



LOVETT  
INDUSTRIAL



**FOR SALE, LEASE, OR BUILD-TO-SUIT**

*164 ACRES | 30,000 - 2,000,000 SF*



**OFFSITE INFRASTRUCTURE WORK UNDERWAY**

**NWC OF I-10 & HIGHWAY 46, SEGUIN, TX 78155**

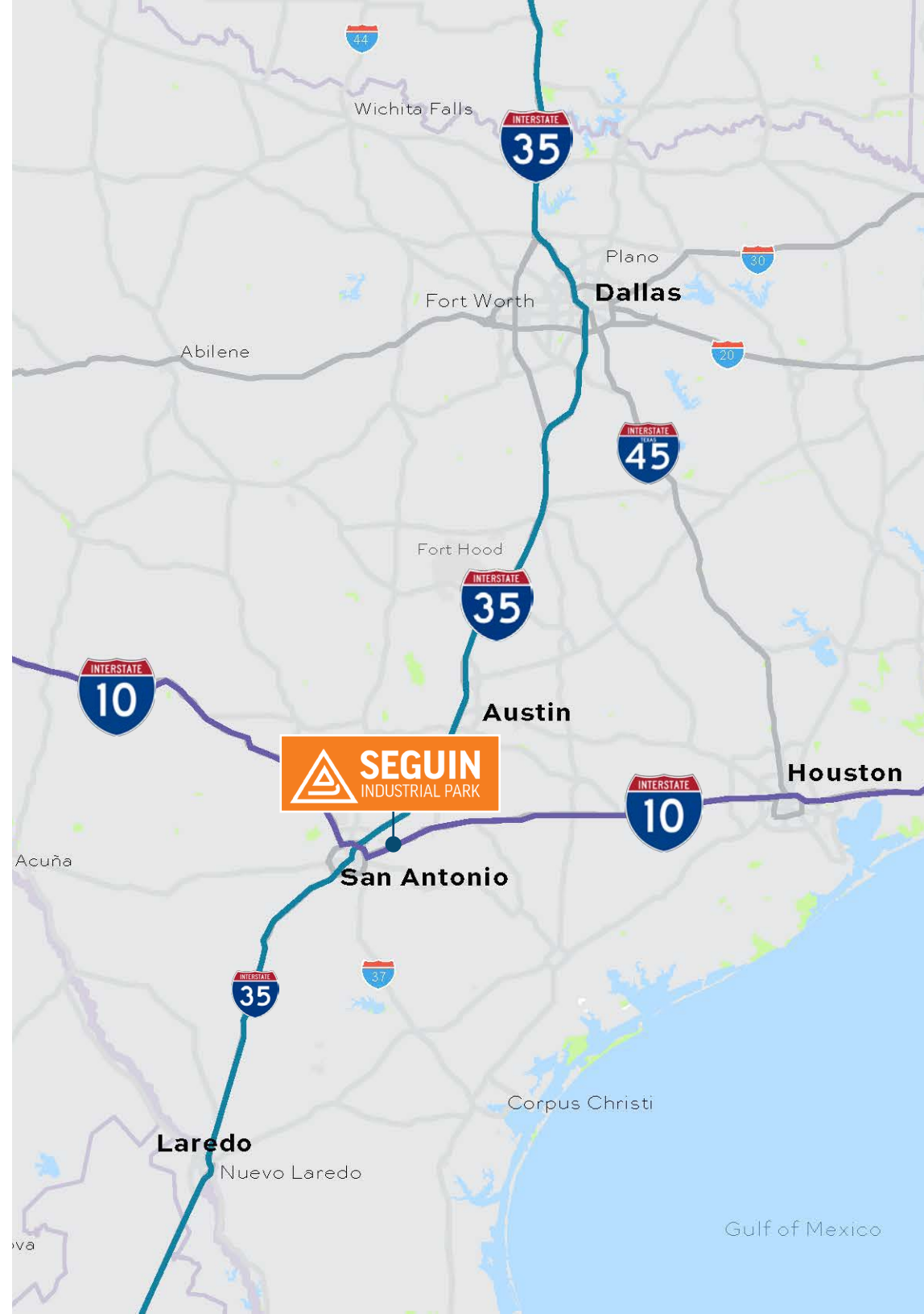


## PARK OVERVIEW

- Class A logistics and manufacturing park within a 550-acre master-planned development in Seguin, TX
- 164 acre site in a prime location along I-10 and Hwy 46 with direct access to major Texas markets
- Manufacturing hub: 8,000+ jobs (~30% workforce) anchored by Fortune 500s.
- Labor availability: Access to 1.27 million regional workers within a 45-minute drive time.
- Seguin population: Over ~37,000 residents and ranked among the 25 fastest growing cities in the US

## UTILITY / INFRASTRUCTURE ADVANTAGE

- Offsite, regional detention facility is under construction
- Interior major arterial roadways are under construction
- Reliable industrial-grade power with capacity to support high-demand users.
- Strong and stable water service with ample available capacity for industrial operations.
- Strong wastewater infrastructure with future expansion supporting long-term tenant growth.





## PROXIMITY MAP

NWC of I-10 & Highway 46, Seguin, TX 78155

### DRIVE TIME SUMMARY

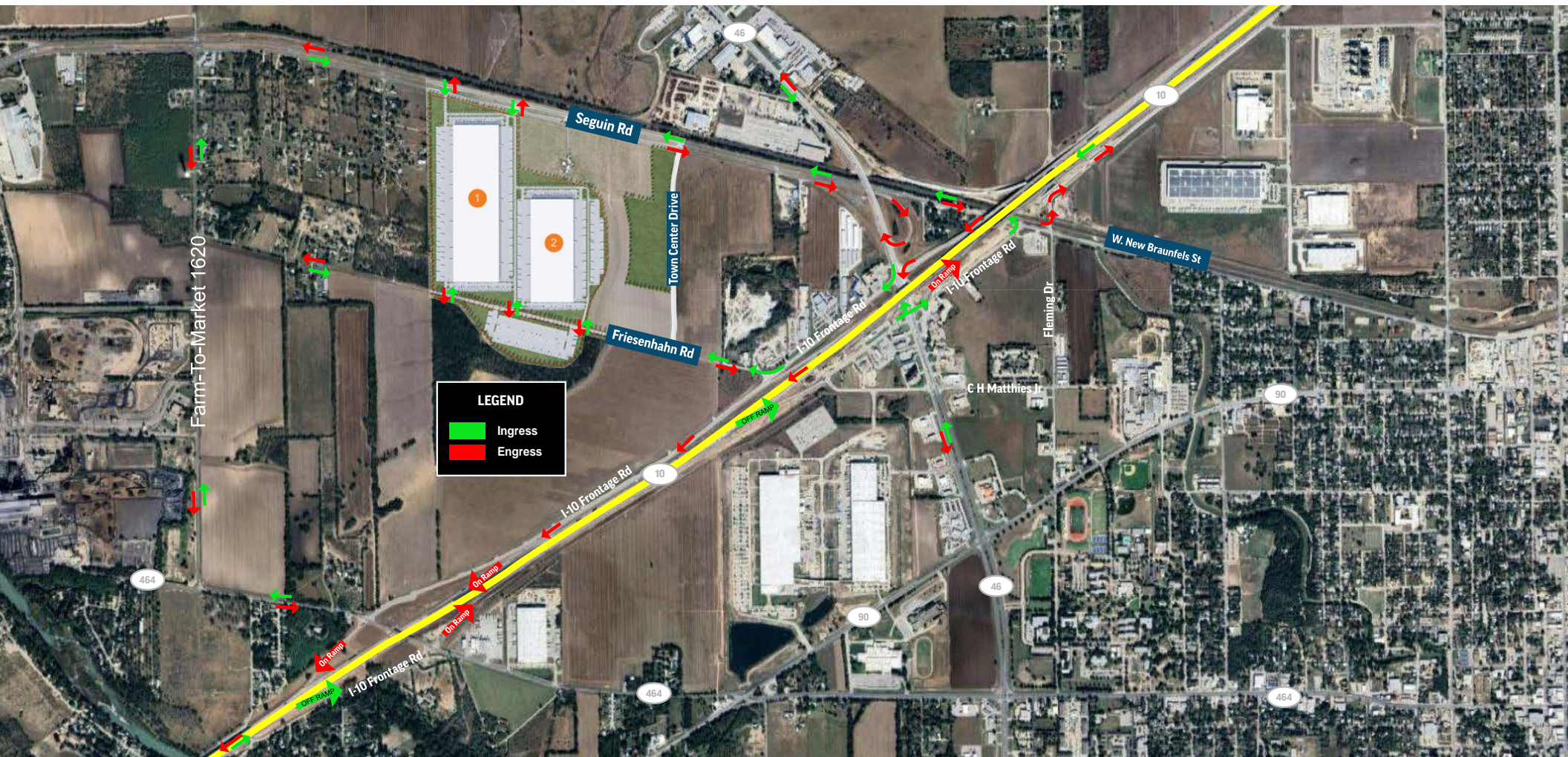
DESTINATION	DISTANCE	DRIVE TIME
Interstate 35	10.7 Miles	19 Minutes
San Antonio	33.5 Miles	37 Minutes
San Antonio Intermodel Terminal	47.8 Miles	49 Minutes
Austin	57.9 Miles	1 Hr 15 Minutes
Houston	165 Miles	2 Hrs 27 Minutes
Port of Houston	189 Miles	2 Hrs 47 Minutes
Laredo	191 Miles	2 Hrs 54 Minutes





## ACCESS MAP

NWC of I-10 & Highway 46, Seguin, TX 78155

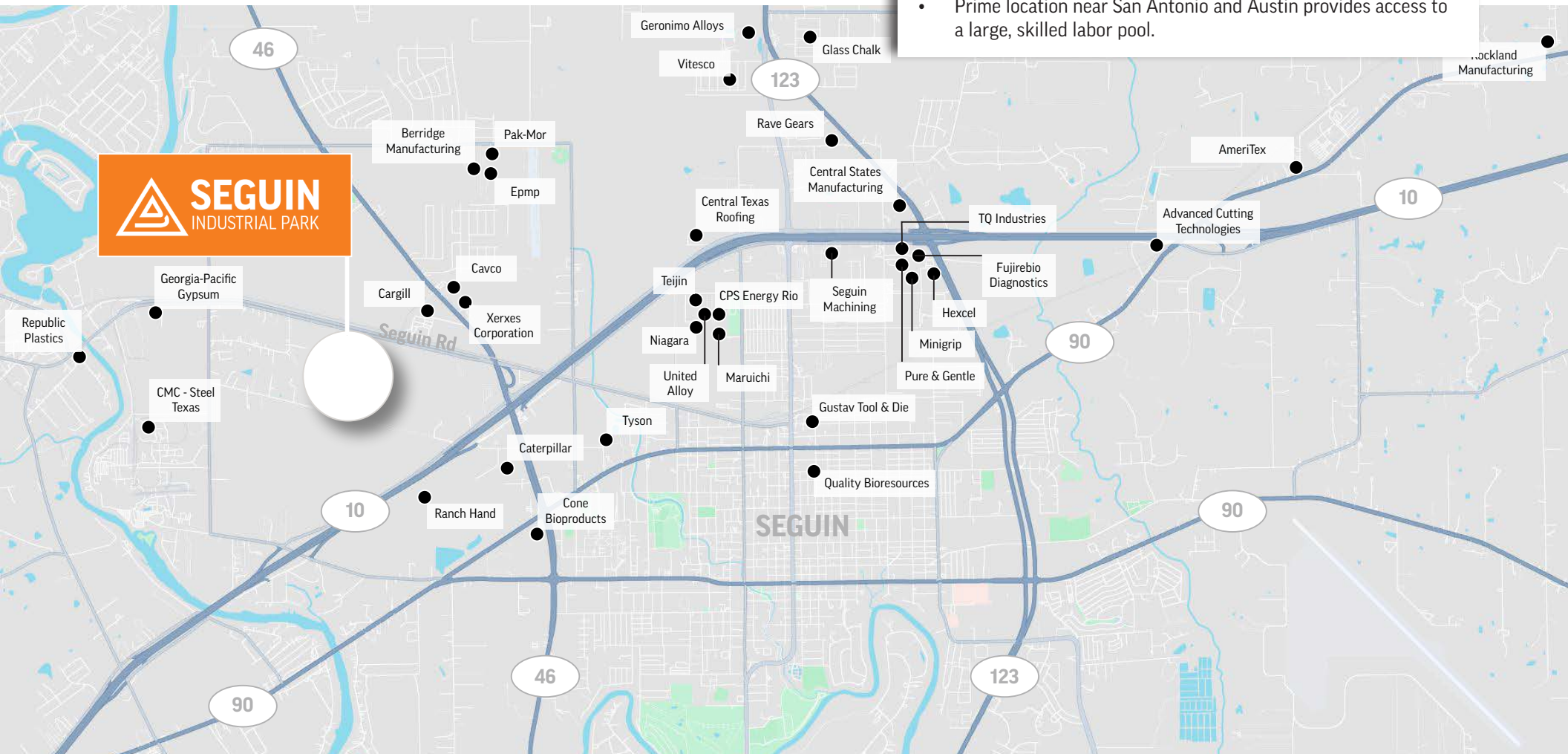




# MANUFACTURERS IN SEGUIN

Within 5-Mile Radius

- Manufacturing is a major economic driver in Seguin, supported by multiple Fortune 500 companies.
- Top employers include: Schaeffler (Vitesco Technologies), Caterpillar, CMC Steel, Tyson Foods, Alamo Group, and Interplast Group (Minigrip).
- Nearly 30% of the local workforce is in manufacturing, totaling 8,000+ jobs—far above the national average.
- Prime location near San Antonio and Austin provides access to a large, skilled labor pool.



# CONCEPT A

## 2,043,440 SF



### Building 1 | 322,560 SF

- Cross Dock Configuration
- 48' x 56' Column Spacing
- 36' Minimum Clear Height
- 60' Speed Bays
- 104 Dock Doors
- 212 Auto Parking Spaces
- 134 Trailer Parking Stalls

### Building 2 | 358,400 SF

- Cross Dock Configuration
- 56' x 56' Column Spacing
- 36' Minimum Clear Height
- 60' Speed Bays
- 104 Dock Doors
- 232 Auto Parking Spaces
- 148 Trailer Parking Stalls

### Building 3 | 194,480 SF

- Front Load Configuration
- 53'-4" x 52' Column Spacing
- 32' Minimum Clear Height
- 60' Speed Bays
- 55 Dock Doors
- 120 Auto Parking Spaces
- 73 Trailer Parking Stalls

### Building 4 | 194,400 SF

- Front Load Configuration
- 45' x 54' Column Spacing
- 32' Minimum Clear Height
- 60' Speed Bays
- 48 Dock Doors
- 122 Auto Parking Spaces
- 53 Trailer Parking Stalls

### Building 5 | 194,480 SF

- Front Load Configuration
- 53'-4" x 52' Column Spacing
- 32' Minimum Clear Height
- 60' Speed Bays
- 55 Dock Doors
- 120 Auto Parking Spaces
- 72 Trailer Parking Stalls

### Building 6 | 194,480 SF

- Front Load Configuration
- 53'-4" x 52' Column Spacing
- 32' Minimum Clear Height
- 60' Speed Bays
- 55 Dock Doors
- 121 Auto Parking Spaces
- 73 Trailer Parking Stalls

### Building 7 | 584,640 SF

- Cross Dock Configuration
- 56' x 57'-6" Column Spacing
- 40' Minimum Clear Height
- 60' Speed Bays
- 168 Dock Doors
- 312 Auto Parking Spaces
- 53 Trailer Parking Stalls

### Building 8 | 110,160 SF

- Front Load Configuration
- 54' x 45' column spacing
- 32" minimum clear height
- 60' speed bays
- 18 dock doors
- 117 auto parking spaces
- 27 trailer parking stalls

### Building 9 | 110,160 SF

- Front Load Configuration
- 54' x 45' column spacing
- 32" minimum clear height
- 60' speed bays
- 18 dock doors
- 120 auto parking spaces
- 27 trailer parking stalls



## CONCEPT B

2,131,360 SF



### Building 1 | 1,319,360 SF

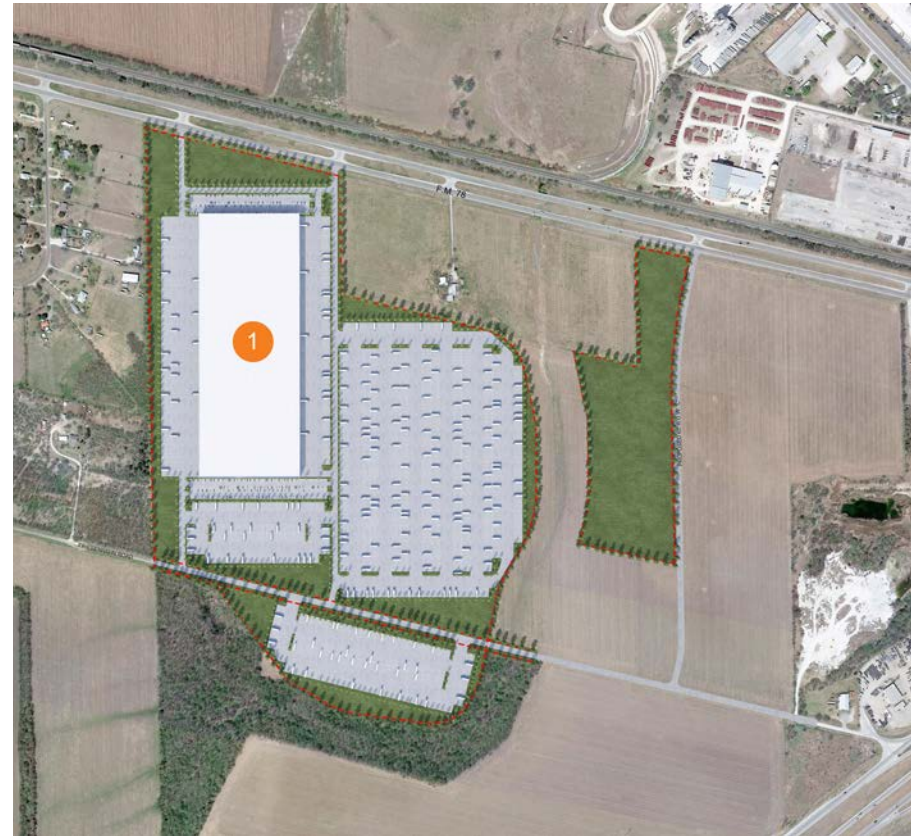
- Cross Dock Configuration
- 50' x 56' Column Spacing
- 40' Minimum Clear Height
- 60' Speed Bays
- 712 Auto Parking Spaces
- 525 Trailer Parking Stalls
- 254 Dock Doors

### Building 2 | 812,000 SF

- Cross Dock Configuration
- 51'-1" x 56' Column Spacing
- 40' Minimum Clear Height
- 60' Speed Bays
- 577 Auto Parking Spaces
- 227 Trailer Parking Stalls
- 166 Dock Doors

## CONCEPT C

1,006,880 SF



### Building 1 | 1,006,880 SF

- Cross Dock Configuration
- 50' x 56' Column Spacing
- 40' Minimum Clear Height
- 60' Speed Bays
- 712 Auto Parking Spaces
- 2,530 Trailer Parking Stalls
- 192 Dock Doors



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