



108 S. Ranch House Rd  
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## PAD SITE OPPORTUNITY

Hwy 46 & W Kingsbury St, Seguin, TX

### PROPERTY OVERVIEW

6.38 +/- Acres AVAILABLE along a high growth corridor of Seguin, TX. The site is located along Highway 46 just south of the intersection of Interstate 10. The site is immediately adjacent to Caterpillar, Seguin's largest employer, and at the same intersection with the Texas Lutheran College.

The site is approximately 6.38 acres.

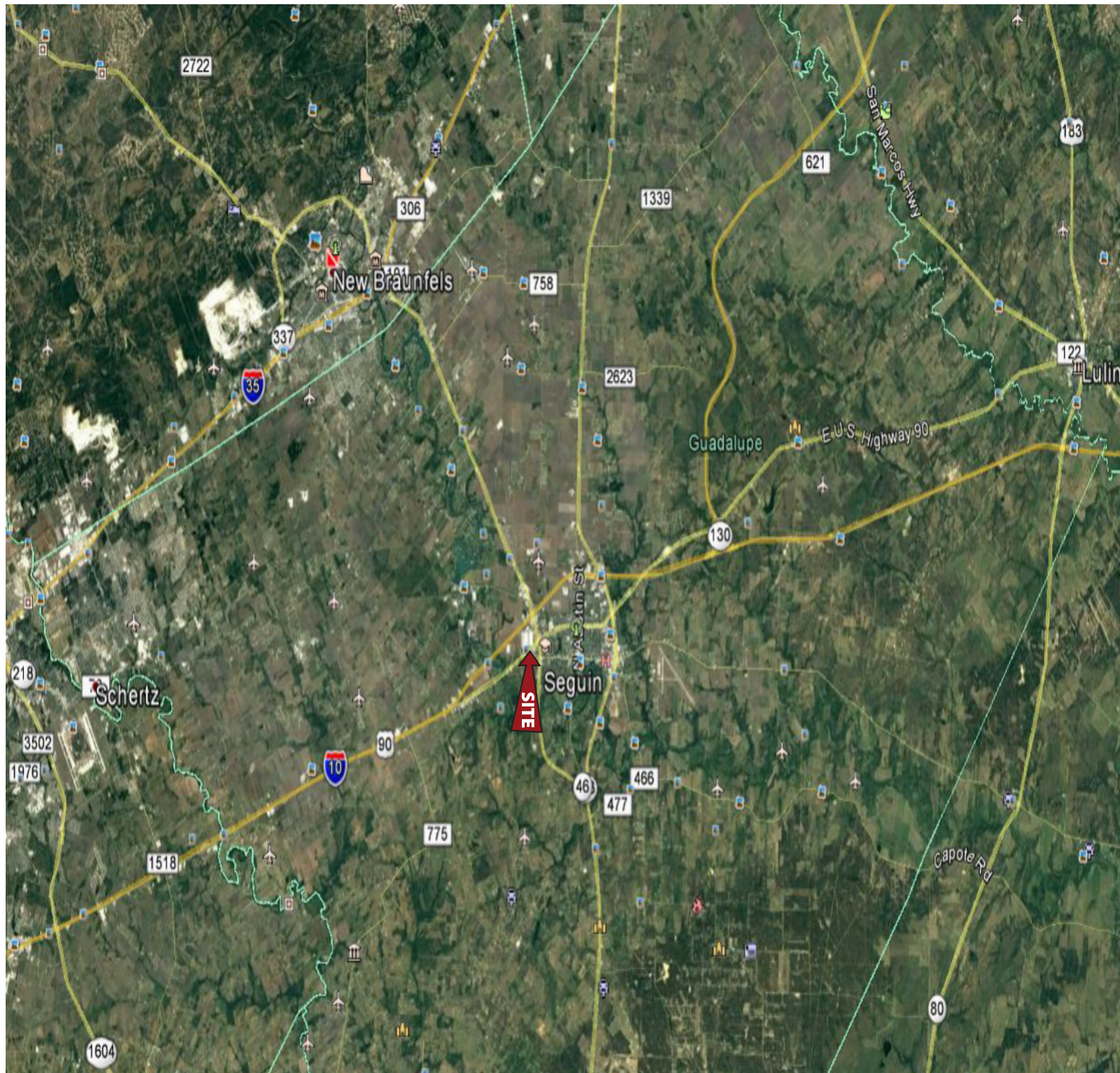
### QUICK STATS

Demographics	1 mile	3 miles	5 miles
Population	3,103	25,325	38,376
Av. HH Income	\$45,862	\$57,302	\$65,795
Households	923	8,760	13,754

	Traffic Counts	Speed Limits
Interstate 10	32,000 vpd	75 mph
Highway 46	15,579 vpd	45 mph
Kingsbury	5,591 vpd	45 mph

Stats	
MSA:	San Antonio
Property Type:	Raw Land
Use:	Multi-Family / Storage
Available Date:	Currently
Rental Rate:	Call for Pricing
Monthly Rents:	TBD
Lease Type:	NNN





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