

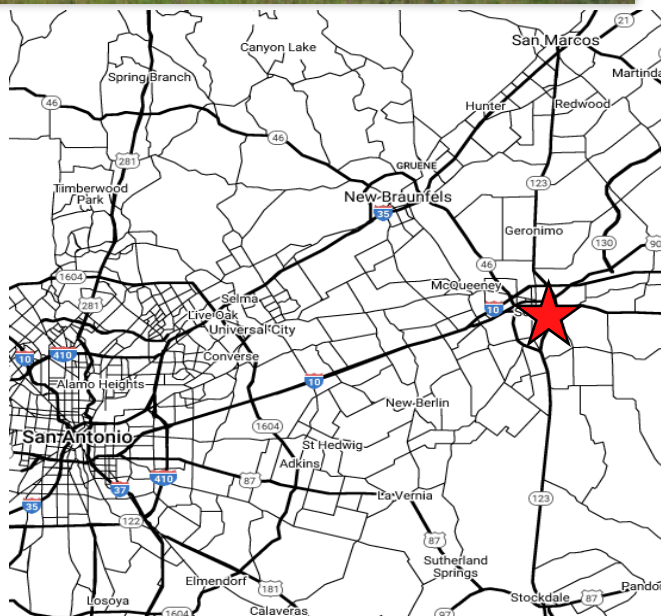
## Sendero Plaza Shopping Center

1405-1435 Hwy 123 N Bypass ▪ Seguin ▪ TX ▪ 78155



### Property Highlights:

- Located two minutes from IH-10. Five minutes from State Highway 46 and a short drive to SH 130
- 10,200 SF Total - Newly Constructed - 2005
- Close Proximity to Historic Downtown Seguin
- Over 21,000 Cars Per Day per TXDOT
- Zoning: C3 with No Restrictions
- Excellent Accessibility, Visibility & Pylon Signage
- Thirty Minute Drive to San Antonio
- Tenants: Anytime Fitness, Atlas Credit, Cloud 9 Vapor Store, Seguin Dentures, Creative Nutrition
- Avail Suite 1409: 1,200 SF (Vinyl Wood Floors)
- Rate: \$15.00 Base Rent | NNN: \$4.75 PSF



For More Information Contact:  
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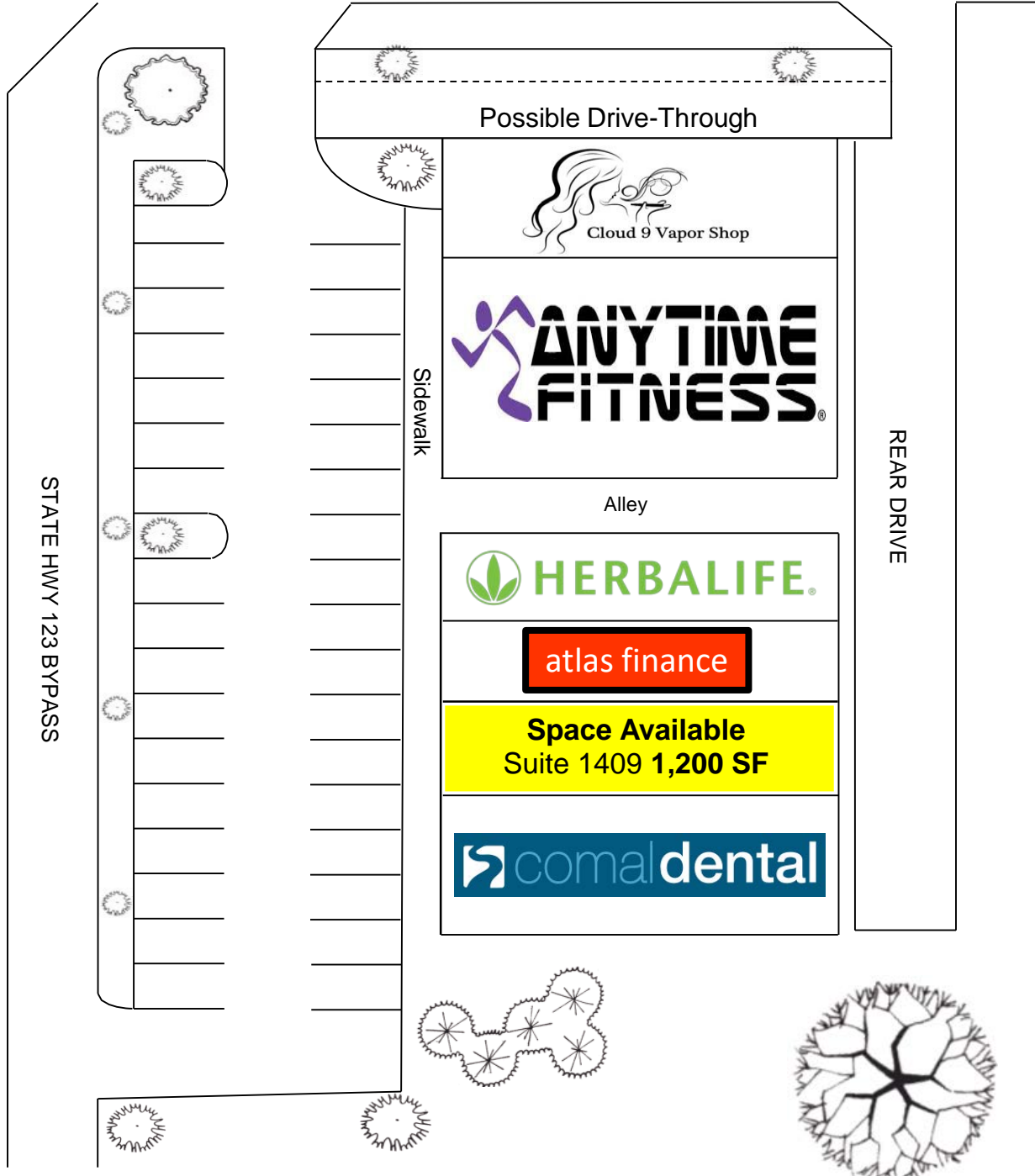
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## Sendero Plaza

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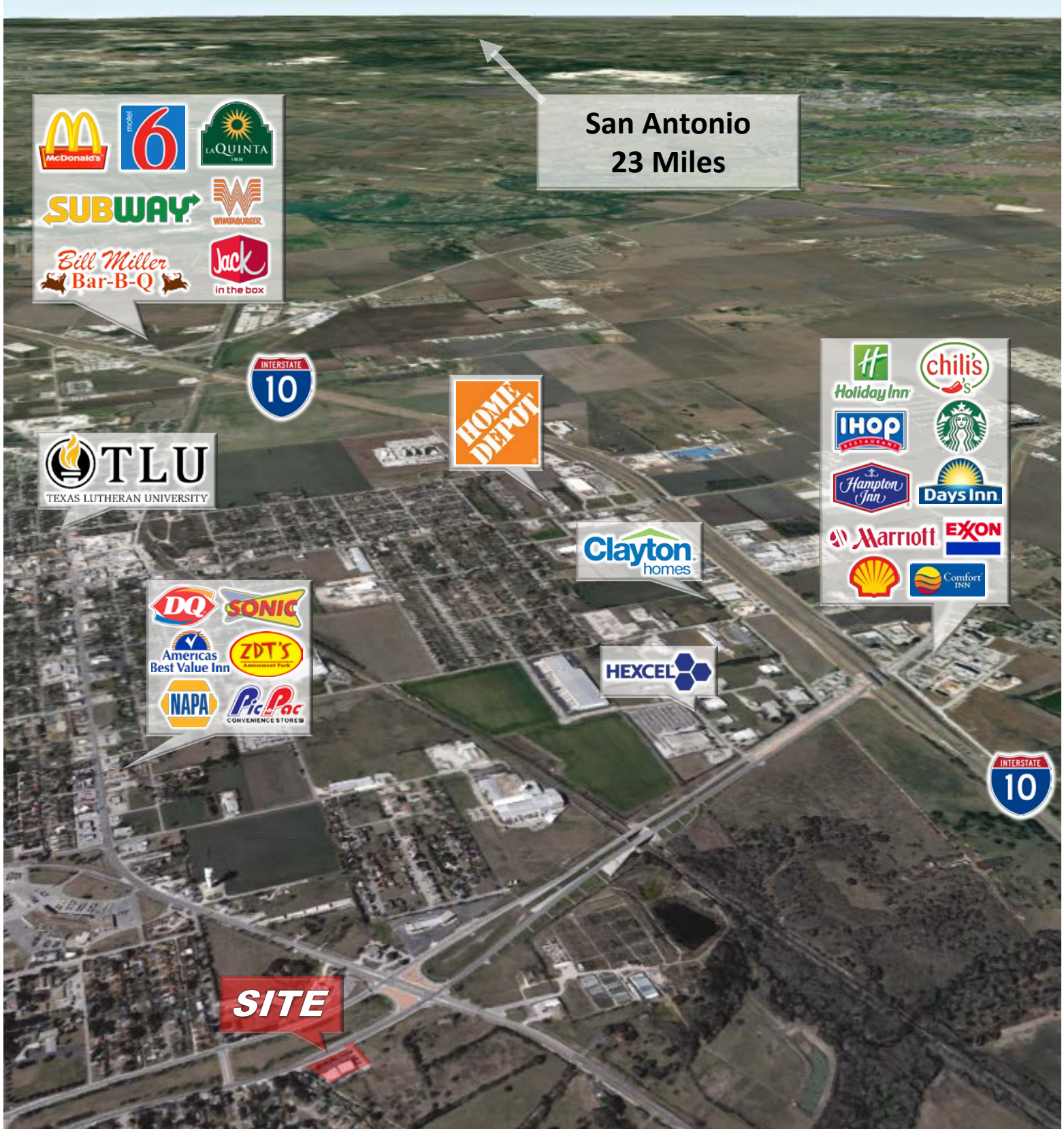


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Seguin High School

**SITE**

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## Tenant Profiles



Anytime Fitness is a 24-hour health and fitness club headquartered in Woodbury, MN. Founded in 2002, the company operates over 4,000 franchised locations in 30 countries. According to Forbes Magazine, Anytime Fitness was the fastest growing health club franchise in 2014.



Atlas Credit Co. was founded in Tyler, TX in 1968 by Thomas Young. Atlas Credit has grown into one of the most reputable and responsible consumer lenders in the state of Texas with now over 50 locations across the state.



This is Dr. David Earnest's 2<sup>nd</sup> location after opening Comal Dental in New Braunfels. He and his team are dedicated to providing patients with personalized, quality dentistry that creates stunning results. Dr. Earnest keeps up with the latest in dental technology, X-rays, and more.



Recently featured on the front page of the Seguin Gazette, Creative Nutrition, is a one-stop shop for individuals interested in living a healthier lifestyle. The shop carries Herbalife products and offers fitness camps throughout the week.



Cloud 9 Vapor Shop is Seguin's premier vapor store. Having recently just renewed their lease, Cloud 9 offers custom e-liquid, electronic cigarette hardware, and a tasting bar with over 350 flavors. They feature the finest and latest vaping products.

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Seguin, Texas serves as the county seat for one of the fastest growing counties in the nation, Guadalupe County. Sustaining a competitive tax environment, a strong available workforce and ascending retail sales, Seguin is pro-business community that is committed to growth.

The year 2016 served as a milestone in Seguin. In Spring, 2016, the Seguin City Council approved a resolution that officially declared the current population of the City of Seguin to be 30,006. Up from the 2010 U.S. Census population of 25,175, Seguin's newly adopted 30,006 population figure reflects a 19% growth in approximately five years.

With a focus on housing development, primary job recruitment, attracting national retail chains, retention and expansion of current businesses, infrastructure improvements and small business development, Seguin's new population figure more accurately reflects the growth that has occurred in Seguin over the past few years.

Seguin serves as the retail hub for three major counties-Guadalupe, Gonzales and Wilson. Seguin is seeing business expansion city-wide, with many nationally known retailers entering, returning and expanding in the market. With new housing developments and increased traffic counts, Seguin has seen the pace of commercial development greatly increase in the past two years.

\*Source: Seguin, TX Economic Development Corporation

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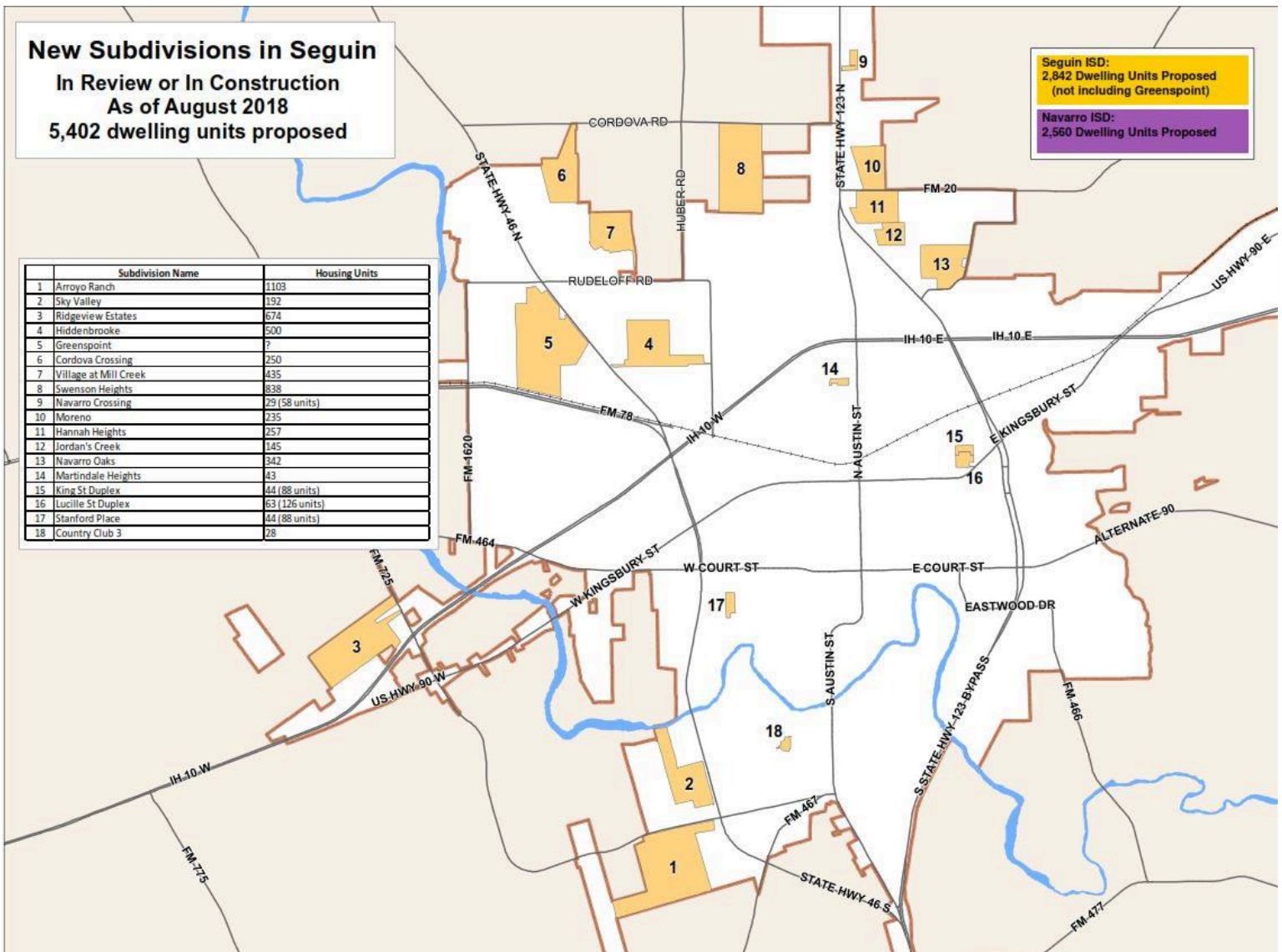
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Seguin has an unemployment rate of 3.4%, which is 1.3% below the national average. Seguin has seen the job market increase by 1.8% over the last year. Future job growth over the next ten years is predicted to be 39.7%, which is higher than the US average of 38.0%.

The city's Planning & Codes Department has just announced many new subdivisions are in the works. As of August, 2018, 5,402 dwelling units are being proposed in the city.

\*Source: City of Seguin



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Key Variables	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	4,544	32,724	46,287
Avg Household Income	\$42,244	\$37,920	\$41,446

Population			
2015 Population	3,989	28,062	39,049
2010 Population	3,456	23,048	31,108
Absolute Growth 2010-2015	15.2%	20.1%	23.0%
Median Age	42	41	42

Race & Ethnicity			
White	1,806	12,266	20,523
Hispanic	2,060	16,378	20,552
Black	633	4,047	4,665
Asian	125	535	661

Housing			
Total Households	1,632	11,429	16,402
Owner	812	6,025	9,384
Renter	627	3,659	4,510

Income			
Median Income	\$34,453	\$32,385	\$34,994
Average Income	\$42,244	\$37,920	\$41,446
Per Capita Income	\$15,492	\$13,604	\$14,971

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## 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.*

### 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 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.

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Designated Broker of Firm	License No.	Email	Phone
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Omri Russo	643027	omri@kboudi.com	(210) 344-1002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date