

7.97± Acres

E MARTINDALE RD

E MARTINDALE RD

E MARTINDALE RD

SH 123

SH 123

I-10 ↓





Viteco Technologies

123

FM 20

**KBHOME**

New mixed use development

Hannah Heights Residential Development

FM 20

Jordan Heights Residential Development

607

CHEVROLET

123

THE HOME DEPOT

QT QuikTrip

stripes

609

D&D

PHILLIPS 66

Clayton Homes

610

Los Cocos MEXICAN CAFE

Days Inn BY WYNDHAM

123

EXXON

TOWNEPLACE SUITES MARRIOTT  
SUBWAY  
Santitas  
Comfort INN & SUITES

Ranch 123

**D·R·HORTON**  
America's Builder

H Holiday Inn Express  
6 Suites

TACO CABANA  
MEXICAN PASTO CAFE

Park

V VALERO

I-10

Crossroads

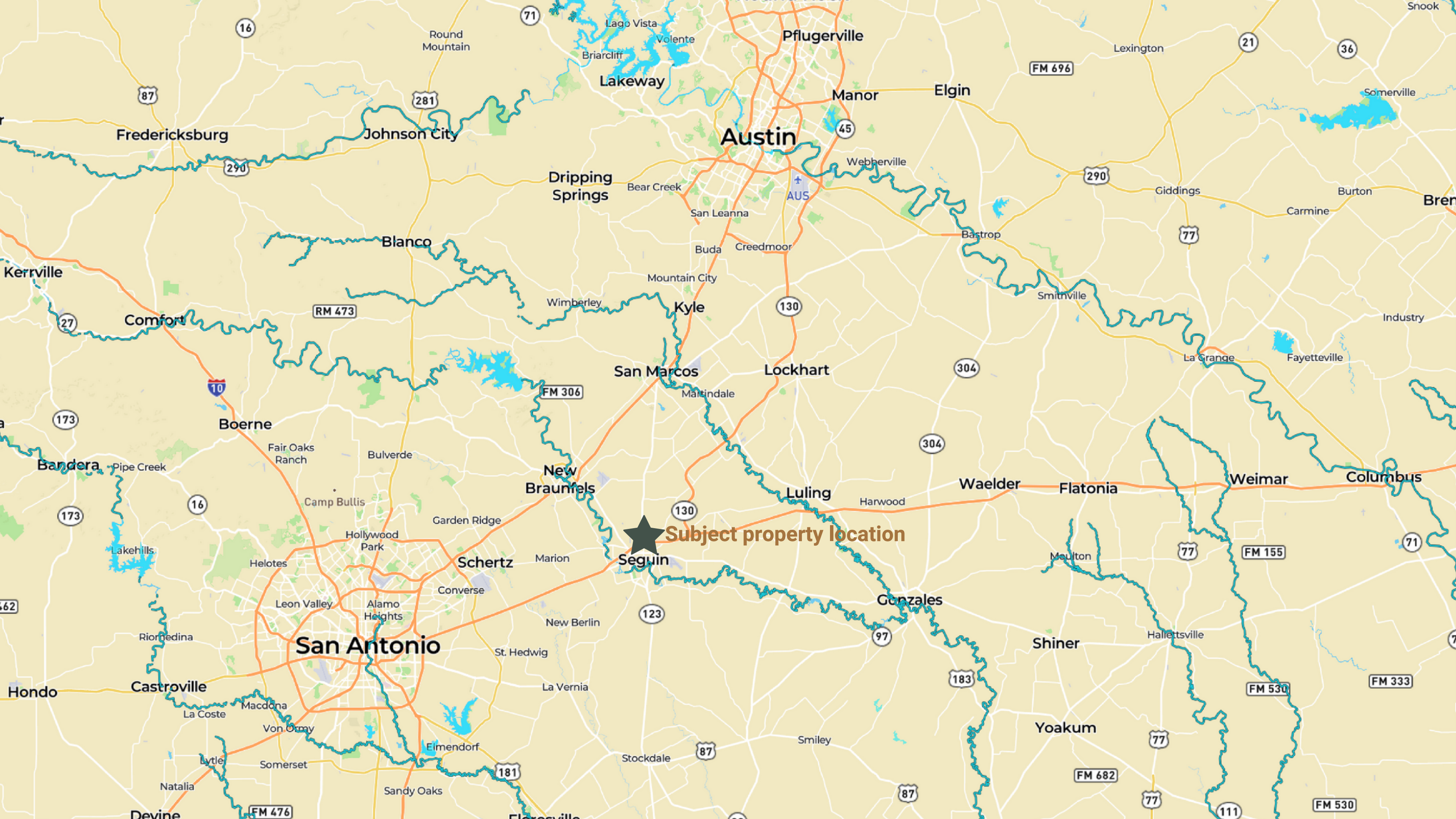
123

610

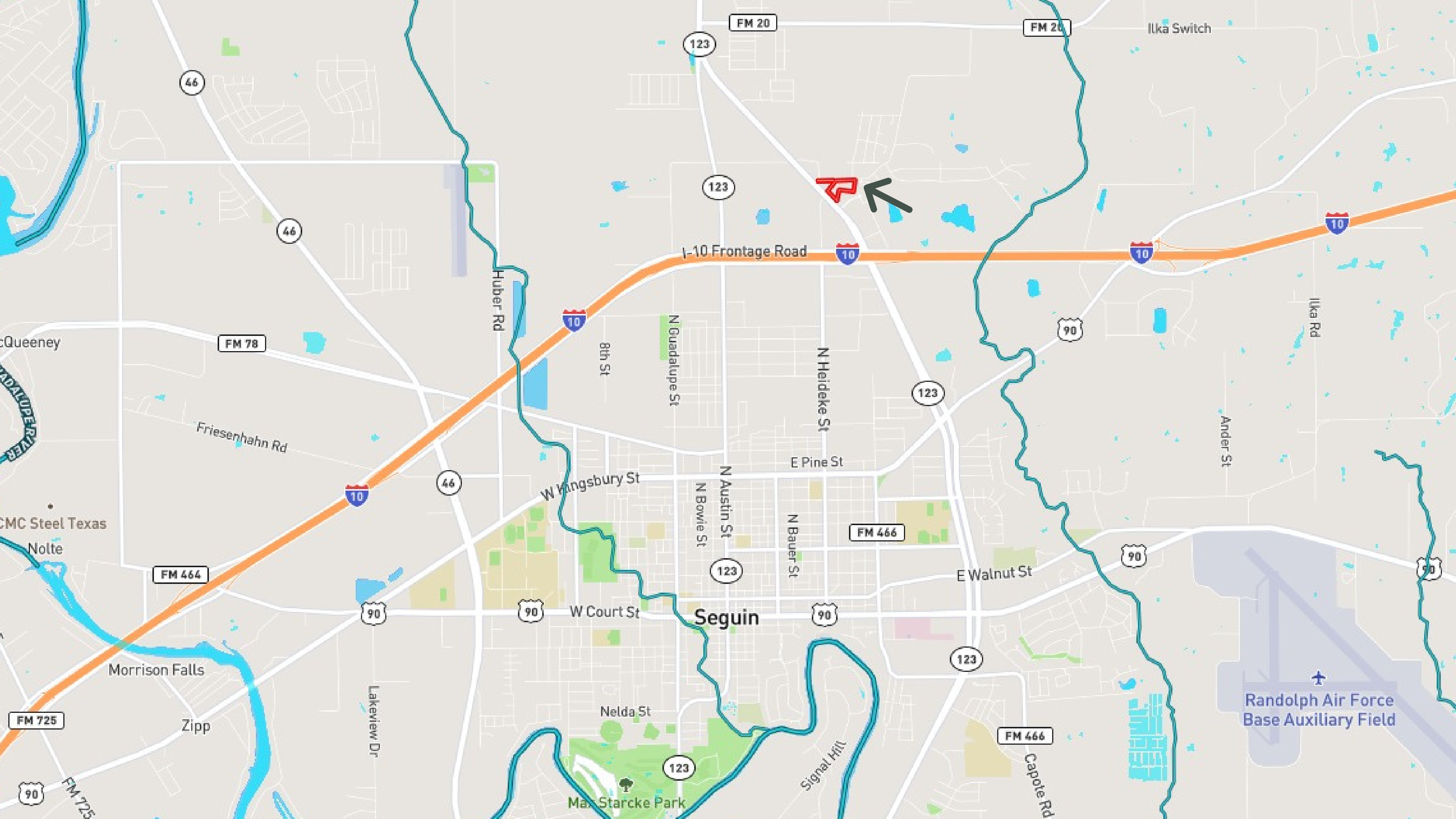
I-10

RED OAK CT





★ Subject property location



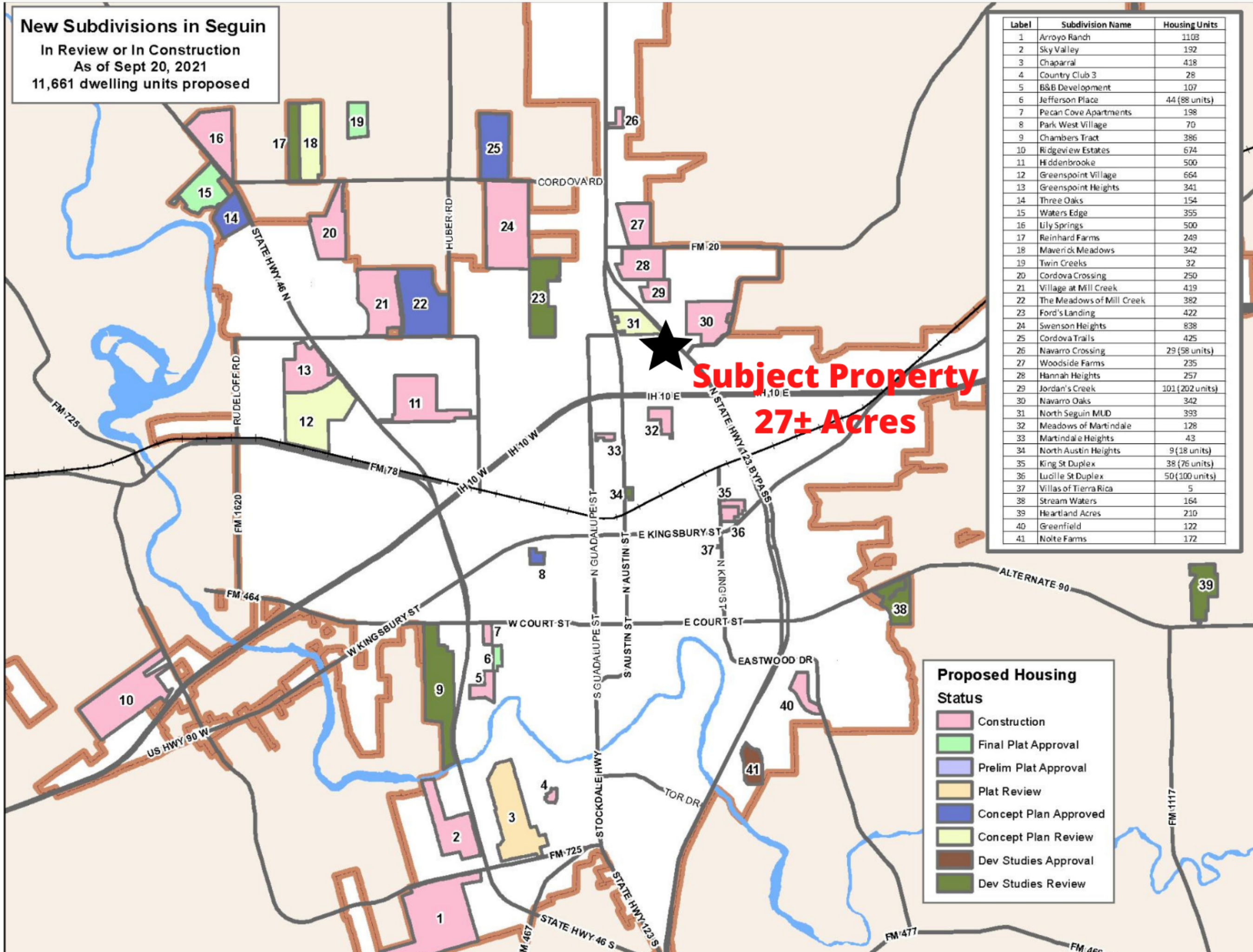
I-10 Frontage Road

Seguin

Randolph Air Force Base Auxiliary Field



**New Subdivisions in Seguin**  
 In Review or In Construction  
 As of Sept 20, 2021  
 11,661 dwelling units proposed



Label	Subdivision Name	Housing Units
1	Arroyo Ranch	1108
2	Sky Valley	192
3	Chaparral	418
4	Country Club 3	28
5	B&B Development	107
6	Jefferson Place	44 (88 units)
7	Pecan Cove Apartments	198
8	Park West Village	70
9	Chambers Tract	386
10	Ridgeview Estates	674
11	Hiddenbrooke	500
12	Greenspoint Village	664
13	Greenspoint Heights	341
14	Three Oaks	154
15	Waters Edge	355
16	Lily Springs	500
17	Reinhard Farms	249
18	Maverick Meadows	342
19	Twin Creeks	32
20	Cordova Crossing	250
21	Village at Mill Creek	419
22	The Meadows of Mill Creek	382
23	Ford's Landing	422
24	Swenson Heights	838
25	Cordova Trails	425
26	Navarro Crossing	29 (58 units)
27	Woodside Farms	235
28	Hannah Heights	257
29	Jordan's Creek	101 (202 units)
30	Navarro Oaks	342
31	North Seguin MUD	393
32	Meadows of Martindale	128
33	Martindale Heights	43
34	North Austin Heights	9 (18 units)
35	King St Duplex	38 (76 units)
36	Lucile St Duplex	50 (100 units)
37	Villas of Tierra Rica	5
38	Stream Waters	164
39	Heartland Acres	210
40	Greenfield	122
41	Nolte Farms	172

**Proposed Housing Status**

- Construction
- Final Plat Approval
- Prelim Plat Approval
- Plat Review
- Concept Plan Approved
- Concept Plan Review
- Dev Studies Approval
- Dev Studies Review

**Subject Property**  
**27± Acres**

Seguin's housing market is booming. There are currently over 11,000 residential housing units that are either tied to a development that is under construction, or tied to a development with plans in review by the City of Seguin. Currently, there are twenty-one subdivisions under construction within the City of Seguin, and more are expected to break ground in the near future.

## Seguin Residential Growth Highlights (as of September 20, 2021):

- 11,611 Housing Units in Development Pipeline
- 20+ New Residential Subdivisions Currently Under Construction
- 2,909 (or 25.1%) of the 11,275 Housing Units in Development Pipeline Have Been Platted
- 1,523 (or 46.9%) of the 2,909 Platted Housing Units Have Been Issued a Building Permit
- 676 (or 5.9%) of the 11,275 Housing Units Have received Certificate of Occupancy

**Commercial**

SH 123 and E Martindale RD  
SEGUIN, TX 78155 | Guadalupe County

Headquarters  
8620 N New Braunfels Ave  
San Antonio, TX 78217

## School District

Seguin Independent School District

## Current Zoning

- Agricultural A-1
- Potential to be rezoned

## Frontage

SH- 123 782.28 +/- FT

E Martindale 1,871.78 RD +/- FT

## Highlights

- Location, Location, Location
- High Visibility in major growth Area
- Hard Corner of 123 and E Martindale
- Major Retailers, Hotels, National Home Builders in the immediate area (See Page 2).
- High Growth Market Projections
- Water and Sewer at property (Check Utility Providers capacity and availability)

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# SEGUIN 7.97 ± ACRES

**Louie Swope**  
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State Highway 123 & Interstate 10	2019 TXDot AADT Count	2035 TXDot AADT Estimate
IH 10 East of SH 123 Bypass	40,466	67,100
IH 10 West of SH 123 Business	46,261	83,540
IH 10 Between SH 123 Business & SH 123 Bypass	39,630	85,770
SH 123 Between IH 10 & US 90	19,330	32,580
Traffic point closest to property:	2020 Count: 14,600	Unknown

**Commercial**

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## 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 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:
  - 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.

<b>West and Swope Ranches LLC</b>	<b>9007406</b>	<b>info@westandswoperanches.com</b>	<b>(844)888-3384</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<b>Louie Swope</b>	<b>638074</b>	<b>Lswope@westandswoperanches.com</b>	<b>(512)940-0543</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

### Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date  
New Agent Forms