

SEGUIN

EXCHANGE COMMERCE PARK

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

SEGUIN

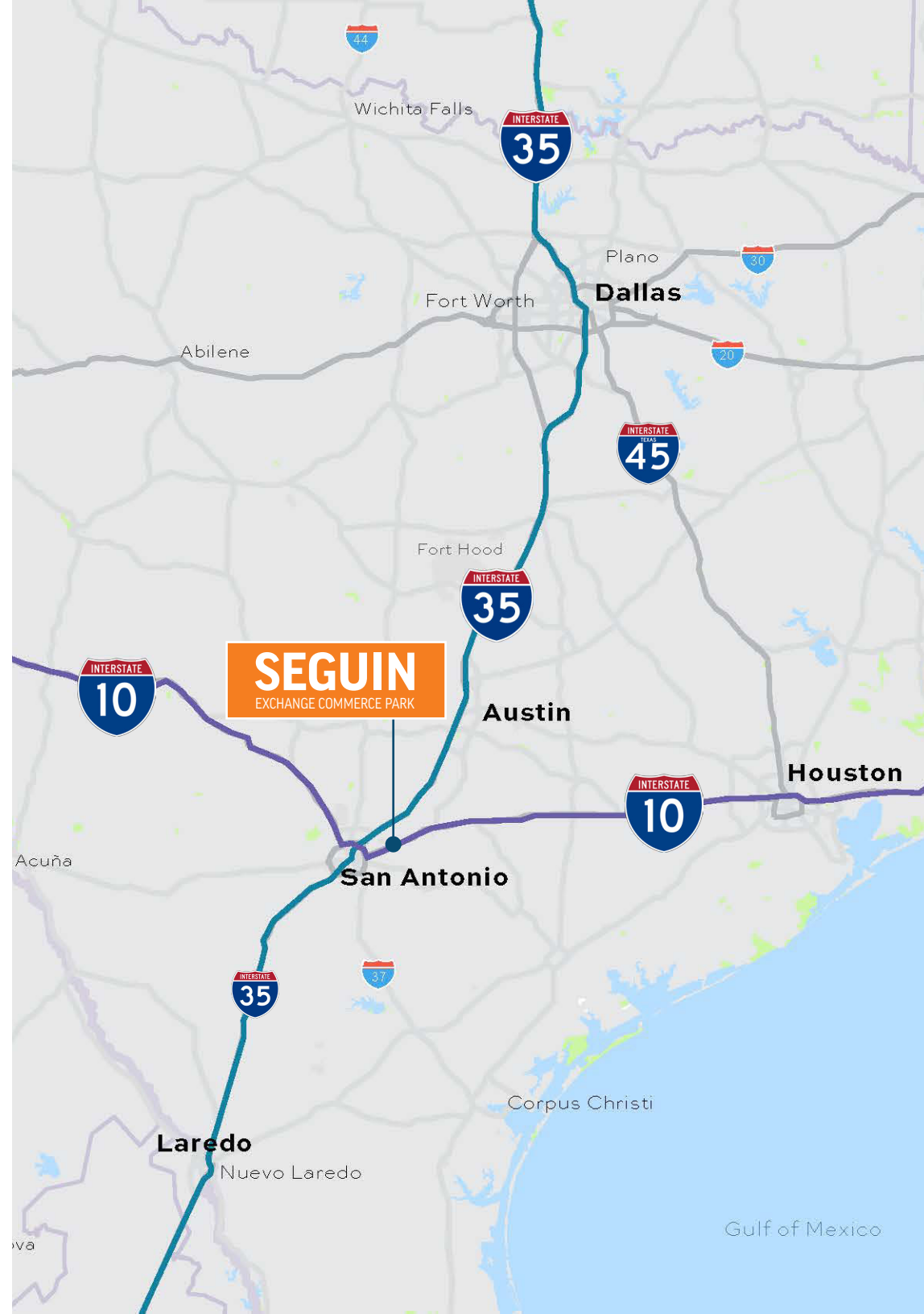
EXCHANGE COMMERCE PARK

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.

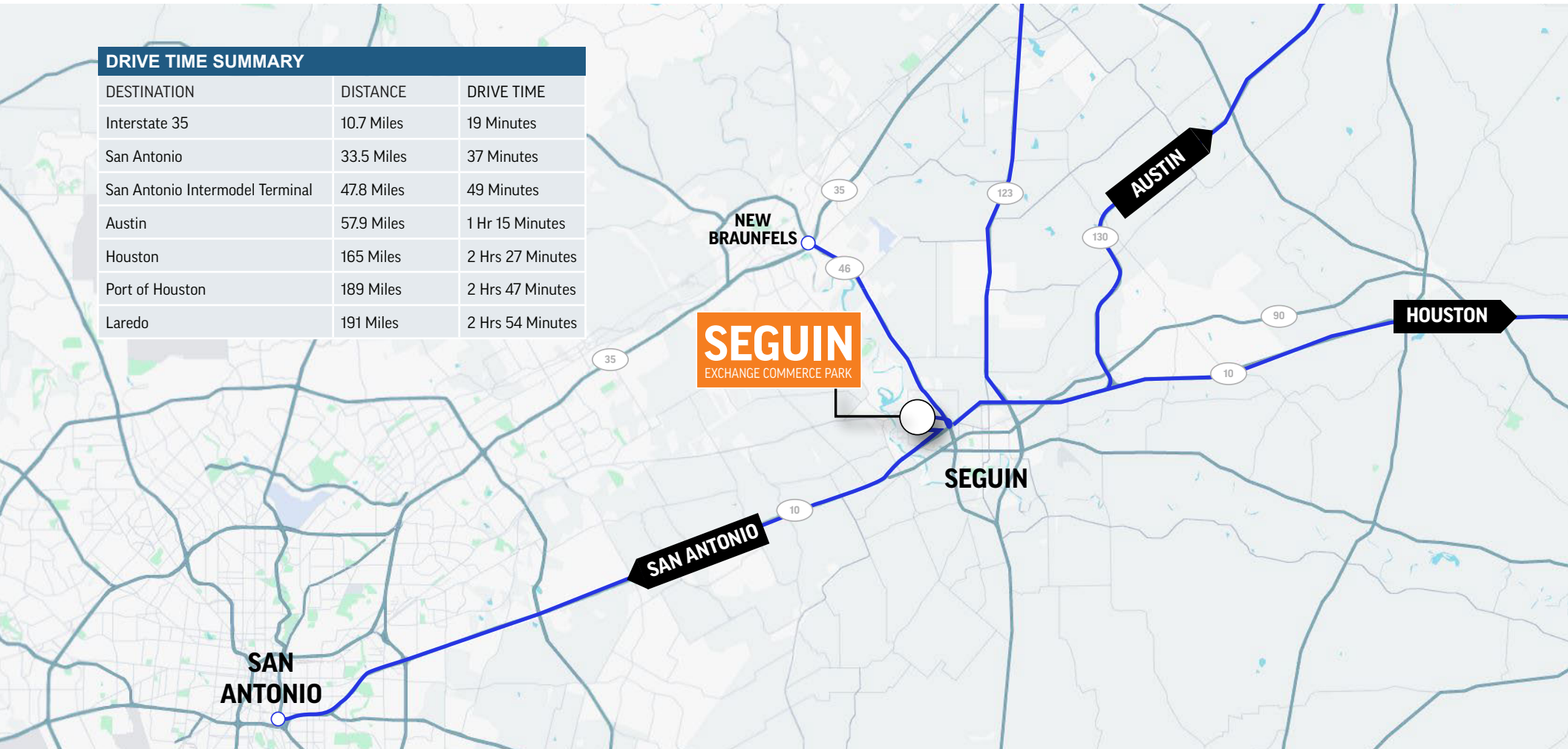


PROXIMITY MAP

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

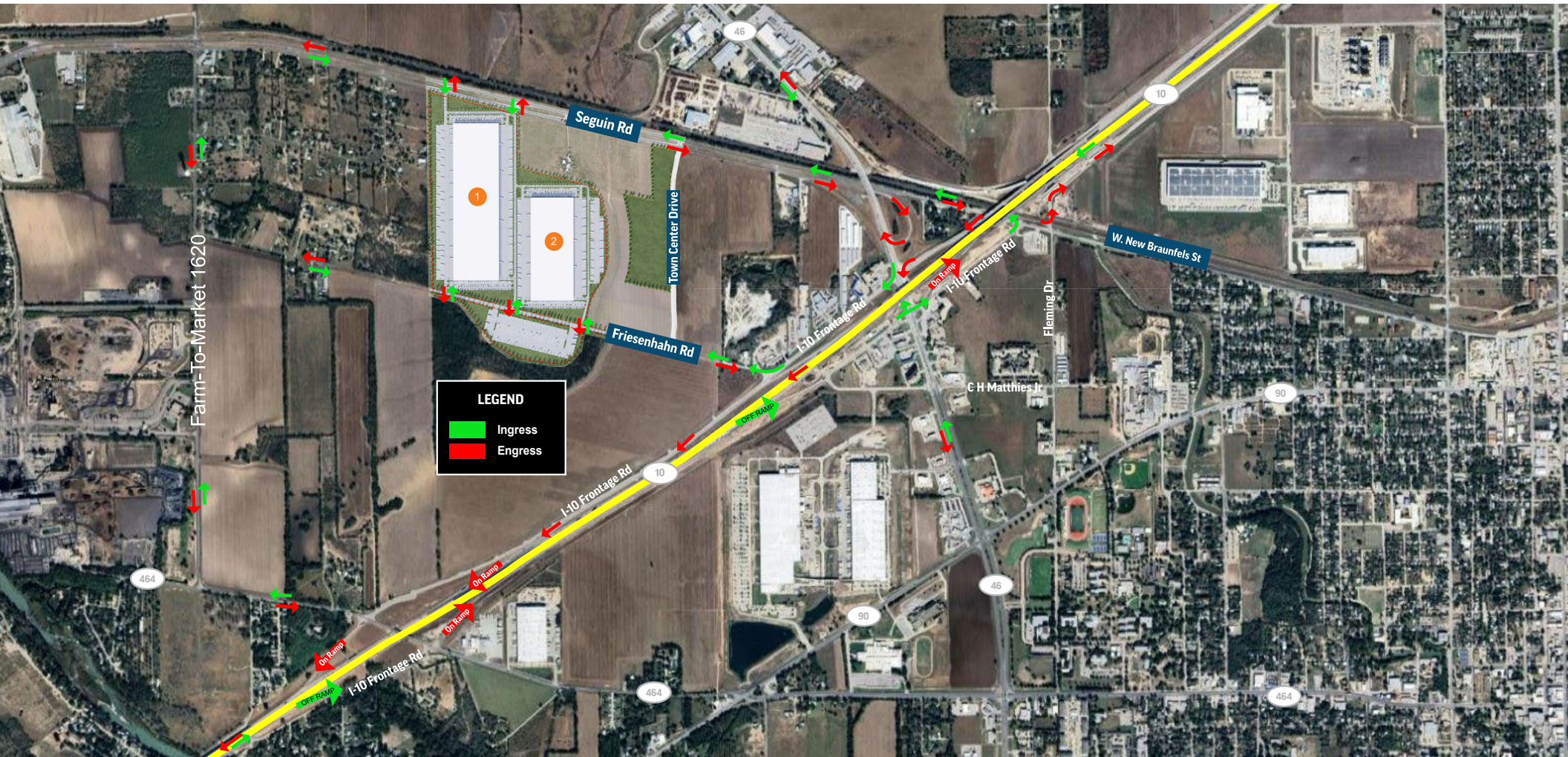
DRIVE TIME SUMMARY

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

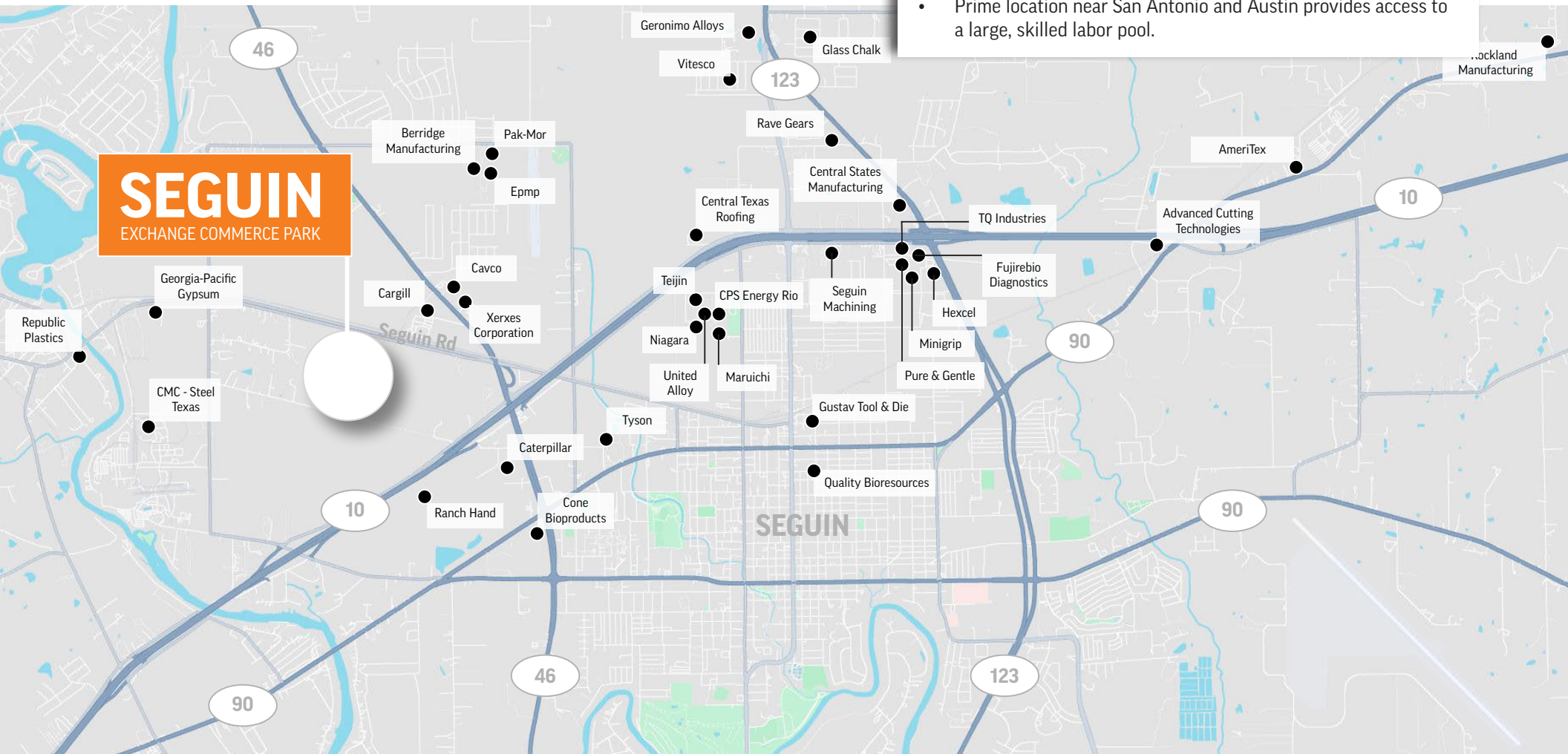
NWC of I-10 & Highway 46, Seguin, TX 78155



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

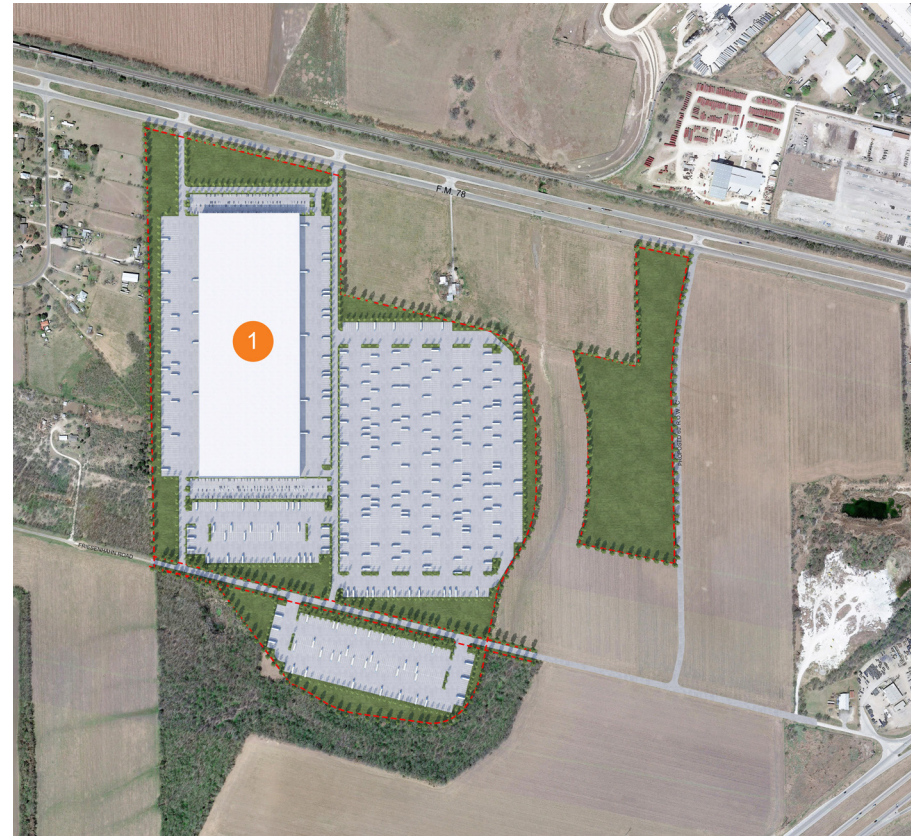
- Cross Dock Configuration
- 50' x 56' Column Spacing
- 40' Minimum Clear Height
- 60' Speed Bays
- 712 Auto Parking Spaces
- 525 Trailer Parking Stalls
- 254 Dock Doors

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

SEGUIN

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CONTACT INFORMATION:



TY BRAGG

tbragg@cavenderhill.com
(D) 210.507.2702
(C) 210.859.1579

LEE JORDAN

ljordan@cavenderhill.com
(D) 210.507.2710
(C) 830.613.8324

FORD DOUGLASS

fdouglass@cavenderhill.com
(D) 210.507.2699
(C) 210.557.7806