

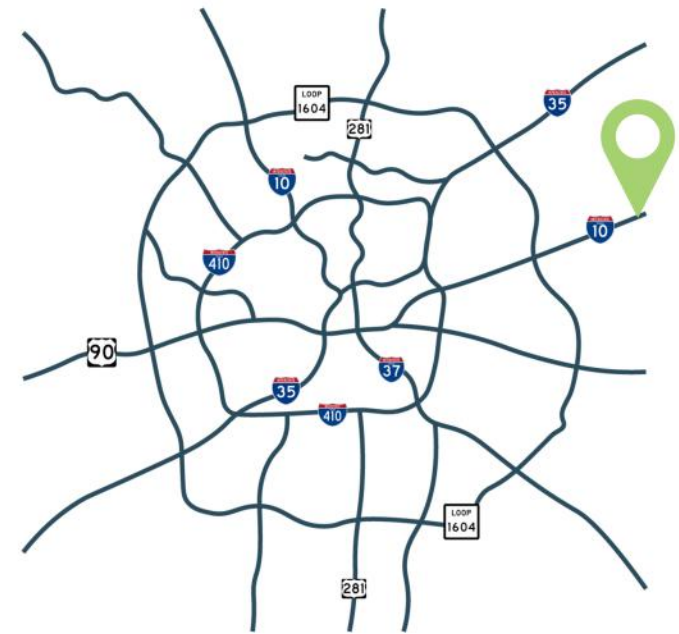
SPACE AVAILABLE FOR LEASE

# PECAN PARKWAY CENTER

TEXAS 46 & PECAN PARKWAY | SEGUIN, TEXAS | 78155

Pecan Parkway Center is the premier new development in the thriving city of Seguin, Texas! Strategically positioned on Hwy 46 at Pecan Parkway, this prime location offers unbeatable access and visibility along the region's main thoroughfare, connecting Boerne and Seguin. With high traffic counts, rapid growth, and a booming local economy, this is the perfect opportunity for businesses looking to capitalize on a prime retail and commercial destination.

**ESTIMATED DELIVERY OF RETAIL BUILDINGS 1ST QUARTER 2026**



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## PROPERTY HIGHLIGHTS

1

**Prime Location:** Hard Corner, Located on a **major thoroughfare** - Hwy 46, just a few minutes from IH-10.

2

**Modern, New Construction:** Featuring **contemporary architectural design** and top-tier construction, the center is designed to accommodate a wide range of retail, dining, and service tenants.

3

**Nearby Development:** Located near the new **Texas State Technical College** - opening in late 2025 as well as **57 new planned subdivisions** and the **Seguin Town Center**, an upcoming +/- 531 acre mixed-use development.

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,777	21,626	42,832
Household Income	\$136,210	\$99,902	\$92,367
Households	1,175	7,391	15,500
Median Age	34.9	37.2	39.0

## DESIRED USES

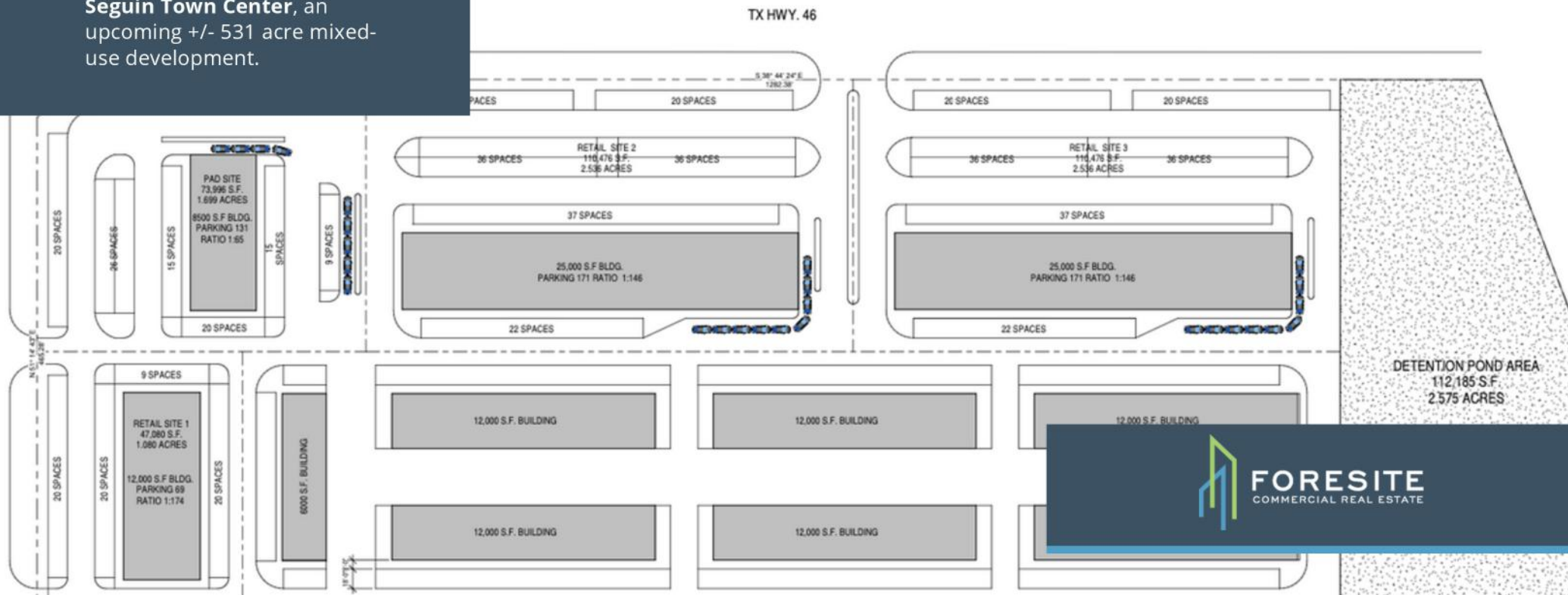
- Restaurant
- Coffee Shop
- Salon
- Medical

“

Seguin is a booming market and is making headlines due to growth and new development.

V. ADELSTEIN

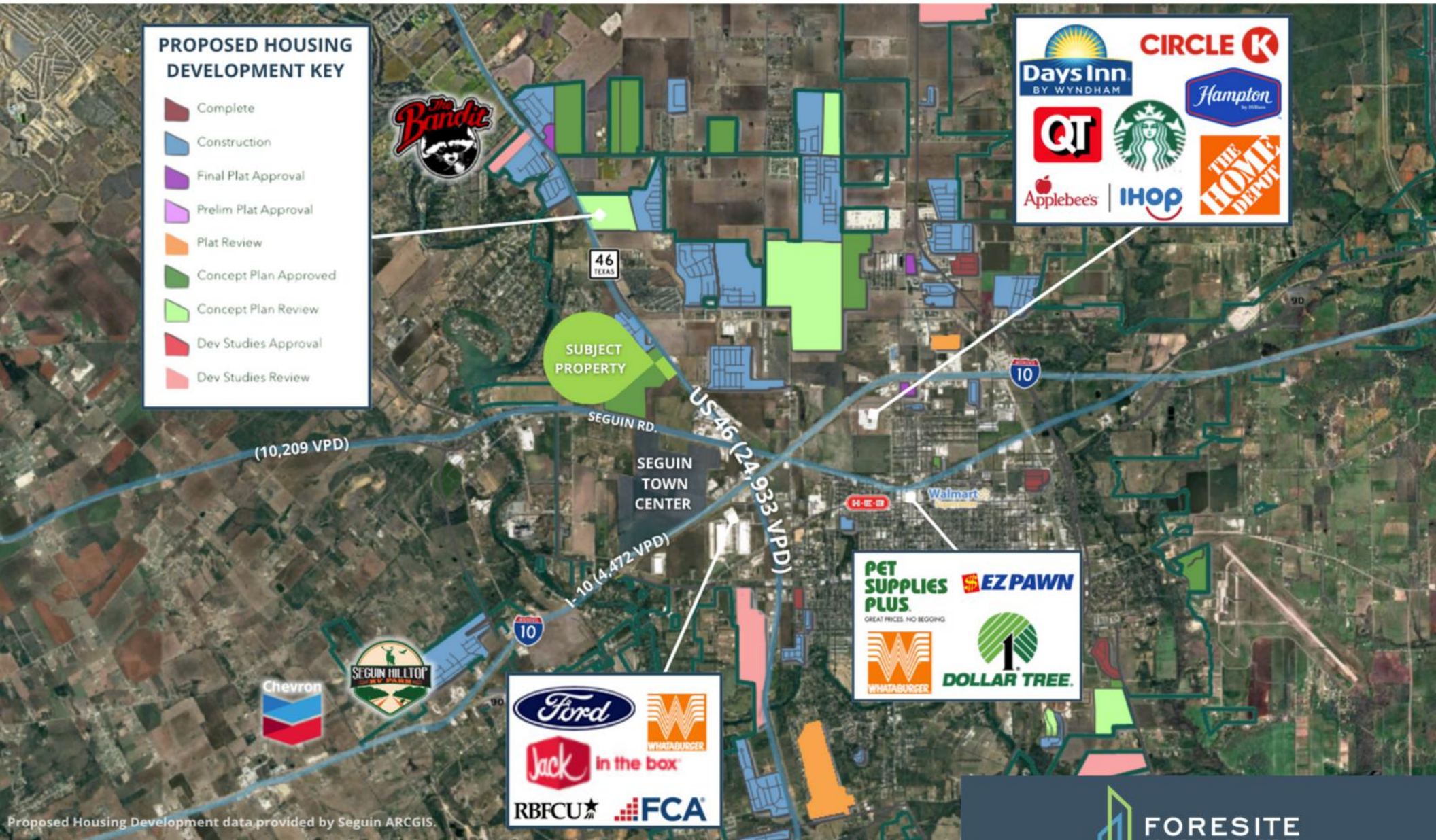
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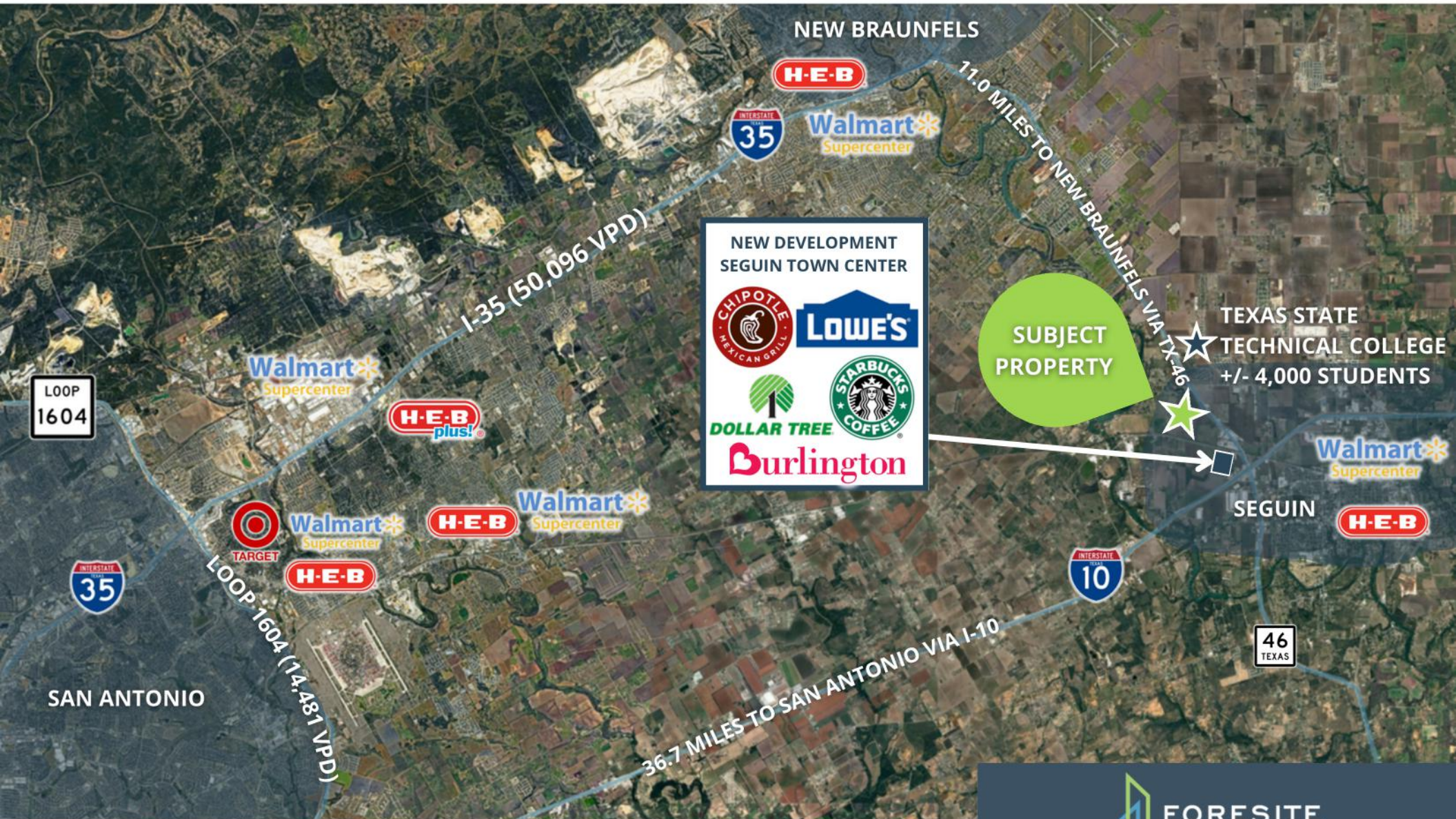
SEGUIN, TEXAS





# PECAN PARKWAY CENTER

SEGUIN, TEXAS





# PECAN PARKWAY CENTER

SEGUIN, TEXAS

TX-46 (24,933 VPD)

DETENTION POND AREA  
112,065 SF  
2.37% ACRES



**FORESITE**  
COMMERCIAL REAL ESTATE

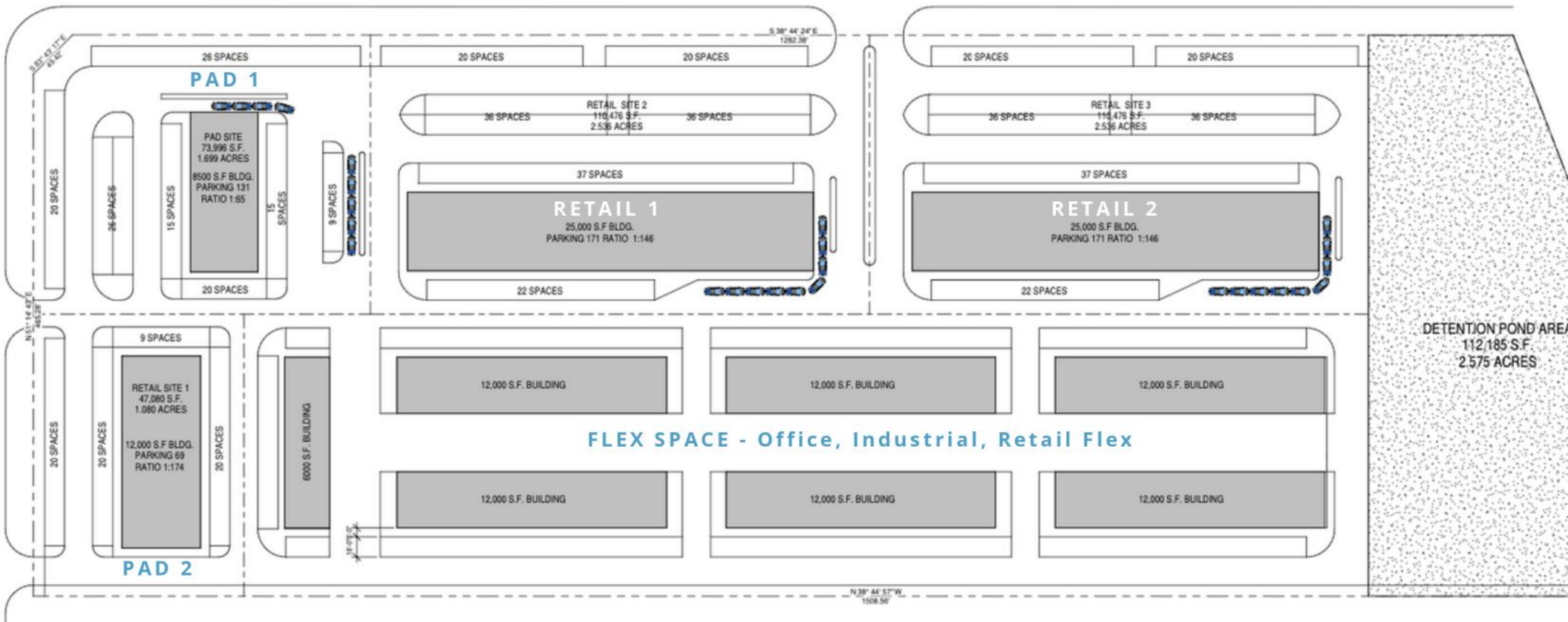
This is a proposed site plan and may be subject to change.



# PECAN PARKWAY CENTER

SEGUIN, TEXAS

TX HWY. 46



## SPACE FOR LEASE

Space Use	Size	Condition
Retail 1&2	1,200 to 24,000 SF	Shell
Flex Space	12,000 SF	Shell
Pad 1	1.7 Acres	Ground Lease
Pad 2	1.08 Acres	Ground Lease





# 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.



## 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.

**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. **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.

<b>Foresite Real Estate, Inc.</b>	<b>9003568</b>		<b>(210) 816-2734</b>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
<b>Bethany Babcock</b>	<b>598255</b>	<b>bbabcock@foresitecre.com</b>	<b>(210) 816-2734</b>
Designated Broker of Firm		E-Mail	Phone
<b>Chad Knibbe</b>	<b>497303</b>	<b>cknibbe@foresitecre.com</b>	<b>(210) 816-2734</b>
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<b>Bill Coats</b>	<b>710200</b>	<b>bcoats@foresitecre.com</b>	<b>(210) 816-2734</b>
Sales Agent/ Associate's Name		E-Mail	Phone
<b>Vicki Adelstein</b>	<b>540915</b>	<b>vadelstein@foresitecre.com</b>	<b>(210) 816-2734</b>
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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