



OFFERING MEMORANDUM

955 W. Kingsbury
Seguin, TX 78155



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Advisor Profile

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01 Business Summary

Property Images



























02 Real Estate

- Highlights
- Location Highlights
- Traffic Counts
- Drive Times (Heat Map)

PROPERTY FEATURES

BUILDING SF	15,315
LAND ACRES	8.049
YEAR BUILT	1950
# OF PARCELS	1
NUMBER OF BUILDINGS	5
NUMBER OF STORIES	1
ZONING TYPE	Commercial
STREET FRONTAGE	547 / 212 / 96
CORNER LOCATION	Yes

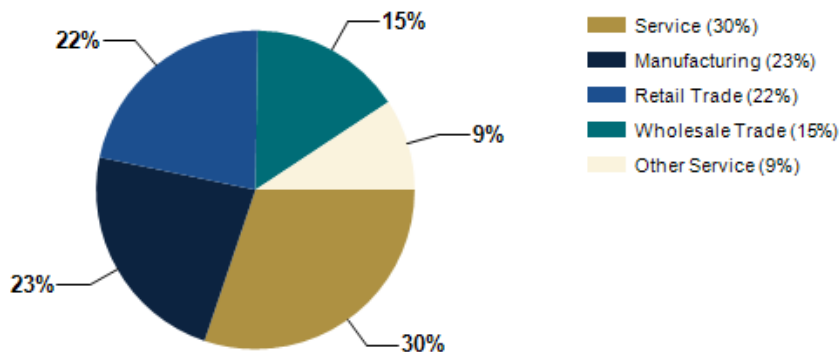
CONSTRUCTION

FOUNDATION	Slab
EXTERIOR	Stucco / Metal
ROOF	Metal



- The property is located in the city of Seguin, Texas, which is known for its rich historical heritage and vibrant community.
- The city of Seguin offers a diverse economy with a mix of industries, including manufacturing, healthcare, and education. Major employers in Seguin include Continental AG, Caterpillar Inc., and Texas Lutheran University.
- Seguin is strategically positioned along Interstate 10, providing easy access to major cities like San Antonio and Austin. This location makes it a desirable hub for transportation and distribution businesses.
- The property is situated in a growing area of Seguin, with new residential developments and commercial establishments nearby. This growth indicates potential for increased business opportunities in the vicinity.
- Seguin boasts a strong sense of community and a supportive business environment, making it an attractive location for entrepreneurs and investors looking to establish or expand their presence in the region.

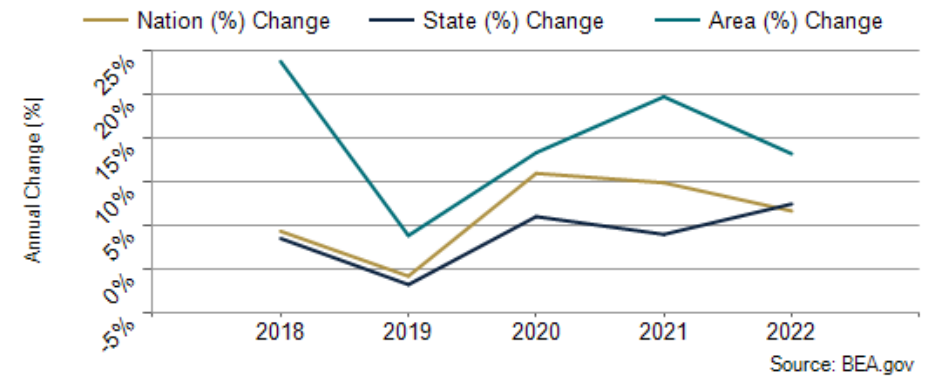
Major Industries by Employee Count

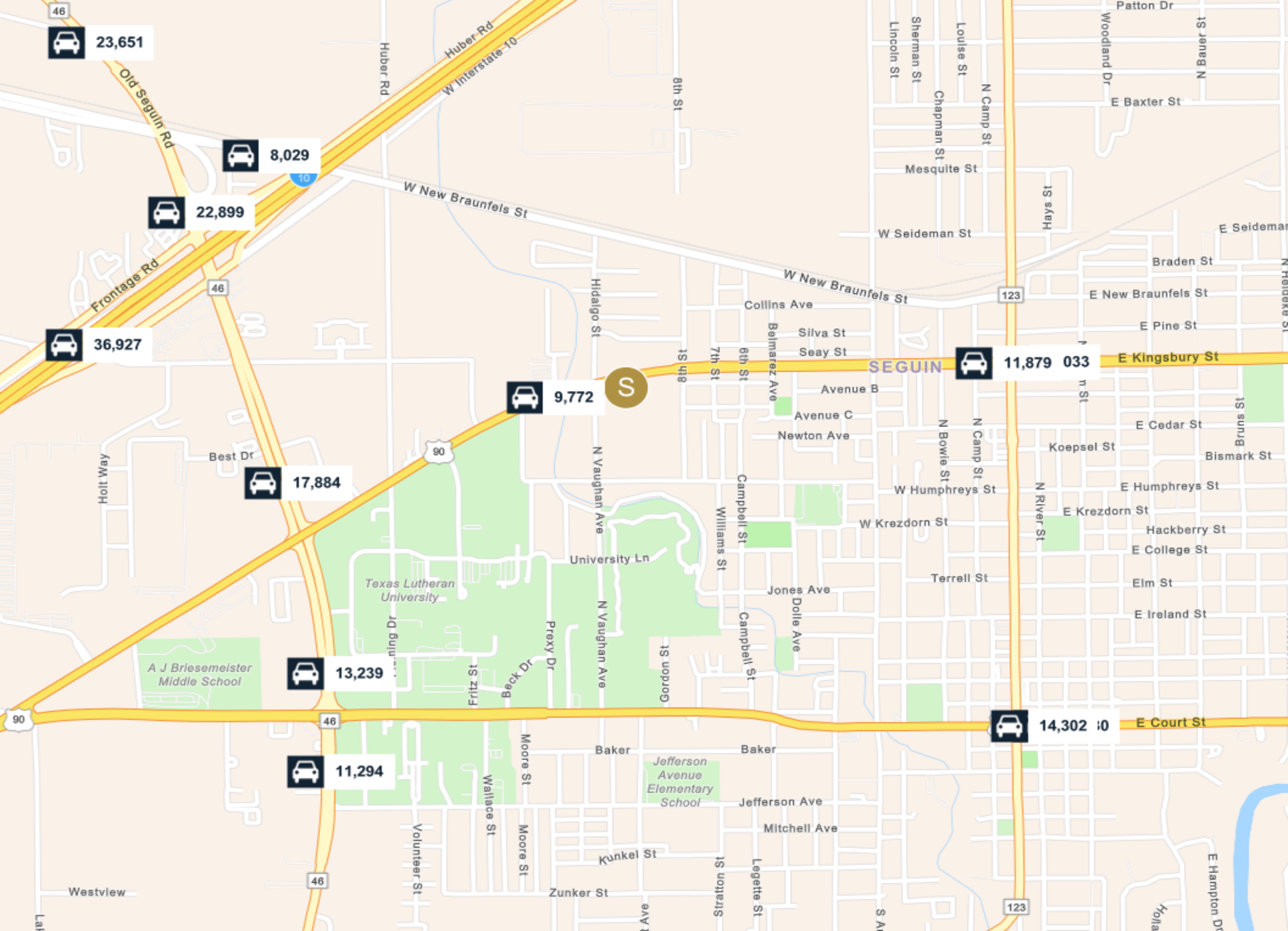


Largest Employers

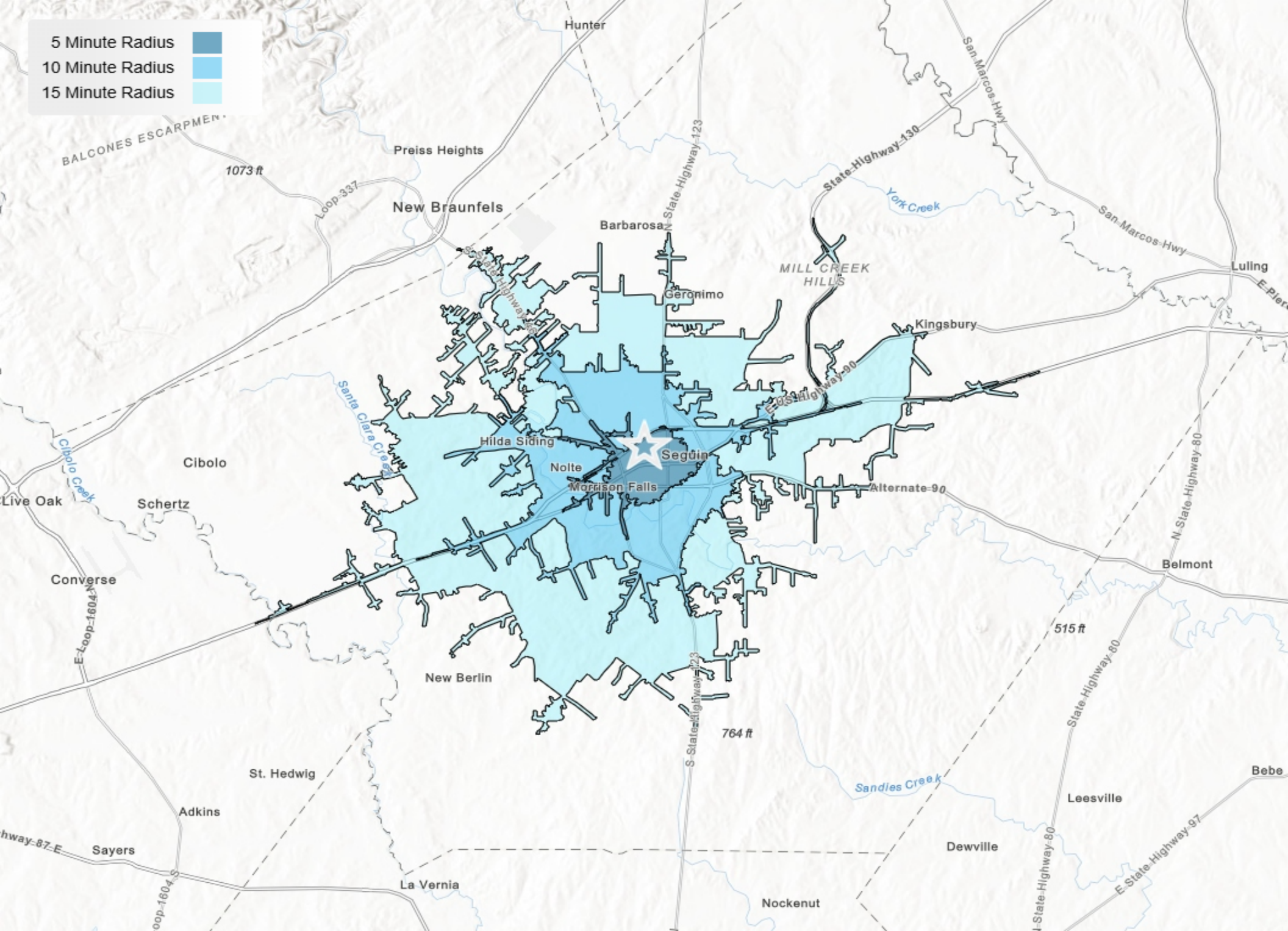
Caterpillar, Inc.	1,500
Vitesco Technologies	1,500
Seguin Independent School District	1,100
CMC Steel Texas	900
Guadalupe Regional Medical Center	900
Tyson Foods	830
Guadalupe County	650
Texas Lutheran University	440

Guadalupe County GDP Trend





5 Minute Radius
10 Minute Radius
15 Minute Radius





03

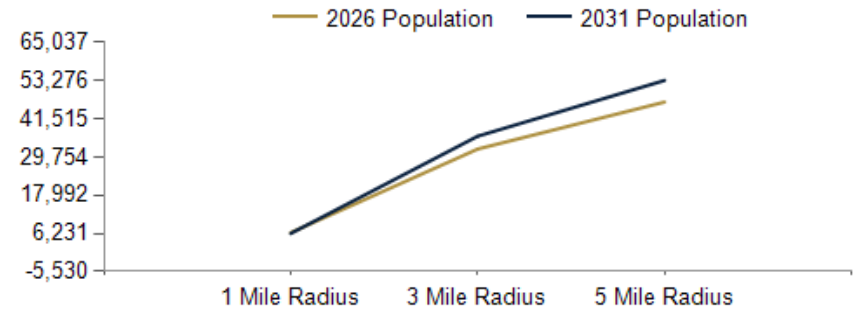
Demographics

General Demographics

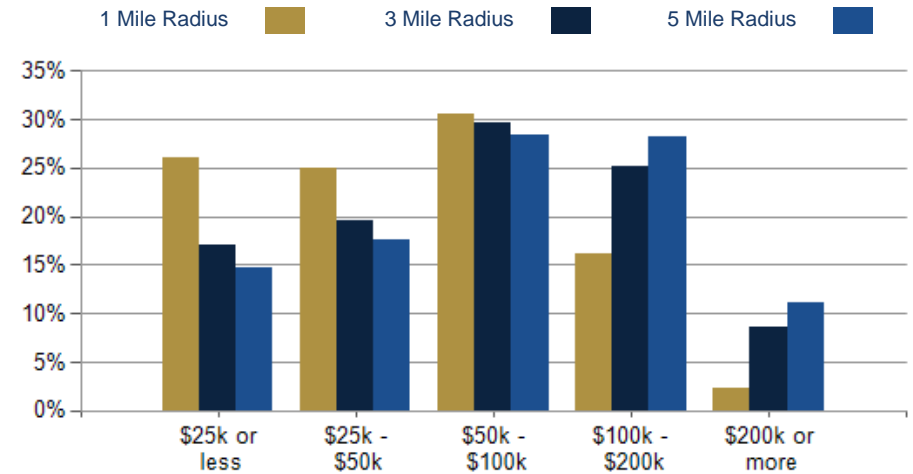
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,488	24,728	32,220
2010 Population	6,984	25,810	34,756
2026 Population	6,470	32,179	46,634
2031 Population	6,231	36,119	53,276
2026 African American	570	2,034	2,399
2026 American Indian	78	283	403
2026 Asian	14	366	512
2026 Hispanic	4,704	17,844	22,697
2026 Other Race	1,770	5,719	6,991
2026 White	2,579	16,729	26,696
2026 Multiracial	1,446	7,009	9,580
2026-2031: Population: Growth Rate	-3.75%	11.70%	13.50%

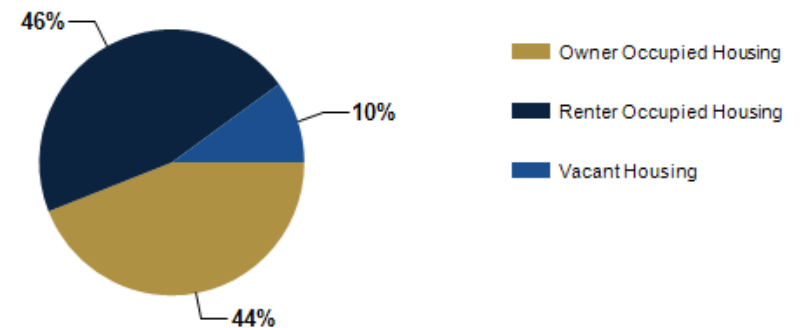
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	298	1,182	1,491
\$15,000-\$24,999	263	841	1,048
\$25,000-\$34,999	232	988	1,361
\$35,000-\$49,999	305	1,331	1,672
\$50,000-\$74,999	433	2,178	2,911
\$75,000-\$99,999	225	1,339	2,003
\$100,000-\$149,999	254	2,154	3,412
\$150,000-\$199,999	92	814	1,469
\$200,000 or greater	50	1,011	1,918
Median HH Income	\$47,289	\$67,353	\$76,549
Average HH Income	\$64,780	\$90,991	\$101,598



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

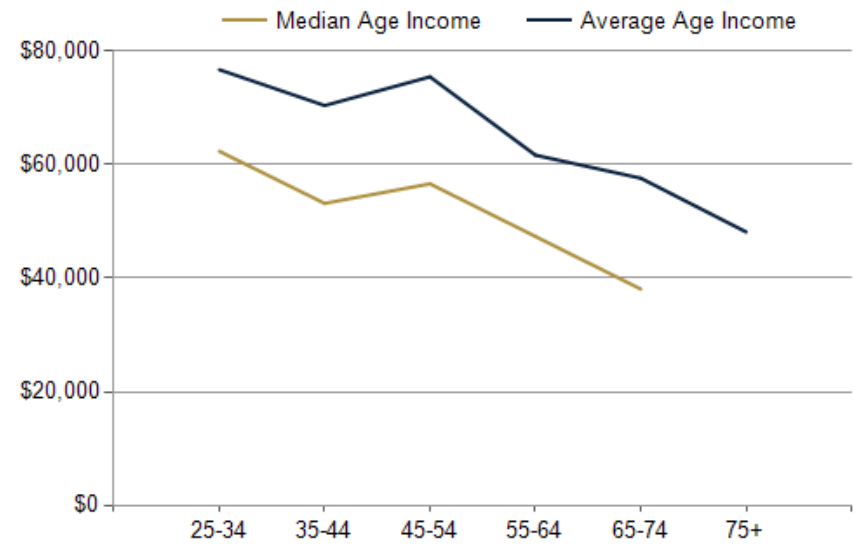
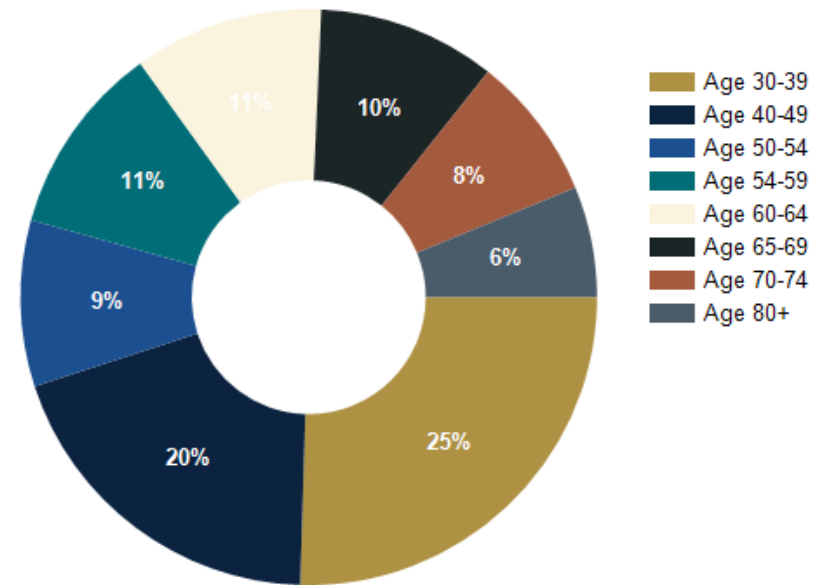


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	418	2,253	3,088
2026 Population Age 35-39	390	2,095	3,015
2026 Population Age 40-44	325	1,934	2,840
2026 Population Age 45-49	294	1,707	2,582
2026 Population Age 50-54	296	1,714	2,687
2026 Population Age 55-59	341	1,713	2,665
2026 Population Age 60-64	337	1,840	2,893
2026 Population Age 65-69	317	1,827	2,833
2026 Population Age 70-74	257	1,510	2,347
2026 Population Age 75-79	197	1,200	1,856
2026 Population Age 80-84	105	730	1,076
2026 Population Age 85+	99	712	955
2026 Population Age 18+	4,910	24,705	36,165
2026 Median Age	32	37	39
2031 Median Age	33	38	40

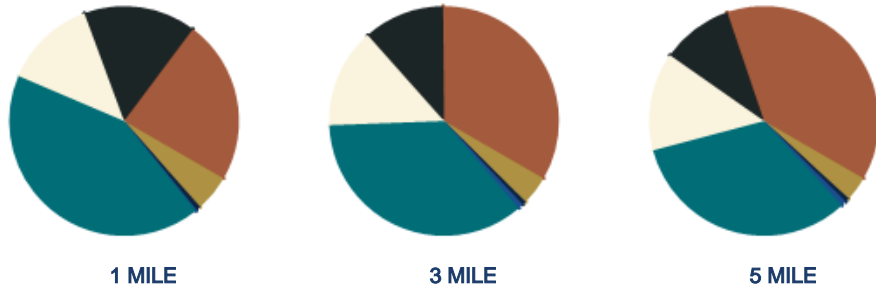
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,354	\$76,614	\$83,774
Average Household Income 25-34	\$76,740	\$96,940	\$105,415
Median Household Income 35-44	\$53,178	\$81,059	\$95,475
Average Household Income 35-44	\$70,417	\$108,820	\$120,323
Median Household Income 45-54	\$56,621	\$85,009	\$98,675
Average Household Income 45-54	\$75,472	\$108,521	\$120,868
Median Household Income 55-64	\$47,353	\$68,472	\$84,803
Average Household Income 55-64	\$61,679	\$95,184	\$110,795
Median Household Income 65-74	\$38,084	\$55,240	\$64,322
Average Household Income 65-74	\$57,610	\$78,168	\$89,582
Average Household Income 75+	\$48,141	\$61,972	\$67,061

Population By Age



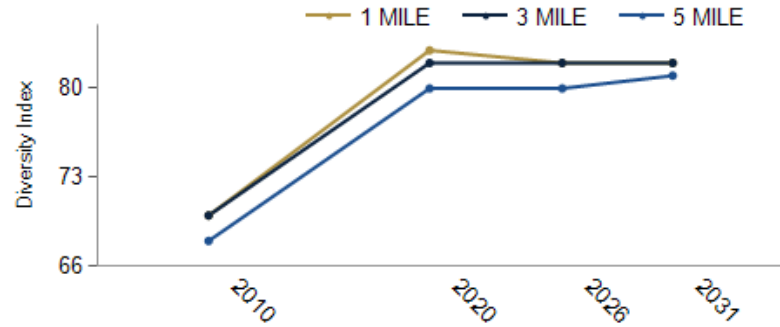
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	82	83	81
Diversity Index (current year)	82	82	80
Diversity Index (2020)	83	82	80
Diversity Index (2010)	70	70	68

POPULATION BY RACE



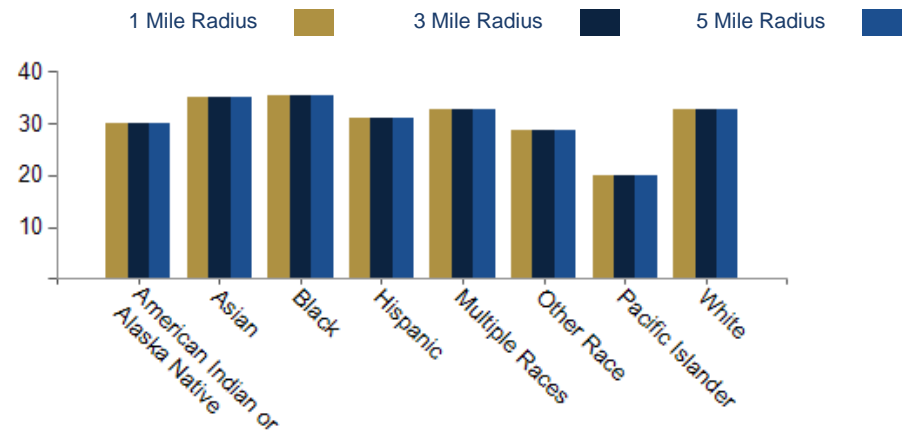
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	5%	4%	3%
American Indian	1%	1%	1%
Asian	0%	1%	1%
Hispanic	42%	36%	33%
Multiracial	13%	14%	14%
Other Race	16%	11%	10%
White	23%	33%	39%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	30	34	35
Median Asian Age	35	41	42
Median Black Age	35	40	40
Median Hispanic Age	31	32	32
Median Multiple Races Age	33	33	34
Median Other Race Age	29	32	33
Median Pacific Islander Age	20	17	22
Median White Age	33	41	43

2026 MEDIAN AGE BY RACE





W.C. Miller Properties Bio
Advisor Profile

W.C. Miller Properties is a locally rooted, full-service real estate brokerage with a distinguished fifth-generation legacy dating back to 1874. With deep ties to the community and a long-standing reputation for integrity, our firm brings a uniquely local perspective to every commercial real estate assignment.

Our commercial division is the foundation of our business, specializing in retail, industrial, land, and investment properties. We provide comprehensive advisory services including acquisitions, dispositions, leasing, and asset strategy. By combining real-time market intelligence with hands-on experience, we help investors, developers, and business owners uncover opportunities, optimize performance, and execute with confidence.

What sets W.C. Miller Properties apart is our level of engagement within the markets we serve. We don't just operate here—we are embedded in the fabric of the community. Our team actively tracks regional development trends, zoning changes, infrastructure projects, and key economic drivers that directly influence property values and investment outcomes. This insight allows us to deliver strategies that national firms and out-of-area brokers simply cannot replicate.

We take a relationship-driven, advisory-first approach, prioritizing long-term partnerships over transactional volume. Whether representing a single asset or an entire portfolio, we provide tailored guidance, proactive communication, and a hands-on level of service that ensures no detail is overlooked.

Supported by our residential division, we offer a fully integrated platform that connects commercial opportunities with residential growth—providing clients with a broader strategic advantage in evolving markets.

At W.C. Miller Properties, we combine heritage, local expertise, and forward-thinking strategy to deliver results that drive both immediate performance and long-term value.



Chris Parreira
Broker Associate

Chris Parreira is a Real Estate Broker Associate with W.C. Miller Properties and a Mortgage Advisor with NEXA Mortgage, serving the Central Texas Hill Country. He specializes in commercial real estate sales and leasing, advising investors, owner-users, and developers on acquisitions, dispositions, and strategic capital positioning.

With experience spanning brokerage and financing, Chris approaches each assignment with an underwriting mindset—analyzing cash flow, risk exposure, and long-term value to position assets effectively in the market. His dual perspective allows him to understand both buyer behavior and capital constraints, helping transactions move efficiently from marketing to closing.

Known for clear communication, disciplined execution, and responsiveness, Chris is committed to representing clients with professionalism and strategic focus while delivering results in competitive markets.



Wes Miller
Broker Owner

Wes Miller is a fifth-generation Texas broker leading W.C. Miller Properties, a family firm established in 1874. With more than 25 years of specialized experience in commercial real estate, Wes provides comprehensive solutions for retail, industrial, land, and investment products through sales, leasing, and management. His focus includes helping clients acquire income-producing assets, optimize portfolios, and execute strategic transactions with precision and long-term vision.

Real estate is fundamentally a relationship business. Wes builds lifelong partnerships through transparent guidance, meticulous attention to detail, and an unwavering commitment to client success. His approach is hands-on and straightforward: listening closely to goals, offering clear strategic counsel, and delivering outcomes rooted in heritage and integrity.

An avid fly fisherman, Wes finds balance and perspective on the water. He currently serves as the 2026 President of the Four Rivers Association of Realtors®, where he advocates for professionalism, education, and community in the industry.

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from W.C. Miller Properties and it should not be made available to any other person or entity without the written consent of W.C. Miller Properties.

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