

LAND FOR SALE OR LEASE ON I-10 IN SEGUIN, TX

NWQ OF I-10 AND HWY 123 BYPASS

PROPERTY INFORMATION:

 Land Available for Lease or Sale

Tract A: 3.82 AC

Tract B: 2.51 AC

Tract C: 5.7 AC

Tract D: 14.08 AC

- Join Chili's, IHOP, Starbucks, Jud's Food Store, Guiseppi's Italian Grill and four National Hotels
- Located at the NEC of I-10 and Highway 123 Bypass
- Properties have excellent visibility right on I-10





Contact: Campbell Anderson 915.433.4853 canderson@orrinc.com Greg Lee 281.299.5764 glee@orrinc.com



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Demographics:

2 Mile Radius

2021 Population: 10,800 2026 Proj. Population: 11,591 Total Daytime Pop: 12,739 Avg HH Income: \$71,631

3 Mile Radius

2021 Population: 21,104 2026 Proj. Population: 22,455 Total Daytime Pop: 26,132 Avg HH Income: \$65,717

5 Mile Radius

2021 Population: 36,842 2026 Proj. Population: 40,540 Total Daytime Pop: 39,440 Avg HH Income: \$72,597

7 Mile Radius

2021 Population: 68,814 2026 Proj. Population: 77,183 Total Daytime Pop: 64,123 Avg HH Income: \$80,877

Traffic Counts:

<u>I-10 east of Hwy 123:</u> 34,917 VPD (TXDOT 2020)

<u>I-10 west of Hwy 123:</u> 33,871 VPD (TXDOT 2020)

Hwy 123 south of I-10: 16,721 VPD (TXDOT 2020) Hwy 123 north of site: 9,143 VPD (TXDOT 2020) Contact: Campbell Anderson 915.433.4853 canderson@orrinc.com

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Housing Developmen



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