

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, Sale, or Build to Suit
 - Tract A: 3.9 AC
 - Tract B: 2.6 AC
 - Tract C: 5.7 AC
 - Tract D: 14.3 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
- Excellent visibility on I-10



SCAN ME

Contact: **Jolie Duhon**
225.281.6246



Tel: 713.468.2600 | Fax: 713.468.7774
4601 Washington Ave, Ste. 220
Houston, Texas 77007

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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

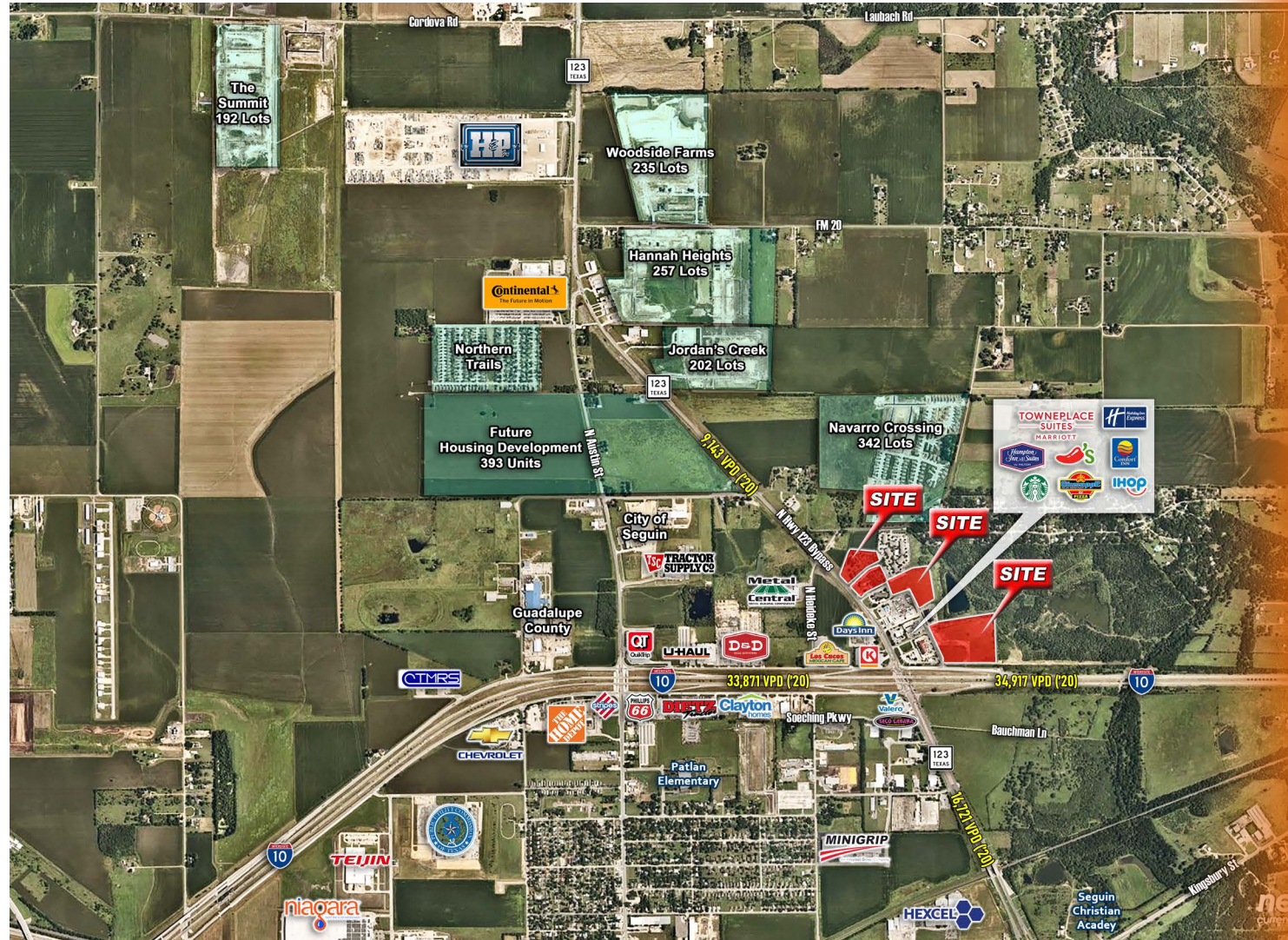
Traffic Counts:

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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