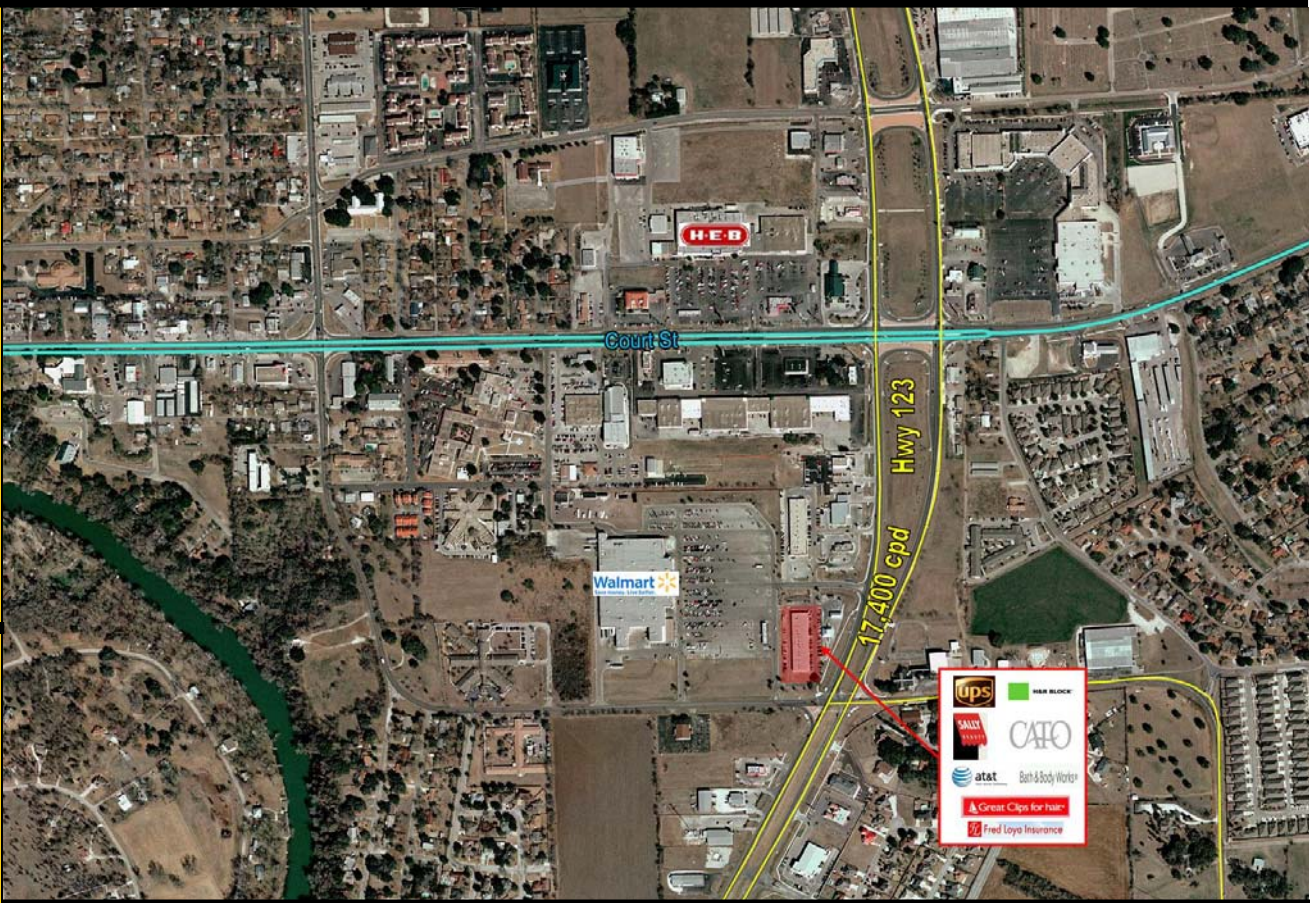


Seguin Corners Shopping Center

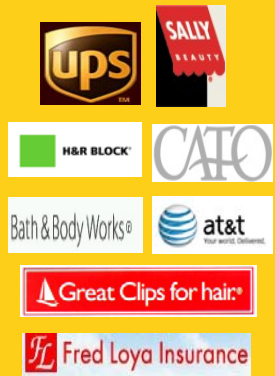
South Street & Highway 123 Bypass

Seguin, TX

GLA: 21,000 SF
Space Available: 1,400 SF
Rent: \$18.50
Triple Net Charges: \$6.22
Finish Out: Negotiable



Tenants Include



Seguin is strategically located in South Central Texas on Interstate Highway 10. Thirty minutes east of San Antonio, the tenth largest city in the United States. Austin, the state capital, is conveniently accessible 50 miles to the north by State Highway 123 and Interstate Highway 35. The ports of Houston and Corpus Christi are nearly equal distance from Seguin.

Seguin is home to Texas Lutheran University and several industries, including Alamo Industrial, CMC Steel Texas, Hexcel and Continental. Seguin is also home to a new 1,000,000 SF Caterpillar plant due to open later this year that will be bringing 1,400 new jobs to the area.

For Information Contact:

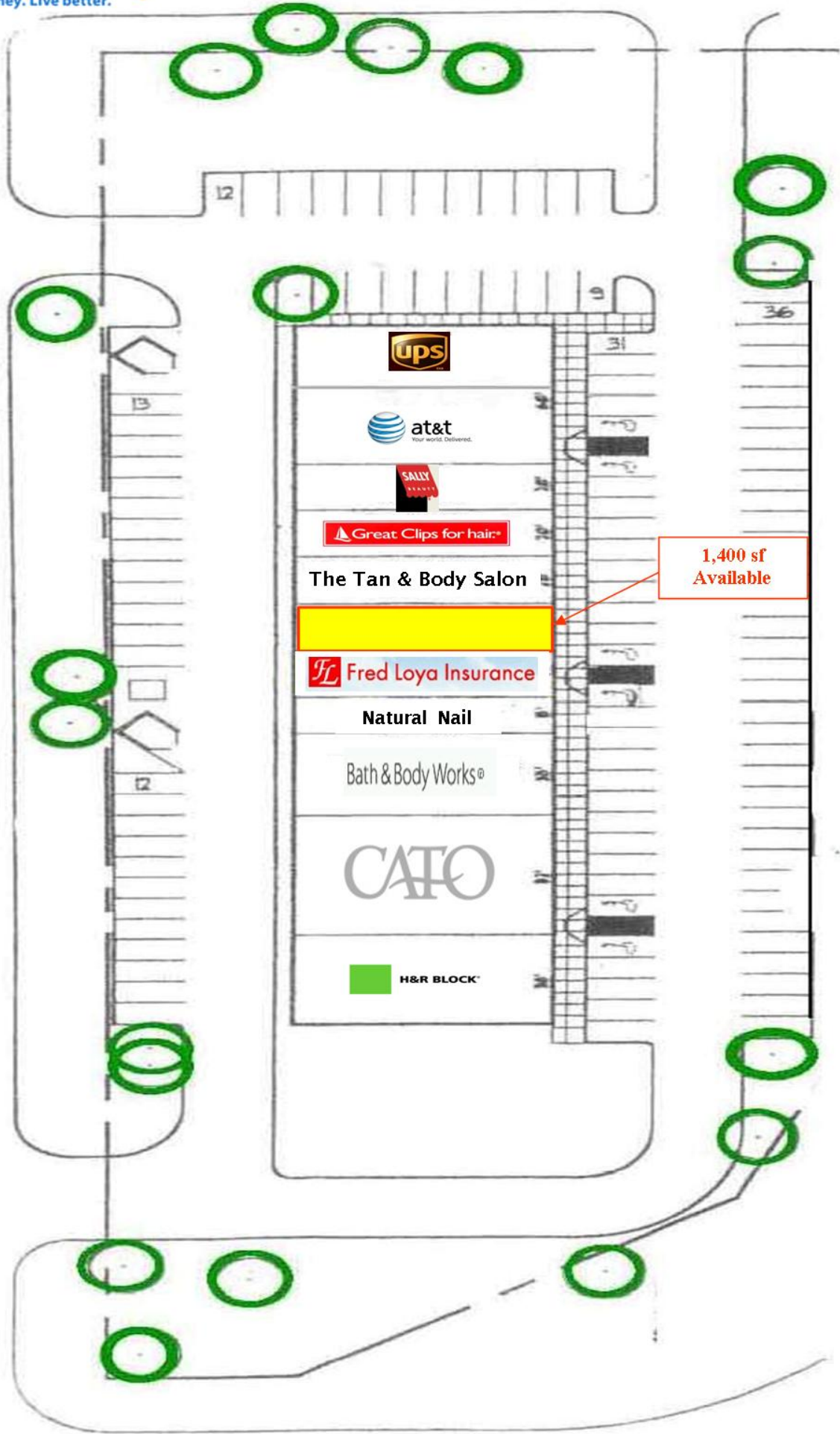
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<u>Traffic Count:</u>	Highway 123 Bypass		
	17,400 cpd		
<u>Demographics:</u>	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
2009 Population	3,894	23,335	29,448
2009 Households	1,612	8,399	10,614
2009 Avg. HH Income	\$52,168	\$43,004	\$46,517



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ACCESS ROAD



1,400 sf Available