

AVAILABLE

# Home Depot Shadowed Pad Site

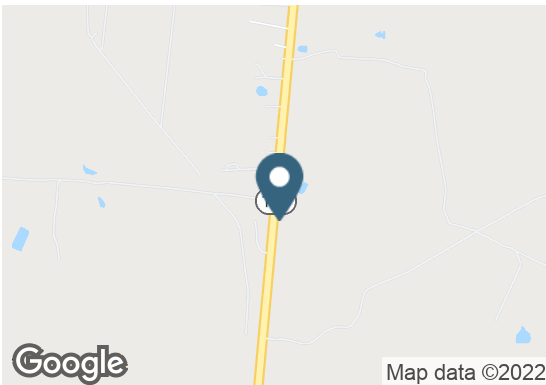
Hwy 123B & IH-10 | Seguin, TX 78155



## Overview

LEASE RATE Contact Broker

AVAILABLE 1.79 AC



## Description

- Home Depot shadow anchored pad sites available at the intersection of Hwy 123 & IH-10 in Seguin, TX
- Two pylon signage opportunities available
- Directly in the path of Hwy 130 connecting Austin to San Antonio

## Nearby Retailers



## Demographics

	3 MILES	5 MILES	10 MILES
2021 Population	24,699	40,622	77,351
2021 Average Household Income	\$65,532	\$75,231	\$82,552
2021 Total Households	8,557	14,705	26,977

Year: 2021 | Source: Esri

## Contact

**CARSON HAWLEY**  
512.236.4620 | carson.hawley@srsre.com

## Traffic Counts

IH-10 west of Hwy 123	34,506 VPD
Hwy 123 south of IH-10	16,837 VPD

Year: 2019 | Source: TX-DOT

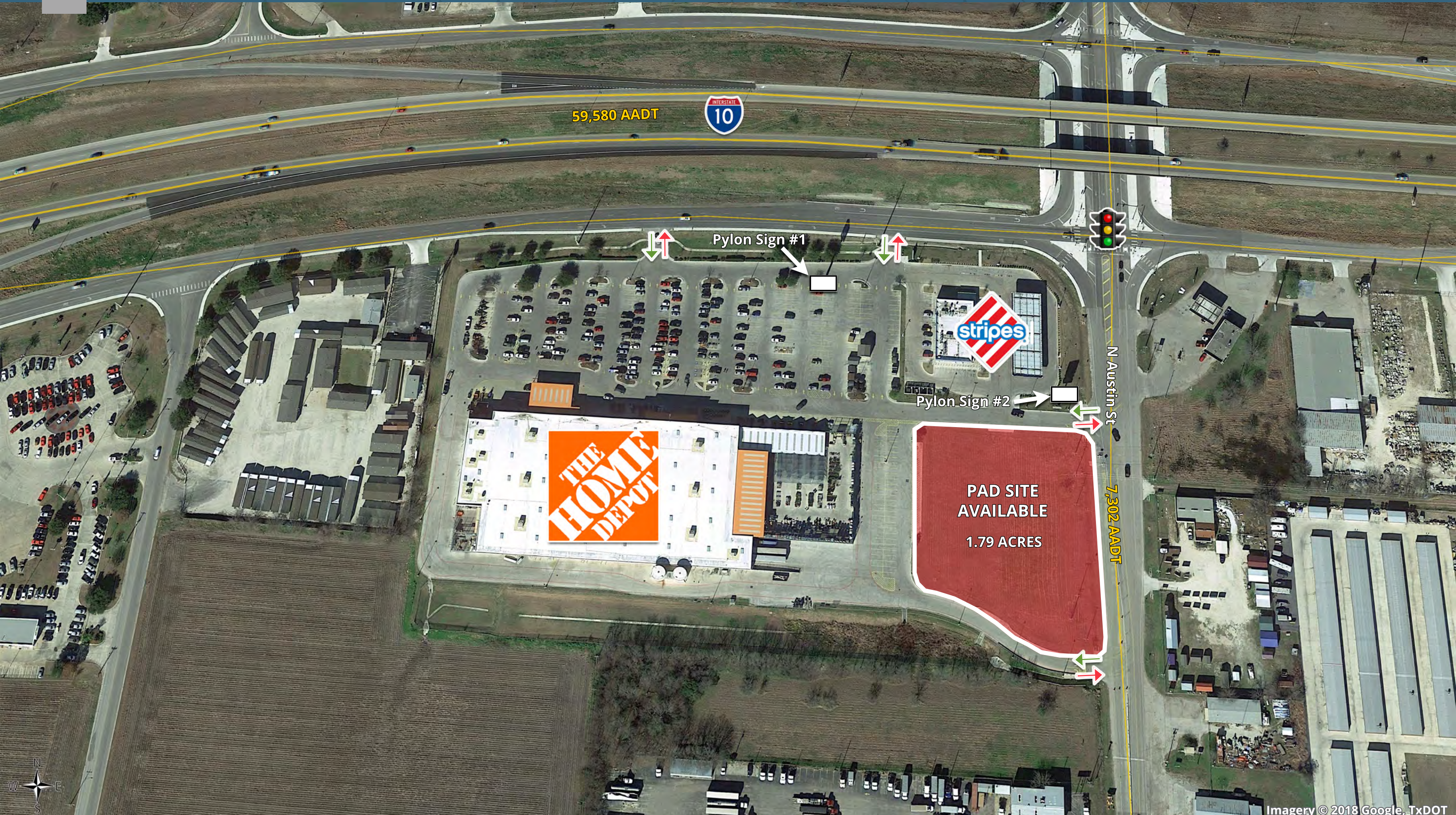
SRS REAL ESTATE PARTNERS | 901 S Mopac Expressway, Building 2, Suite 500 | Austin, TX 78746 | 512.236.4600

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# Home Depot Shadowed Opportunity

Hwy 123B & IH-10 | Seguin, TX



59,580 AADT



Pylon Sign #1

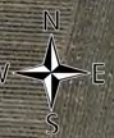


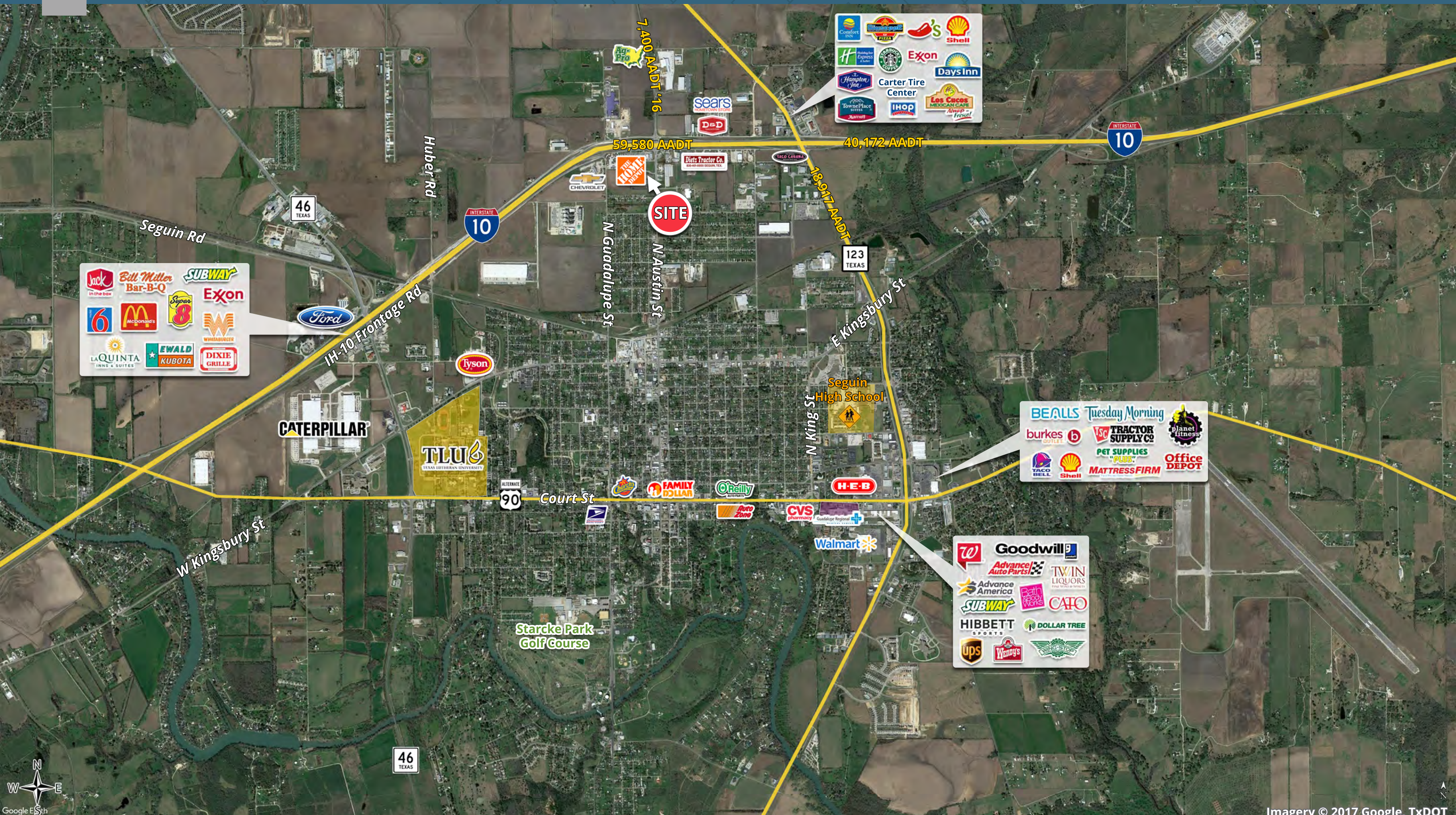
Pylon Sign #2

N Austin St

7,302 AADT

PAD SITE AVAILABLE  
1.79 ACRES





# Home Depot Shadowed Pad Site

Hwy 123B & IH-10 | Seguin, TX



	3 miles	5 miles	10 miles
<b>Population</b>			
2000 Population	21,864	32,279	48,848
2010 Population	22,596	34,949	58,910
2021 Population	24,699	40,622	77,351
2026 Population	26,321	44,968	86,868
2000-2010 Annual Rate	0.33%	0.80%	1.89%
2010-2021 Annual Rate	0.79%	1.35%	2.45%
2021-2026 Annual Rate	1.28%	2.05%	2.35%
2021 Male Population	48.2%	49.0%	49.5%
2021 Female Population	51.8%	51.0%	50.5%
2021 Median Age	36.3	39.0	38.3

In the identified area, the current year population is 77,351. In 2010, the Census count in the area was 58,910. The rate of change since 2010 was 2.45% annually. The five-year projection for the population in the area is 86,868 representing a change of 2.35% annually from 2021 to 2026. Currently, the population is 49.5% male and 50.5% female.

### Median Age

The median age in this area is 36.3, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	71.6%	75.7%	78.1%
2021 Black Alone	10.2%	8.1%	5.6%
2021 American Indian/Alaska Native Alone	0.5%	0.5%	0.6%
2021 Asian Alone	1.0%	1.0%	1.0%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	13.6%	11.7%	11.6%
2021 Two or More Races	2.9%	2.8%	2.9%
2021 Hispanic Origin (Any Race)	58.5%	51.3%	47.2%

Persons of Hispanic origin represent 47.2% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.2 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	60	78	86
2000 Households	7,303	11,280	16,987
2010 Households	7,670	12,384	20,596
2021 Total Households	8,557	14,705	26,977
2026 Total Households	9,129	16,342	30,290
2000-2010 Annual Rate	0.49%	0.94%	1.95%
2010-2021 Annual Rate	0.98%	1.54%	2.43%
2021-2026 Annual Rate	1.30%	2.13%	2.34%
2021 Average Household Size	2.73	2.65	2.81

The household count in this area has changed from 20,596 in 2010 to 26,977 in the current year, a change of 2.43% annually. The five-year projection of households is 30,290, a change of 2.34% annually from the current year total. Average household size is currently 2.81, compared to 2.78 in the year 2010. The number of families in the current year is 19,656 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

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## Home Depot Shadowed Pad Site

Hwy 123B &amp; IH-10 | Seguin, TX



	3 miles	5 miles	10 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	13.5%	15.9%	14.8%
<b>Median Household Income</b>			
2021 Median Household Income	\$51,221	\$56,317	\$63,475
2026 Median Household Income	\$55,414	\$62,310	\$71,242
2021-2026 Annual Rate	1.59%	2.04%	2.34%
<b>Average Household Income</b>			
2021 Average Household Income	\$65,532	\$75,231	\$82,552
2026 Average Household Income	\$72,836	\$84,213	\$91,998
2021-2026 Annual Rate	2.14%	2.28%	2.19%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$23,039	\$27,128	\$28,925
2026 Per Capita Income	\$25,670	\$30,451	\$32,226
2021-2026 Annual Rate	2.19%	2.34%	2.18%

Current median household income is \$63,475 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$71,242 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$82,552 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$91,998 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$28,925 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$32,226 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	152	130	141
2000 Total Housing Units	7,863	12,459	18,738
2000 Owner Occupied Housing Units	4,439	7,578	12,252
2000 Renter Occupied Housing Units	2,864	3,703	4,735
2000 Vacant Housing Units	560	1,178	1,751
2010 Total Housing Units	8,426	14,010	23,210
2010 Owner Occupied Housing Units	4,422	8,075	14,660
2010 Renter Occupied Housing Units	3,248	4,309	5,936
2010 Vacant Housing Units	756	1,626	2,614
2021 Total Housing Units	9,342	16,328	29,604
2021 Owner Occupied Housing Units	4,745	9,395	19,595
2021 Renter Occupied Housing Units	3,812	5,310	7,382
2021 Vacant Housing Units	785	1,623	2,627
2026 Total Housing Units	9,992	18,123	33,202
2026 Owner Occupied Housing Units	5,256	10,952	22,670
2026 Renter Occupied Housing Units	3,873	5,390	7,619
2026 Vacant Housing Units	863	1,781	2,912

Currently, 66.2% of the 29,604 housing units in the area are owner occupied; 24.9%, renter occupied; and 8.9% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 23,210 housing units in the area - 63.2% owner occupied, 25.6% renter occupied, and 11.3% vacant. The annual rate of change in housing units since 2010 is 11.42%. Median home value in the area is \$223,763, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.88% annually to \$257,918.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

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Texas law requires all real estate license holders 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 or 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.

SRS Real Estate Partners LLC	9003586	will.majors@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Will Majors	318755	will.majors@srsre.com	512.236.4646
Designated Broker of Firm	License No.	Email	Phone
Carson Hawley	641709	carson.hawley@srsre.com	512.236.4620
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date