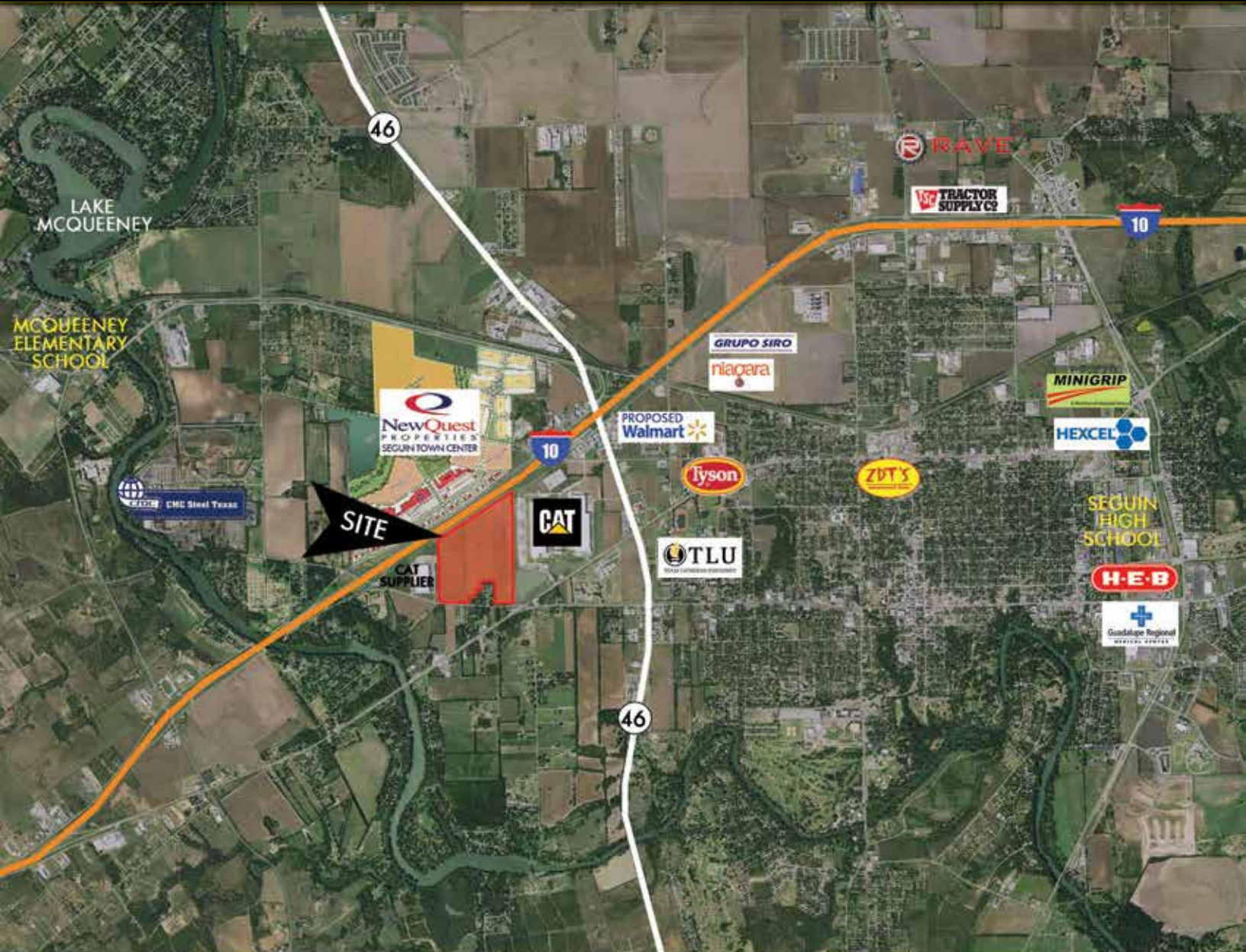


LAND AVAILABLE

SEGUIN, TEXAS

±121 ACRES | I-10 & FM 464 | WILL SUBDIVIDE



BARRET ESPE
(512) 527-3035
BARRET@ROCKSPRING.COM

WIN SCOTT
(512) 527-3035
WIN@ROCKSPRING.COM



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ASKING PRICE:
Contact Broker

LAND SIZE:
+/- 121 Acres (Will Subdivide)

FRONTAGE:
I-10 East: 3,455'
FM 464: 2,050'

UTILITIES:
Water, sewer, natural gas at site

ZONING:
Industrial

LOCATION:
I-10 East and FM 464 in Seguin



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THE 121 ACRE SITE is strategically located in Seguin, TX, between the CAT engine plant and one of the CAT suppliers, on I-10 E, just moments away from the New SH 130 toll road. Seguin is a growing community and offers numerous incentives for employers. This location is one of the top sites in Texas for a large industrial user.



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About Seguin, Texas

AREA OVERVIEW

Seguin, Texas, serves as the county seat for one of the fastest-growing counties in the nation, Guadalupe County. Sustaining a competitive tax environment, a strong available workforce and ascending retail sales, Seguin is a pro-business community that is committed to growth.

Located thirty minutes east of Downtown San Antonio and forty-five minutes south of Austin, Seguin remains positioned to continue to compete well for future developments with ample developable property and excellent access to major thoroughfares of Interstate 10 and State Highway 130.

With a population of 30,006 people, Seguin continues to be one of the strongest manufacturing clusters in the region. In fact, Seguin serves as the commercial hub for a three county area—Guadalupe, Gonzales and Wilson.

As Seguin experiences abundant commercial growth, the community's housing market is thriving simultaneously. Seguin's residential real estate market has been strong with a 245% increase in single-family residential building permits issues from 2013 to

LOCATION

Strategically located in south-central Texas on Interstate 10, Seguin provides residents and visitors with easy access to two interstate highways, Interstate 10 running east-west and Interstate 35 running north-south. Seguin is just 37 miles east of San Antonio, 49 miles south of Austin and 7 miles south of the Interstate 35 Interchange.

Along with easy access to some of Texas' major highway arteries, Seguin is in close proximity to Union Pacific's San Antonio Intermodal Terminal (SAIT), a \$100 million state-of-the-art facility designed to support the growing intermodal volume in southern Texas. Covering more than 300 acres, this expansive facility is designed to handle 250,000 annual container lifts and is positioned to serve the cities of San Antonio, Austin, Eagle Pass and Laredo, as well as the entire south Texas market. With a strategic, south-central location, Seguin businesses have easy access to 6 other Intermodal Terminals surrounding the area.

Seguin is located in close proximity to 2 international airports (San Antonio International Airport and Austin-Bergstrom International Airport) and 2 deep water ports (Port Corpus Christi and Port of Houston), providing a premier location for distribution and logistics companies. Seguin's strategic location provides easy access to 4 of the United States' largest consumer markets, allowing manufactures to get their products to millions of consumers, all within a 5-hour drive.

AVAILABLE INCENTIVES

LOCAL INCENTIVES

- Seguin Economic Development Corporation-Grants and Loans Funded by Type A Sales Tax
- City and County Property Tax Abatements
- Freeport Exemptions
- Goods-In-Transit Exemptions

STATE INCENTIVES

- The Texas Enterprise Fund (TEF)
- Texas Enterprise Zone Program (TEZ)
- Grants
- Sales and Use Tax Exemptions
- Manufacturing Machinery & Equipment:
- Natural Gas & Electricity
- Workforce Incentives
 - Skills Development Fund
 - Skills for Small Business
 - Workforce Solutions Alamo (WSA)

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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.

11-2-2015



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date