



2 ACRES
IH-10 FRONTAGE
SEGUIN, TX

DEBORAH BAUER
deborah@drakecommercial.com

TRAVIS BAUER
travis@drakecommercial.com

210.402.6363



DRAKECOMMERCIAL.COM



4630 N LOOP 1604 W, STE 510
SAN ANTONIO, TX 78249



Table of Contents

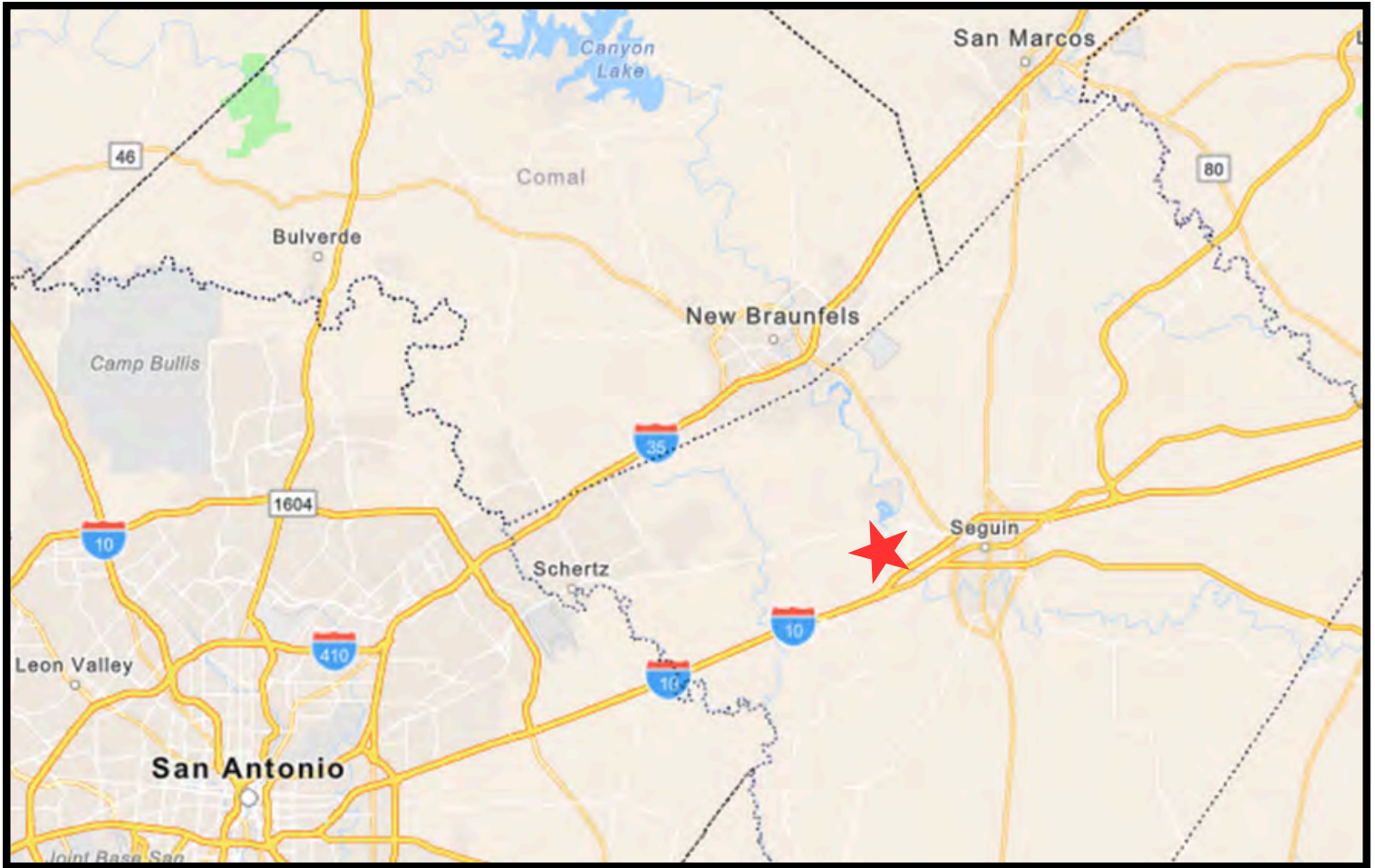
Executive Summary 01

Mapping 02

Survey 05

Articles 06

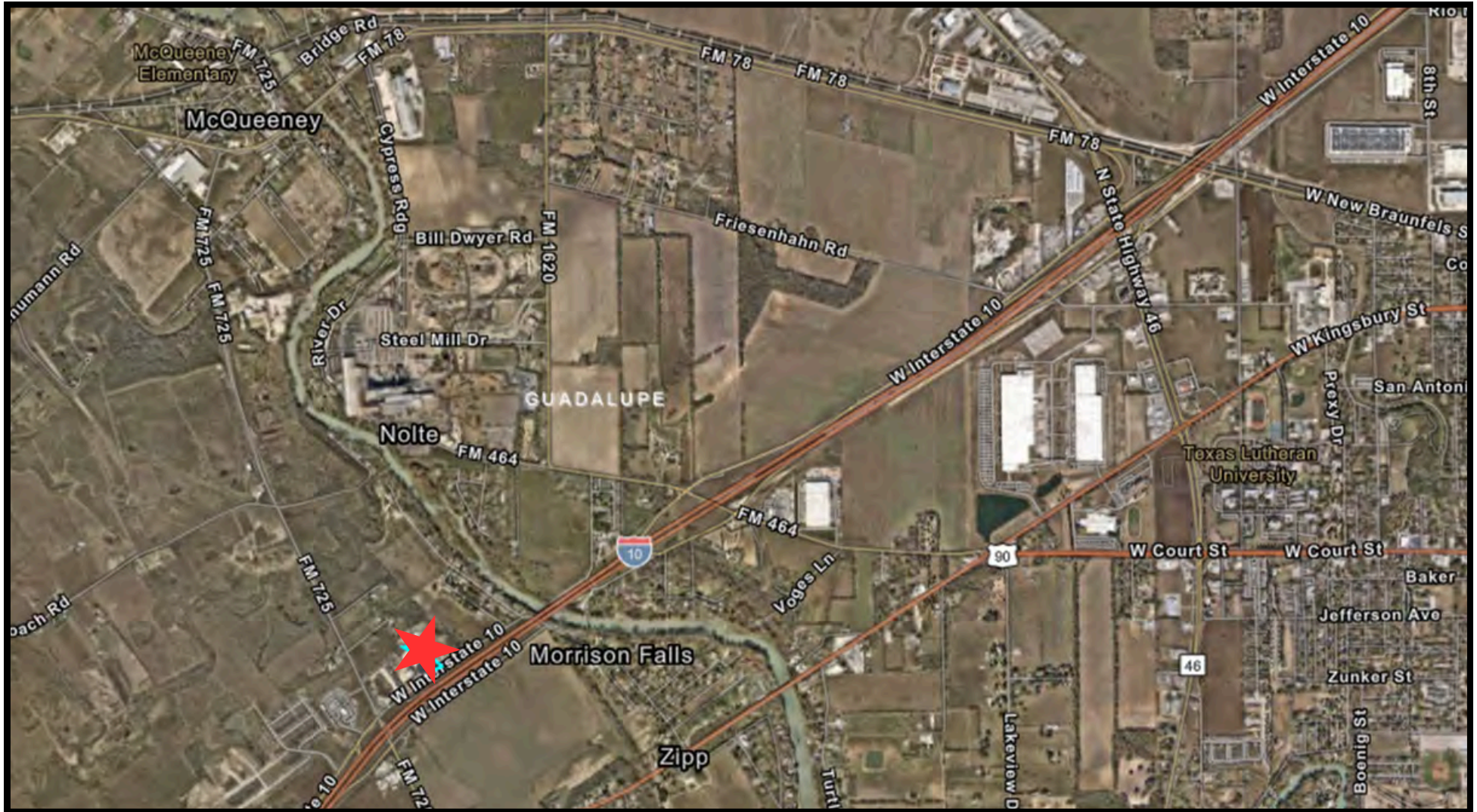
*
The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.



- 2 Acres with IH 10 Frontage
- Approximately 127.11 LF frontage on IH-10
- Located between FM 725 and SH 46
- Ideal for retail, fast food, car wash
- Commercial zoning
- Seguin is one of fastest growing cities in US according to 2025 census
- Call for pricing

* The information in the brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in the property, each party should independently verify all information.

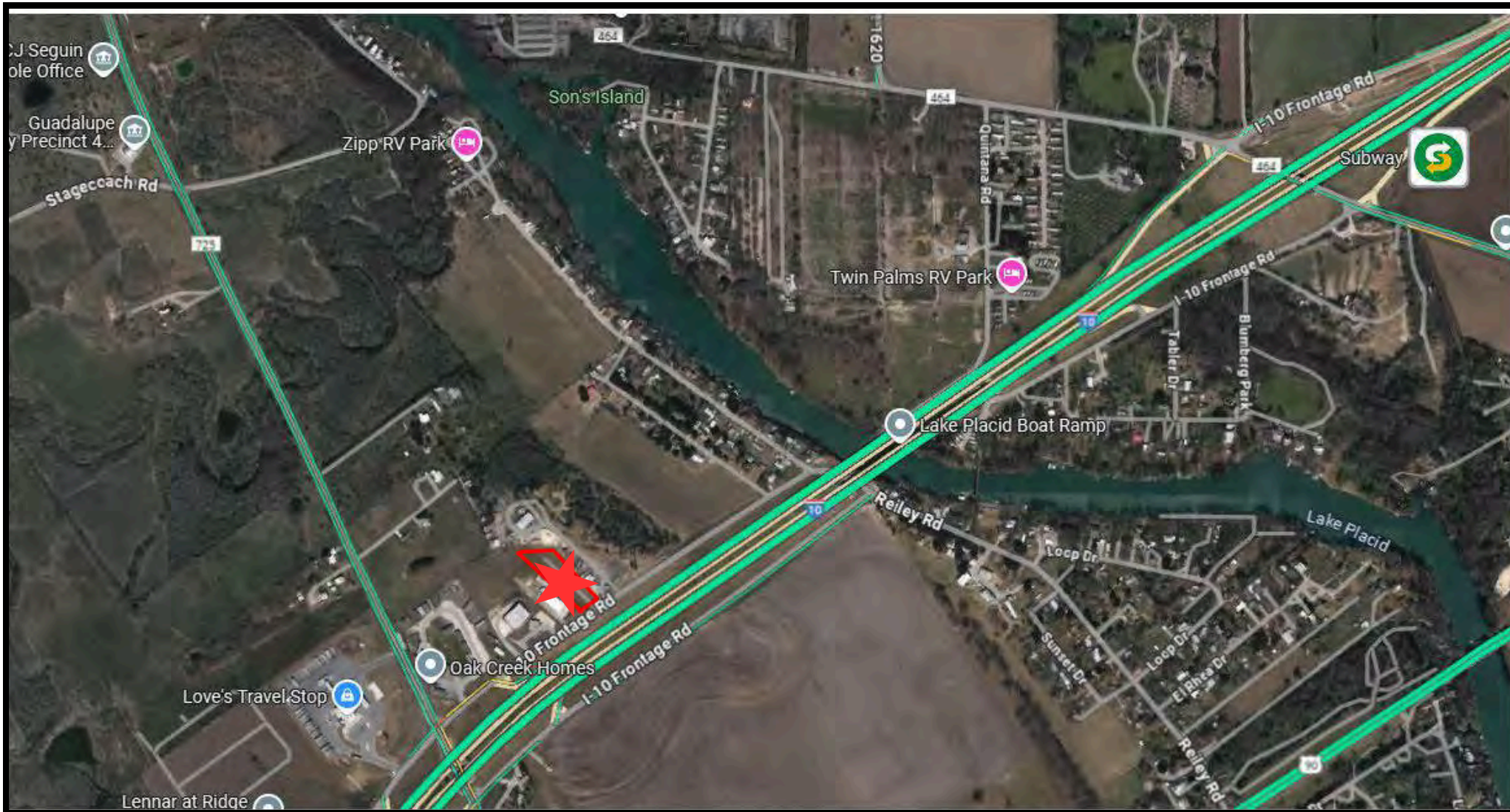
MAPPING



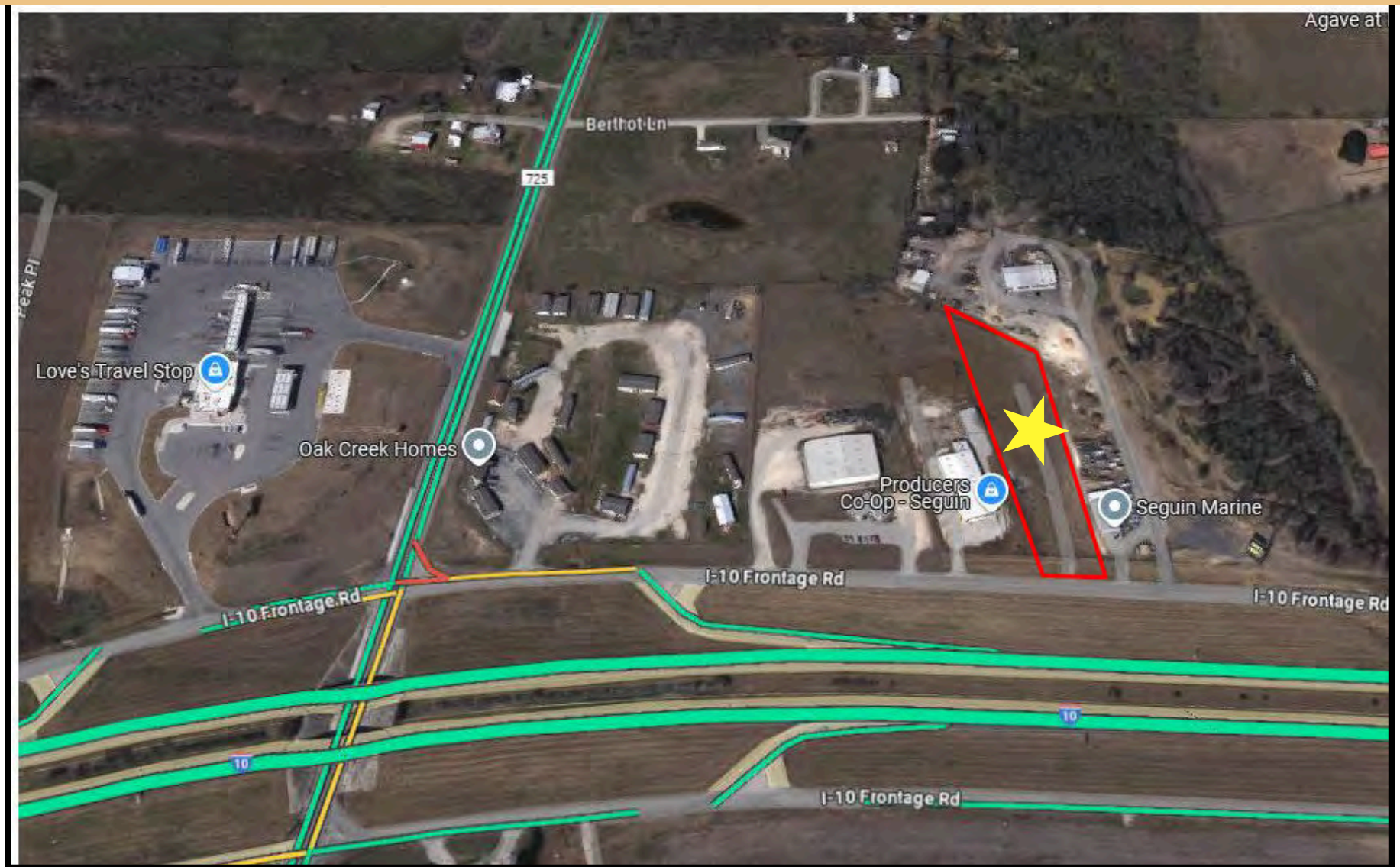
D Drake Commercial Group

For more information, please contact Deborah Bauer or Travis Bauer
210.410.6363 • deborah@drakecommercial.com • travis@drakecommercial.com

MAPPING



MAPPING



NOTES:

BASIS OF BEARING IS THE SOUTHWEST LINE OF THE 2.979 AC. TRACT AS FOUND MONUMENTED ON THE GROUND.

TRI-COUNTY SURVEYING INC., HAS MADE NO FLOOD ZONE DETERMINATION FOR THE PROPERTY SHOWN HEREON.

ALL SET PINS ARE 1/2" DIAMETER REBAR WITH AN ORANGE PLASTIC CAP STAMPED "TRI-COUNTY".

CORRESPONDING FIELD NOTES PREPARED.

ALL IMPROVEMENTS NOT SHOWN.

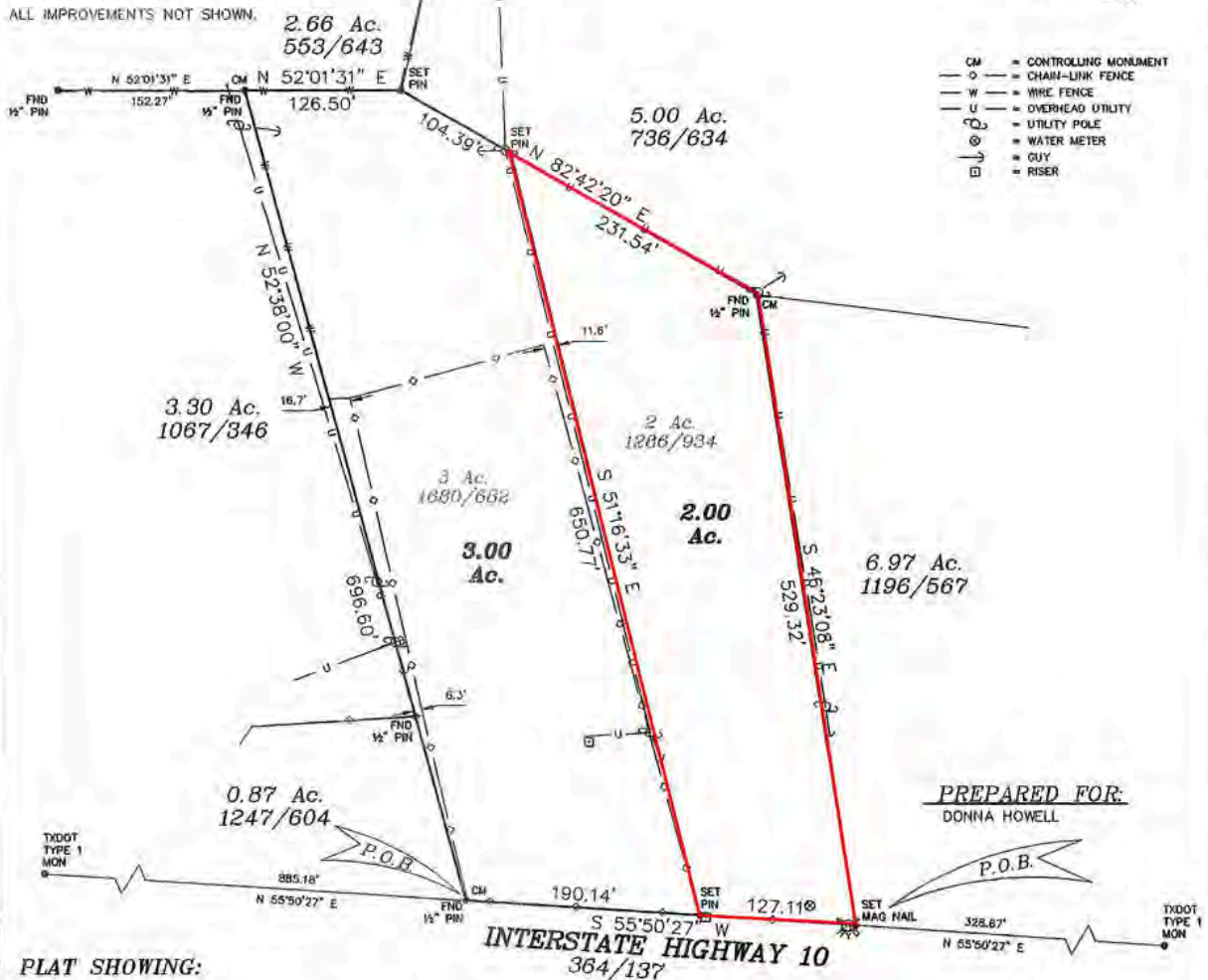
RESTRICTIONS:

2.979 AC. TRACT
VOL. 461, PG. 342, D.R.

2.021 AC. TRACT
VOL. 461, PG. 338, D.R.



SCALE:
1" = 100'



PLAT SHOWING:

SURVEY OF A 3.00 ACRE TRACT OF LAND SITUATED IN THE WILLIAM LEACH SURVEY NO. 19, ABSTRACT 28, CITY OF SEGUIN, GUADALUPE CO. TEXAS, BEING A PORTION OF THAT TRACT OF LAND CALLED 4.989 ACRES, CONVEYED TO SEGUIN DREAM CARS, LP, BY DEED RECORDED IN VOLUME 2123, PAGE 936, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS, ALSO BEING THAT TRACT OF LAND CALLED 3 ACRES, DESCRIBED IN VOLUME 1680, PAGE 682, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS.

PLAT SHOWING:

SURVEY OF A 2.00 ACRE TRACT OF LAND SITUATED IN THE WILLIAM LEACH SURVEY NO. 19, ABSTRACT 28, CITY OF SEGUIN, GUADALUPE CO. TEXAS, BEING A PORTION OF THAT TRACT OF LAND CALLED 4.989 ACRES, CONVEYED TO SEGUIN DREAM CARS, LP, BY DEED RECORDED IN VOLUME 2123, PAGE 936, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS, ALSO BEING THAT TRACT OF LAND CALLED 2.0 ACRES, DESCRIBED IN VOLUME 1286, PAGE 934, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF GUADALUPE:

I, AUBREY C. HOLLAND, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY MEN WORKING UNDER MY SUPERVISION AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.

Aubrey C. Holland
AUBREY C. HOLLAND
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4493

SURVEYED: SEPTEMBER 15, 2014
PROJECT NO.: 1408102 DWG No.: 1408102



THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY TRI-COUNTY SURVEYING, INC. SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY OR USE THIS GRAPHIC WORK OTHER THAN FOR THE PURPOSE SHOWN HEREON. THIS SURVEY IS EMBOSSED WITH THE SURVEYOR'S IMPRESSION SEAL AND SIGNED IN RED INK. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED, IT IS A COPY AND MAY HAVE BEEN ALTERED. TRI-COUNTY SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR COPIES OF THIS SURVEY OTHER THAN THE COPIES BEARING THE ORIGINAL IMPRESSION SEAL AND SIGNATURE SIGNED IN RED INK. ALL RIGHTS RESERVED. COPYRIGHT 2014, TRI-COUNTY SURVEYING INC. ©



today

Seguin among nation's fastest-growing cities, according to latest census estimates

Seguin, TX, USA / Seguin Today

[Cindy Aguirre](#)

May 19, 2025 | 12:00 AM



(Seguin) — The latest U.S. Census population estimates, released on May 15, 2025, highlight another year of exceptional growth for the city of Seguin, Texas. As of July 1, 2024, Seguin's population is estimated at 38,789, representing a 7.4 percent increase from the previous year.

Seguin's strong population growth places it among the Top 30 Fastest-Growing Cities in the United States (on a percentage basis) for communities with populations of 20,000 or more in 2023. Seguin ranks #29 nationally and #12 in Texas, affirming its rising prominence across the region and beyond.

The city also holds the title of Fastest-Growing City in the San Antonio Metro Area (2023– 2024), outpacing nearby communities such as New Braunfels, which recorded a 4.7% growth rate. Within the broader Austin–San Antonio Mega Region, Seguin ranks as the 3rd fastest-growing city, trailing only Hutto and Leander.

Looking at long-term trends, Seguin's population has grown by 31.7 percent since 2020, making it the 23rd fastest-growing city in the U.S. and 8th fastest-growing in Texas over the past four years. Seguin is also the fastest-growing city in the San Antonio Metro Area for the 2020–2024 period and ranks 5th in the Austin–San Antonio Mega Region, behind Hutto, Georgetown, Leander, and Kyle.

The city's rapid growth is further supported by robust residential development. Seguin currently has 27 residential subdivisions under construction and over 17,000 dwelling units in its development pipeline. Since 2020, nearly 5,000 new residential building permits have been issued—clear evidence of the high demand for housing in the community.

"Our city's continued recognition as one of the fastest-growing in the country is a testament to the energy, investment, and collaboration happening throughout Seguin," said Mayor Donna Dodgen. "This milestone reinforces that Seguin is a community of opportunity, resilience, and optimism—a place where people want to live, work, and build their future."

In addition to residential growth, Seguin remains a magnet for business investment as the city works to meet the demands of its expanding population. Several major retail developments are currently under construction, set to deliver more than 140,000 square feet of new retail space and introduce national retailers such as Academy Sports + Outdoors, Hobby Lobby, Five Below, James Avery, Spec's, and Chick-fil-A to the Seguin market.

Additional retail, commercial, and industrial developments are also in the pipeline. The ongoing expansion of both the residential and commercial sectors underscores Seguin's emergence as a regional hub of economic and community activity.

For more information about the City of Seguin and its economic development initiatives, please visit seguintexas.gov, SeguinEDC.com or contact the Seguin Economic Development Corporation at 830-401-2476 or economicdevelopment@seguintexas.gov.



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:
 - 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.

Drake Commercial Group	442994	deborah@drakecommercial.com	210-402-6363
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Deborah Bauer	277444	deborah@drakecommercial.com	210-402-6363
Designated Broker of Firm	License No.	Email	Phone
Deborah Bauer	277444	deborah@drakecommercial.com	210-402-6363
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Travis Bauer	519675	travis@drakecommercial.com	210-402-6363
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date