



HAYSTACK
REAL ESTATE PARTNERS



**SEGUIN
TEXAS**

LAND FOR SALE

TSCHOEPE ROAD LAND

3422 TSCHOEPE RD, SEGUIN, TEXAS 78155

SALE PRICE	\$9,000,000 - \$30,000 per acre
COUNTY	Guadalupe County
SIZE	300 Acres
ZONING	Seguin ETJ - No Zoning
LOCATION	The property is located along Tschoepe Rd in Seguin, TX and Guadalupe County
WATER	Crystal Clear SUD
SEWER	Seguin CCN - no infrastructure nearby
TOPOGRAPHY	Mostly level along road frontage and gently rolling in the rear
IMPROVEMENTS	Small barn and several storage areas of minimal value
FUTURE LAND USE:	Rural Residential & Conservation
RESTRICTIONS	None
DETENTION	On-site detention is likely to be required
TAXES	\$546 (2024) with Ag Exemption
SCHOOL DISTRICT	Seguin Independent School District
COMMENTS	Versatile property with the ability to be used recreationally or as a future development opportunity. The property sits just north of Seguin yet just minutes away from major retail and employment hubs, all with easy access to SH 130, I-10 and Hwy 123. Aside from a dirt road and a few small structures throughout the property it remains untouched with many native trees and small water features. A completely blank canvas to use for your vision.



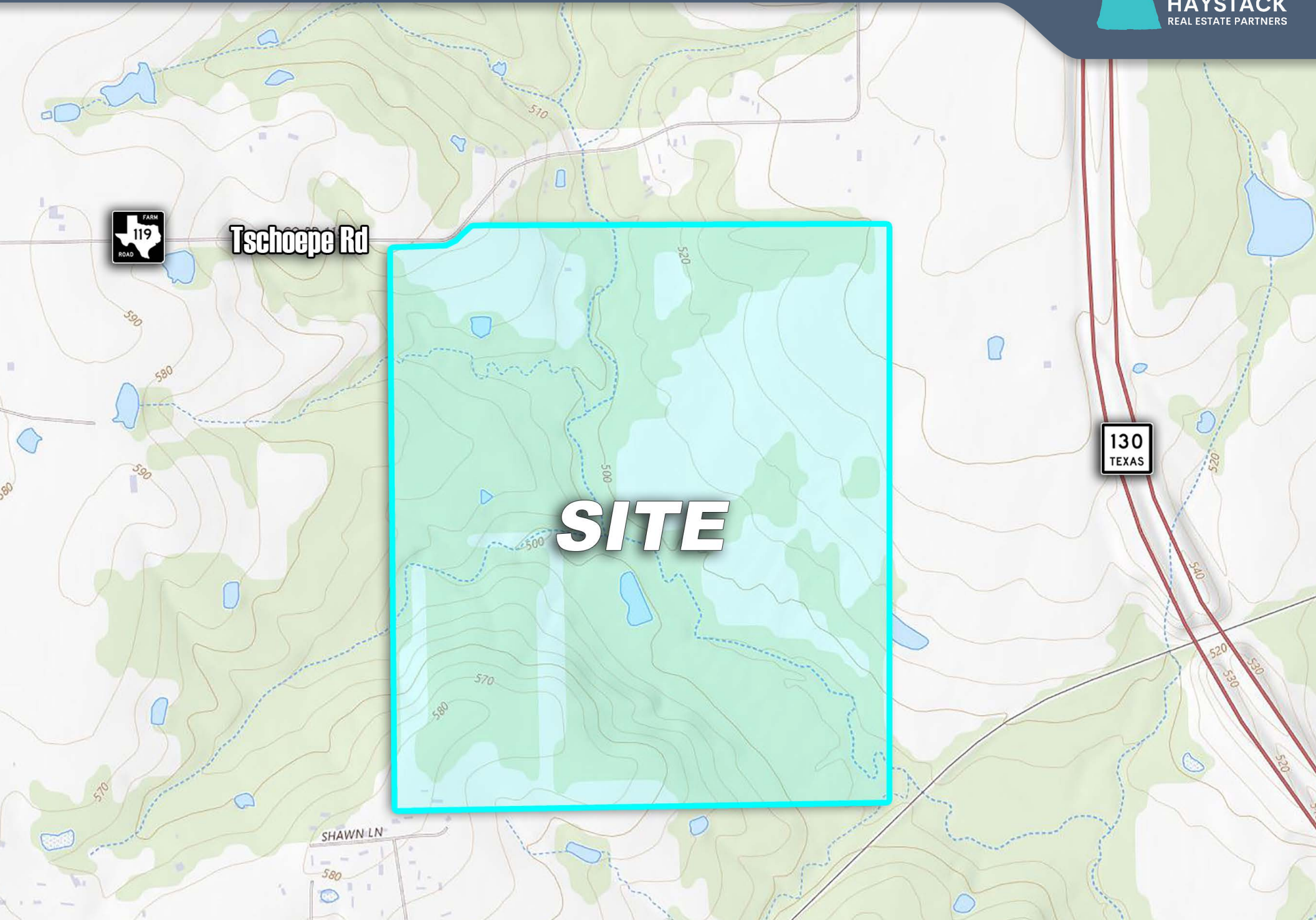
Tschoepe Rd



SITE

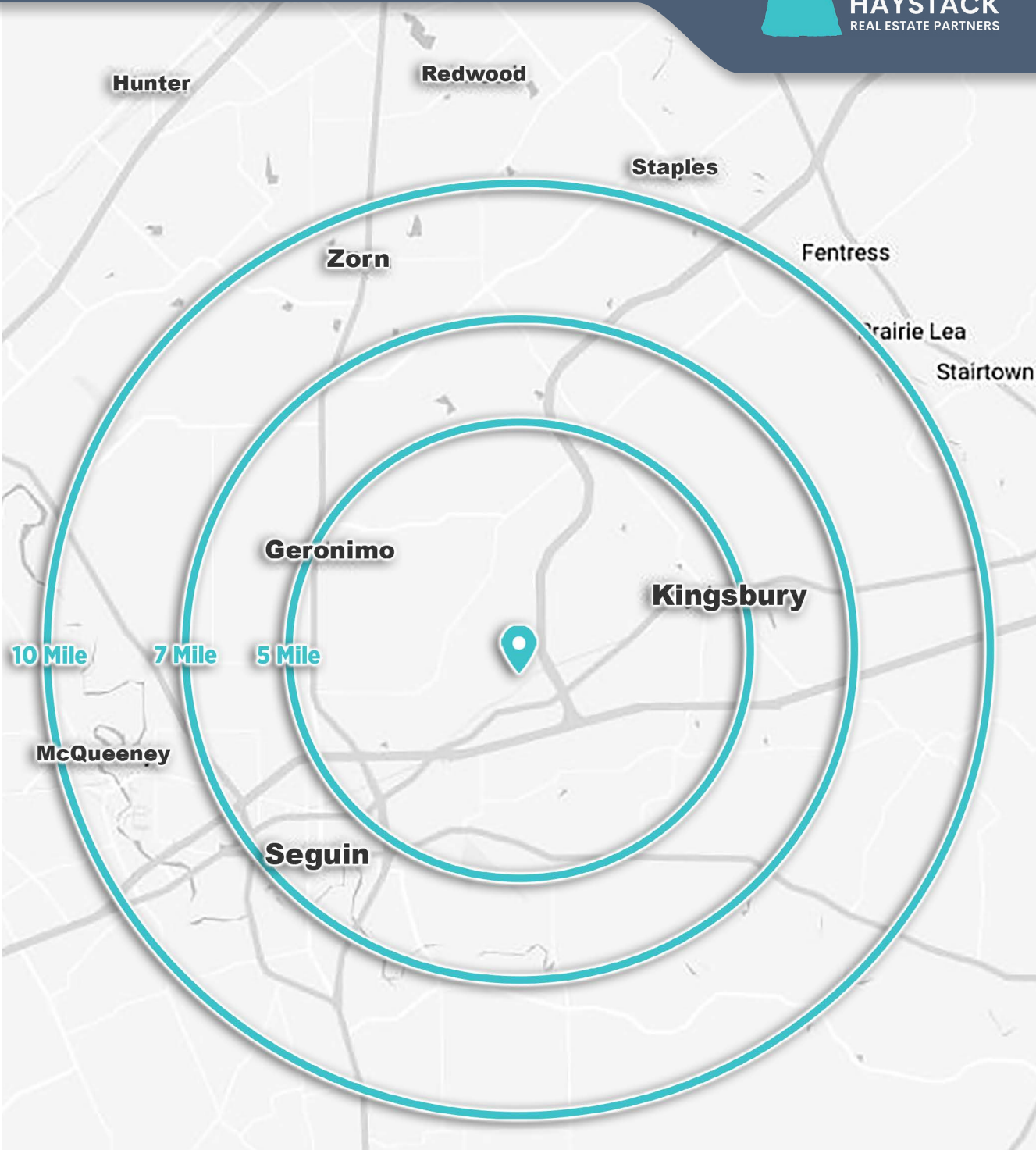






DEMOGRAPHICS	5 MILES	7 MILES	10 MILES
2025 POPULATION	13,141	38,768	66,706
2030 PROJECTED POP.	15,886	44,647	75,435
TOTAL HOUSEHOLDS	4,986	15,120	27,032
MEDIAN AGE	39.1	37.7	38.9
AVG HH INCOME	\$109,648	\$105,089	\$106,574

TRAFFIC COUNTS	2024
SH-130	8,569 VPD
US-90	3,314 VPD



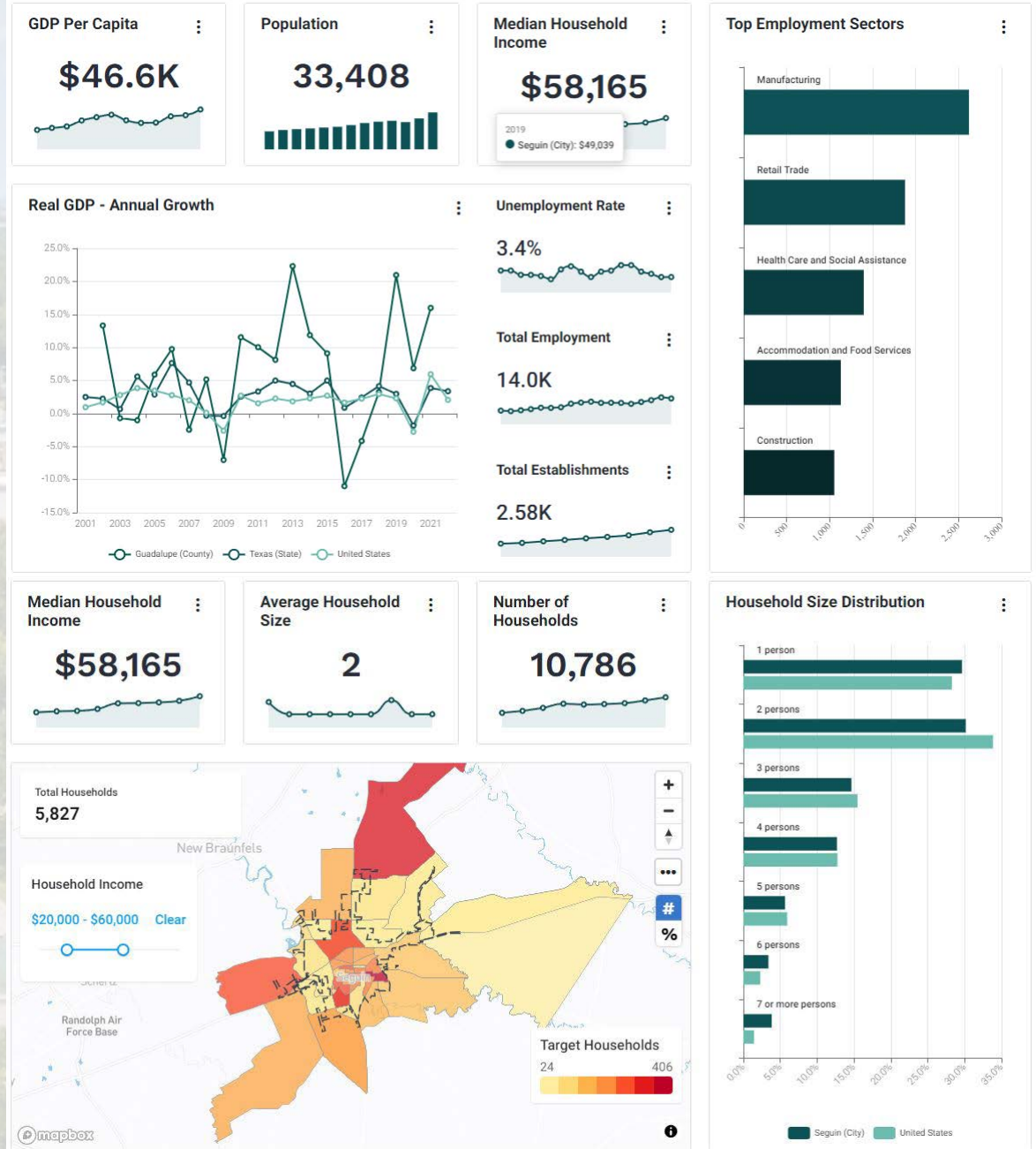
SEGUIN OVERVIEW

Seguin is a community rich in history and culture. Founded in 1838 by Texas Rangers and named in honor of Colonel Juan Seguin, a political and military figure of the Texas Revolution, it is one of the oldest cities in the State of Texas.

Seguin provides its residents and visitors with many recreational and cultural activities, making it an attractive place to live and work. With a population of over 30,000 people, Seguin is a diverse community that people of all incomes, ages and backgrounds call home.

Manufacturing is the heart of the Seguin economy. Big name corporations such as Caterpillar, Vitesco Technologies, Tyson Foods, Georgia Pacific, Niagara Bottling, Alamo Group, Hexcel and CMC Steel all have major manufacturing operations within our city. The Seguin area has over 4,000 manufacturing jobs just within our city limits; this is more than three times the national average.

Seguin is experiencing citywide business expansion, with many nationally known retailers entering, returning and expanding in the market. As Seguin experiences abundant commercial growth, the community's housing market is also thriving. Seguin's residential real estate market is booming with more than 13,000 residential units proposed as of May 2022.



NEW BRAUNFELS OVERVIEW

Located in the heart of Texas Hill Country, New Braunfels is a picturesque city offering visitors an unforgettable experience. From thrilling outdoor activities to intriguing cultural attractions, New Braunfels is the perfect getaway for everyone.

New Braunfels is the ideal destination. Here are some of the top things to do:

- Float, kayak, or paddleboard down the Guadalupe River or the Comal River, affectionately called the “longest shortest river in the world” by locals.
- Admire the stunning natural landscapes of the Texas Hill Country on a hike or bike ride.
- Explore fascinating German culture at our museums and heritage sites.
- Go deep underground at Natural Bridge Caverns and get up close with exotic animals on a safari at Natural Bridge Wildlife Ranch.
- Visit the Gruene Historic District, a restored 19th-century town featuring the oldest dance hall in Texas.
- Stroll through charming downtown to find the perfect place to sip, shop, and stay.
- Take in the waterfront views, watch wildlife, and climb playgrounds at Landa Park.
- Enjoy a refreshing drink at one of our top-rated breweries and wineries.
- Experience live music every day of the week at any of our unique entertainment venues.
- In the summer, indulge in the thrills of Schlitterbahn Waterpark, featuring an array of exciting water rides.



FORBES NAMES GRUENE, FREDERICKSBURG AS BEST PLACES TO TRAVEL IN 2024

With over 60 wineries, vineyards, and wine-tasting rooms, Forbes says Fredericksburg is the perfect place to visit for a visit in 2024. It also isn't just a wine drinker's dream destination. Enchanted Rock, the granite dome that is one of the best places to see the rolling Texas Hill Country, is a short drive from the Texas wine capital.



SAN ANTONIO OVERVIEW

San Antonio is the seventh most populous city in the U.S. and the second most populous city in Texas with a MSA population of more than 2.5 million. More than 400 companies across all industries: financial services, cybersecurity, manufacturing, technology, bioscience, and aerospace, are based in greater San Antonio. As of 2020, the region’s population increased by 9% and is expected to increase by 6.2% within the next five years. From 2015 to 2020, jobs increased by 9.5% outpacing the national growth rate of 6.2%. Home to numerous historical and cultural sites, including the Alamo, the world-famous River Walk and the 26-acre Pearl District, tourism contributes substantially to the city’s economy, with over 37 million tourists visiting annually, employing over 122,500 people at an annual economic impact of over \$15.2 billion on the local economy.

The Alamo City has one of the largest concentrations of military bases in the United States. The defense industry in San Antonio employs over 190,000 and provides a \$27.7 billion regional economic impact. San Antonio is home to Fort Sam Houston, Lackland Air Force Base, Randolph Air Force Base and Brooks City-Base, with Camp Bullis and Camp Stanley just outside the city. These bases make up what is known as Joint Base San Antonio (JBSA). JBSA services more Department of Defense students and runways than any other installation, houses the DoD’s largest hospital, and supports more than 250,000 personnel. Its total replacement value is estimated at \$10.3 billion with an annual budget of \$800 million.

America’s northernmost gateway with Mexico, San Antonio has become an international trade center enhanced through Port San Antonio, a 1,900-acre aerospace, industrial complex, and international logistics platform that services firms such as Boeing, Lockheed Martin and XPO Logistics, as well as government and military agencies. Employing more than 14,000 people in its unique air-, rail- and highway-served property, Port SA generates over \$5 billion in annual economic activity for the region.

San Antonio continues to be one of the most attractive metros in the country due to its exceptional economic and population growth, low business and living costs, central geographic location and south Texas charm, emerging culinary and arts scene, and versatile transportation infrastructure.



TOP AREA EMPLOYERS

Lackland Airforce Base	37,000+
USAA	35,935+
Fort Sam Houston - US Army	32,000+
Whataburger	22,500+
H-E-B	20,300+
Northside ISD	12,900+
Randolph Airforce Base	11,000+
Valero Energy	9,964+
Methodist Healthcare System	9,620+
iHeart Media	9,588+
City of San Antonio	9,145+
Northeast ISD	8,780+
TaskUs	7,700+
San Antonio ISD	7,500+
Rackspace Technology	7,200+
Baptist Health System	6,383+
Wells Fargo	5,073+
JP Morgan Chase	5,000+
Bill Miller Bar-B-Q	4,400+
AT&T	4,300+
Harte Hanks	3,800+
Christus Santa Rosa	3,700+



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Barret Espe	638497	barret@haystackrep.com	512-757-6349
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date