

EXCLUSIVE

Retail Space Leasing Opportunity

202 N. King St., Seguin, TX 78155



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial

Move-in Ready Suite

[Virtual Tour – Suite 208](#)



Suite 208



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This Brochure (the “Brochure”) has been prepared by Entrust Commercial Advisors Group for informational purposes only in connection with a potential lease transaction. The information contained herein is believed to be reliable; however, no representation or warranty, express or implied, is made as to its accuracy, completeness, or correctness. Prospective tenants and lessors are encouraged to conduct their own independent investigation and due diligence and to consult with their legal, financial, and real estate advisors prior to entering into any lease agreement or related transaction.

This Brochure does not constitute an offer to lease, sublease, or otherwise convey any interest in the property, nor does it constitute a solicitation of an offer to lease. Any lease transaction will be subject to the execution of a mutually acceptable written lease agreement and satisfaction of applicable legal requirements.

The information contained herein is confidential and is intended solely for the use of the recipient in evaluating a potential lease transaction. It may not be reproduced, distributed, or disclosed, in whole or in part, without the prior written consent of Entrust Commercial Advisors Group.

Prospective tenants and lessors shall rely solely on their own inspection, investigation, and evaluation of the property and the terms of any proposed lease. Entrust Commercial Advisors Group and its representatives expressly disclaim any and all liability for representations or warranties, whether express or implied, contained herein.



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PROJECT OVERVIEW

Entrust Commercial Advisors Group, in partnership with KW Commercial, is pleased to offer Suite 208 at 202 N. King Street in Seguin, Texas. The available suite consists of approximately 972 rentable square feet and is offered at a gross rental rate of \$1,360 per month.

Located within a multi-tenant retail property near N. King Street and E. Court Street, Suite 208 provides a practical setting for businesses seeking visibility, on-site parking, and convenient access to nearby retail, services, and major routes including I-10 and Highway 90.

The space is well-suited for a variety of retail, office, service, wellness, or professional users looking to establish or expand their presence in Seguin.

For more information or to schedule a tour, please contact us at your convenience.

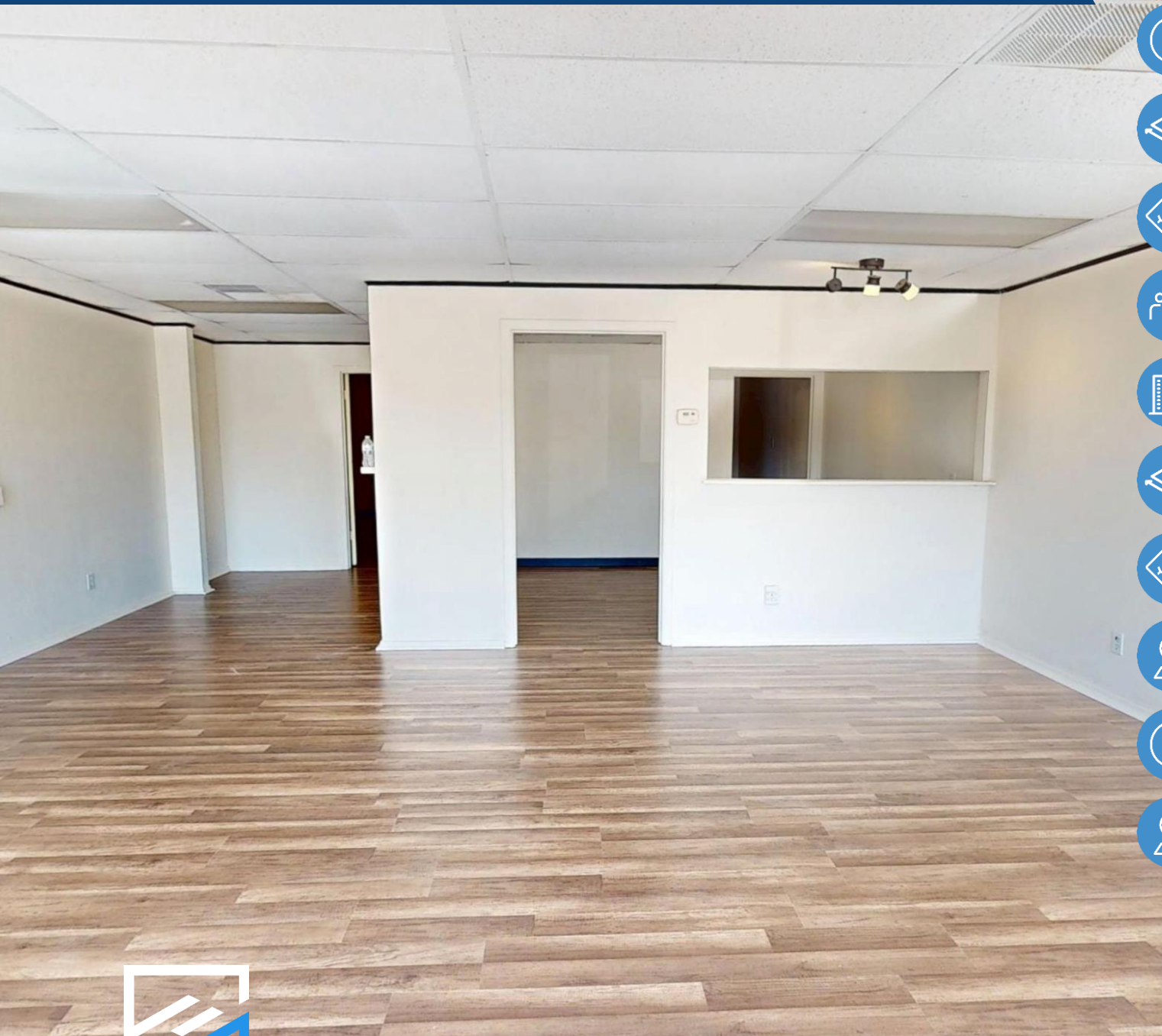
PROJECT HIGHLIGHTS

- Move-In Ready Suite
- Marquee Signage Opportunity
- Proximity to N. King St & E. Court St
- Ample Uses
- 41,000 Est. Population Within 5 Miles



LEASING SUMMARY

EXCLUSIVE LEASING OPPORTUNITY



	RENTABLE BUILDING AREA SF
	972 SF
	LEASE RATE / SF
	\$16.79
	LEASE STRUCTURE
	Gross
	TENANCY
	Multi-Tenant
	LAND AREA
	0.41 AC
	YEAR BUILT
	1982
	SUBMARKET
	Guadalupe County
	ZONING
	Commercial
	RENT
	\$1,360 / month gross
	GEO ID
	1G0600-0003-03400-0-00



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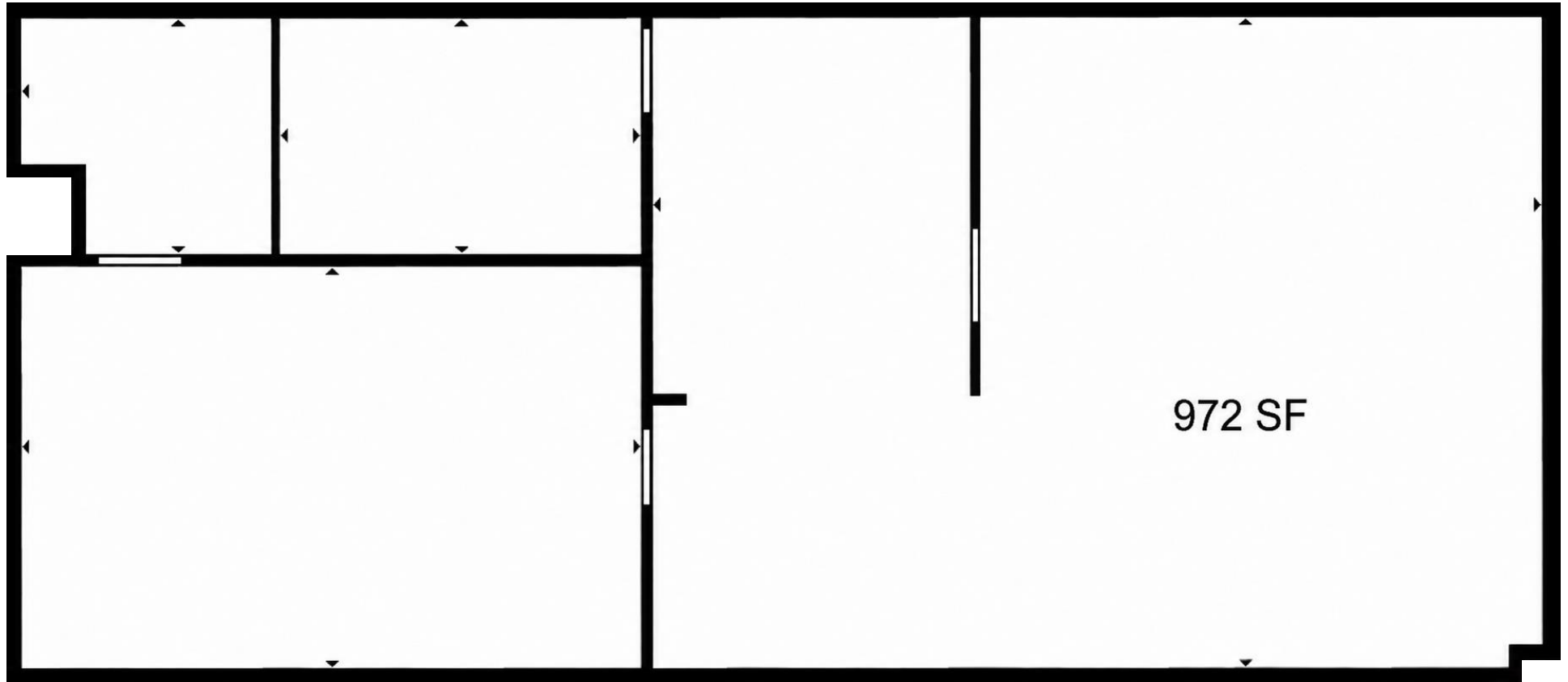
INTERIOR

EXCLUSIVE LEASING OPPORTUNITY



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FLOORPLAN | Suite 208



Population	1 Mile	3 Miles	5 Miles
Estimated Population (2024)	8,411	28,856	41,175
Projected Population (2029)	9,657	33,232	47,544
Households	1 Mile	3 Miles	5 Miles
Estimated Households (2024)	3,247	10,666	14,942
Projected Households (2029)	3,734	12,305	17,282
Household Income	1 Mile	3 Miles	5 Miles
Estimated Avg. Income (2024)	\$68,608	\$70,003	\$78,629
Daytime Employment	1 Mile	3 Miles	5 Miles
Total Businesses	937	1,694	1,888
Total Employees	6,735	17,086	20,296



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.

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<u>Gustavo Torres</u>	<u>681940</u>	<u>gus@entrust-ca.com</u>	<u>726.230.6105</u>
Sales Agent/ Associate's Name	License No.	E-Mail	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/ Associate's Name	Licensed No.	E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov