

FOR SALE OR LEASE

1903 N. Austin St. | Seguin, TX 78155



75,540 SF Available

Introducing 1903 N Austin St. – an exceptional industrial opportunity in the heart of Seguin, TX. Ideally located with direct access to major transportation routes and just minutes from I-10 and SH 123, this property offers the infrastructure and flexibility today's industrial users demand. Whether you're seeking space for manufacturing, distribution, or warehousing, this site provides the scalability and visibility to support long-term growth. With Seguin's pro-business climate and expanding industrial base, 1903 N Austin St. is your launch point for operational efficiency and strategic expansion in South Central Texas.



FOR MORE INFORMATION:

ADAM GREEN
512.410.8264
agreen@lee-associates.com

WILL SMITH
512.410.8268
wsmith@lee-associates.com

AVERY LEVY
512.410.8263
alevy@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

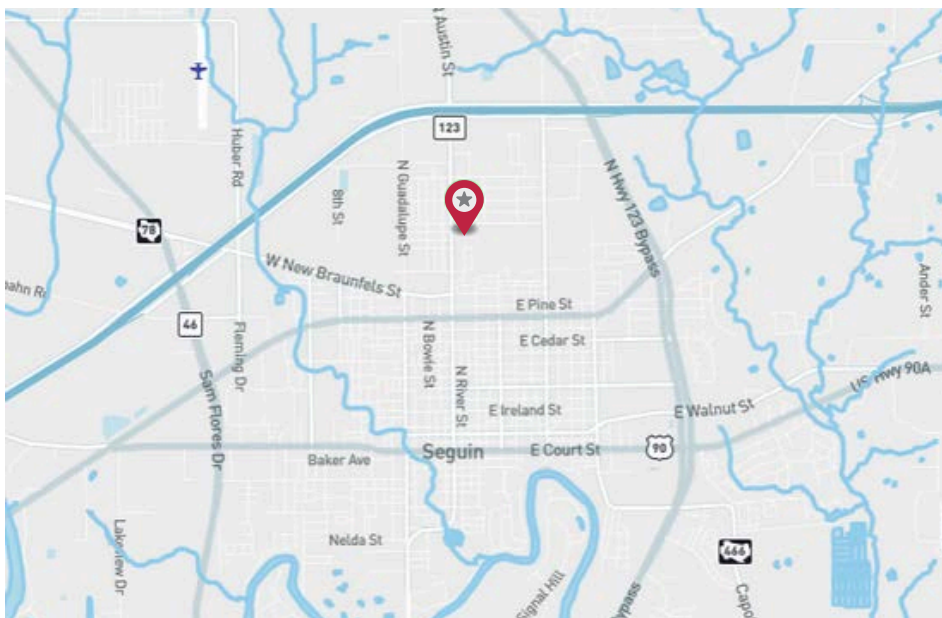
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PROPERTY HIGHLIGHTS

	75,540 SF
	4.74 ACRES
	6 DOCK-HIGH LEVEL DOORS
	+/- 12'-18' CLEAR HEIGHT
	ZONED INDUSTRIAL
	AMPLE PARKING



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LOCATION HIGHLIGHTS



Population

37,814
2024 Estimated
Population
(City of Seguin)

+28.4%
Population Growth
(2020-2024)

36.2
Median Age
(2022)



Workforce

15,200+
Employees
(2023)

8.37%
YoY Growth
(2023-2024)

530+
New Jobs in
Total
Employment
(2024-2025)



Employment by Industry

17.9%
Manufacturing

7.59%
Construction

5.07%
Transportation
&
Warehousing

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LOCATION MAP

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Drive Times:



Downtown
San Antonio
40
MINUTES



New Braunfels
25 MINUTES



Downtown Austin
60 MINUTES



San Marcos
30 MINUTES

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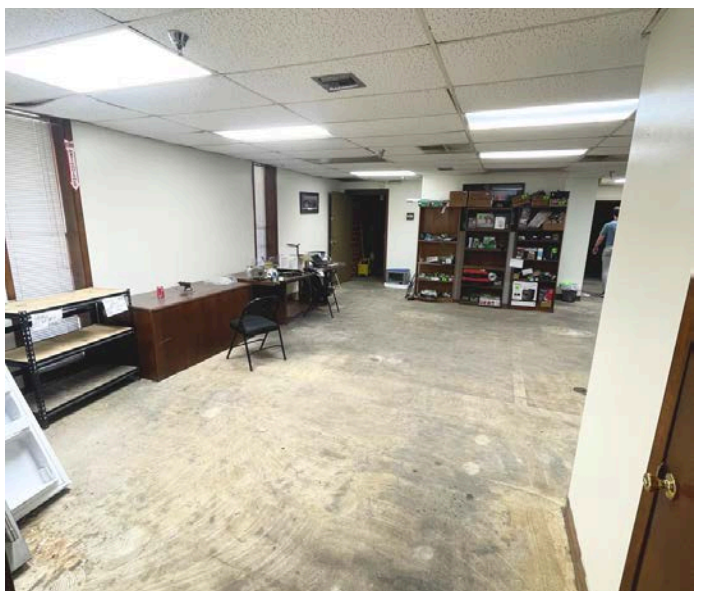
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