

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



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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:

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

I-10 west of Hwy 123:
 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)

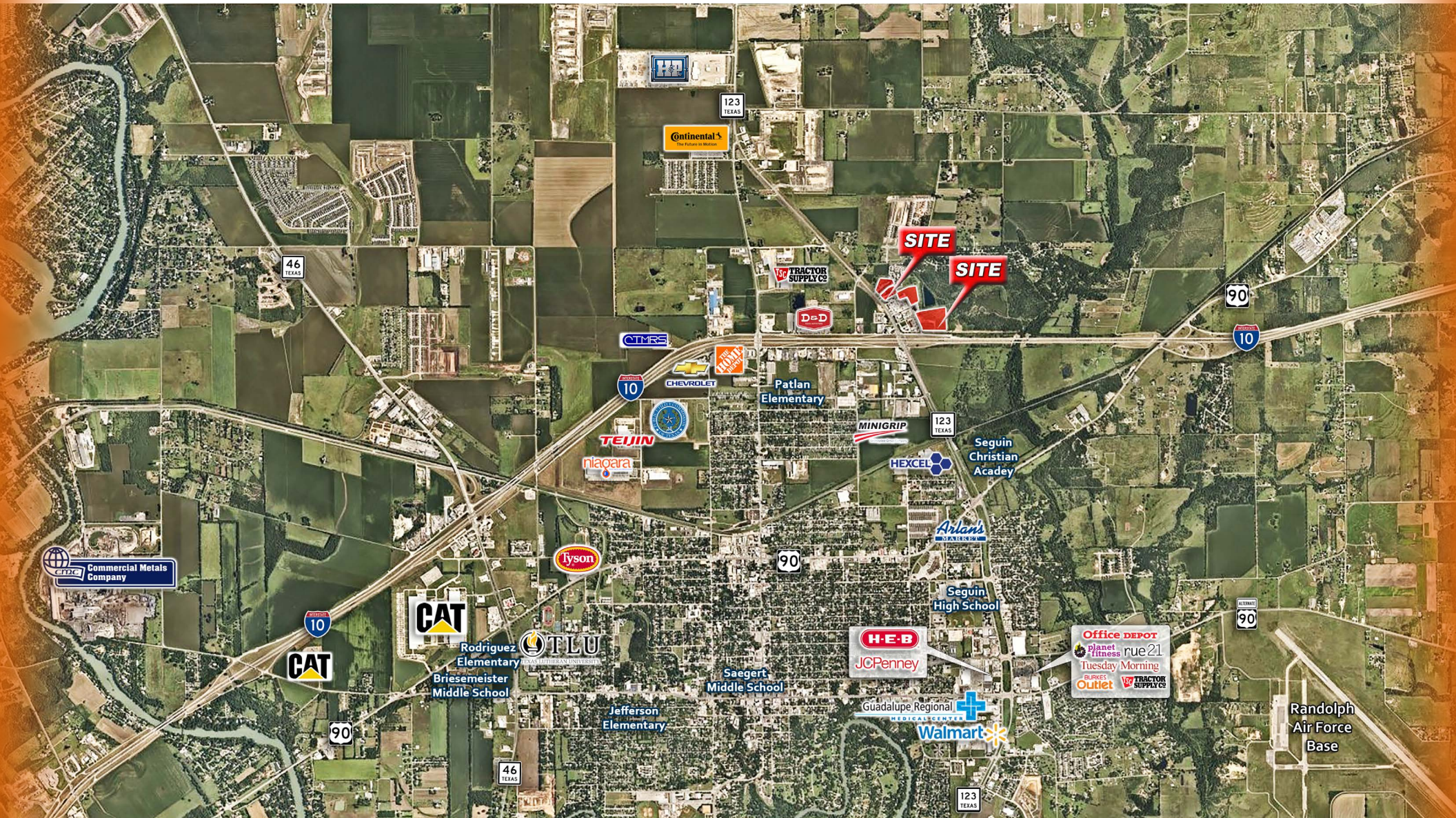


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