and soul of Seguin's community. It consists of 27 square blocks, where buildings date back to the early 1900's. Today it's home to a variety of local businesses. Residents and visitors enjoy delicious eateries such as Texas Monthly's 4th Best BBQ Joint in the State of Texas in 2021, Burnt Bean, visit the states oldest licensed bar, shop trendy boutiques, enjoy modern and eclectic coffee shops, explore museums, relax in bed and breakfasts, hang out at the brewery and find so much more to do in Downtown Seguin. Seguin residents and visitors celebrate big at annual events such as the Summer Concert Series, the biggest small-town 4th of July parade, Pecan Fest Heritage Days and Holiday Stroll to name a few.



With a 2023 population of 30,711, it is the 115th largest city in Texas and the 1496th largest city in the United States. Seguin is currently growing at a rate of 1.41% annually and its population has increased by 4.34% since the most recent census, which recorded a population of 29,433 in 2020. Today, the city's population is on the rise with projections set at 40K by 2030 and 50K by 2040. However, with more than 15,000 homes on the horizon, these numbers may be attained much sooner.

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# DISCLAIMER

Mike Shutt (Broker) has been authorized to present this Offering Memorandum regarding the sale of the properties at Highway 123 and Heideke St, Seguin, Tx.

This Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not necessarily purport to provide an accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of Broker and Owner, and therefore are subject to variation. No representation is made by Broker or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Broker and Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has not been a change in the business or affairs of the Property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective Purchaser.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Neither the Offering Memorandum, nor any offer or inquiry made by any entity reviewing the Offering Memorandum, nor any negotiations or discussions among Owner, Broker or any such entity, shall be deemed to create a binding contract between Owner and such entity. If Owner accepts an offer made by any such entity, it is expected that a written contract for the purchase of the Property will be negotiated between the parties. All legal rights and obligations between such entity, on the one hand, and Owner, on the other hand, will come into existence only when such a purchase contract is fully executed, delivered and approved by owner and its legal counsel, and any conditions to Owner's obligations there under have been satisfied or waived, and the legal rights and obligations of the parties shall at that time be only those which are set forth in the purchase contract and other documents specifically referred to in the purchase contract.

This Offering Memorandum and the contents, except information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you obtained an agreement of confidentiality) without the prior written authorization of Owner, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner or Broker.

If you have no interest in the Property at this time, please return the Offering Memorandum forthwith.





# Information About Brokerage Services

Texas law requires all real estate licensees 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 a.cts 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 transacton received by the broker;
- Answer the client's questons and present any over to or counter-oter 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 licensee 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 writting 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 over; and
  - any confidential information or any other information that a party specifically instructs the broker in writting 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.

<u>Capella Commercial, LLC</u>	<u>9001237</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.
<u>Randall Beaman</u>	<u>392094</u>
Designated Broker of Firm	License No.
_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.
<u>Mike Shutt</u>	<u>667527</u>
Sales Agent/Associate's Name	License No.
_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date

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Email	Phone
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Email	Phone
<u>mike@capellatx.com</u>	<u>512-965-7298</u>
Email	Phone