

- Major Employers**
- | | |
|----------------------------------|--------------------------------------|
| 1 Continental Automotive Systems | 11 Niagara Bottling |
| 2 Caterpillar, Inc. | 12 Tractor Supply Distribution |
| 3 CMC Steel Texas | 13 Rave Gears and Machinery |
| 4 Tyson Foods | 14 Cargill |
| 5 Republic Plastics | 15 The Koehler Company |
| 6 Hexcel | 16 Xerxes |
| 7 Heimerich & Payne (H&P) | 17 Guadalupe Regional Medical Center |
| 8 MiniGrip | 18 Georgia Pacific |
| 9 Alamo Group | 19 Acme Brick |
| 10 Cavco | 20 Ameritex |

- Lodging and Attractions**
- | | |
|----------------------------------|---|
| 1 ZDT's Amusement Park | 9 Magnolia Hotel |
| 2 King Ranger Theatre | 10 Pecan Museum |
| 3 Pin Twist Family Entertainment | 11 Nolte Island |
| 4 Son's Island at Lake Placid | 12 Texas Agricultural Education & Heritage Center |
| 5 The Dam Camp | 13 Geronimo Creek Retreat |
| 6 Seguin Outdoor Learning Center | 14 Saffold Dam/Seguin Tubes |
| 7 Sebastopol House | |

STATE HWY 123 & IH-10

Logos for: Days Inn, Comfort Suites, Hampton Inn, IHOP, chilis, and Starbucks.

STATE HWY 123 & COURT STREET

Logos for: burkes, PET SUPPLIES PLUS, CVS, HIBBETT SPORTS, TWIN LIQUORS, MELROSE, PIZZA HUT, CATO, Walmart, Payless, WEB, rue21, TRACTOR SUPPLY CO, BEALLS, Office DEPOT, MATTRESS FIRM, and SUBWAY.

DOWNTOWN HISTORIC DISTRICT

Labels include: WALNUT SPRINGS PARK, PUBLIC LIBRARY, E COURT ST, GUADALUPE COUNTY COURTHOUSE, CITY MALL, PARK PLAZA HOTEL, and CENTRAL PARK.

LEGEND

- SEDC Property
- Education
- Active Residential Developments
- Proposed Developments
- Parks
- Historic Downtown

IH-10 & STATE HWY 46

Logos for: 6, SUBWAY, McDonald's, and Walmart.



ECONOMIC
DEVELOPMENT
CORPORATION

AROUND HERE, WE
MAKE THE THINGS
THAT MAKE AMERICA
GO, GROW, BUILD AND
TAKE ON THE WORLD

205 N RIVER STREET
SEGUIN, TX 78155
(830) 401-2476

TWITTER.COM/SEGUINEDC
FACEBOOK.COM/SEGUINEDC

SEGUINEDC.COM

ECONOMICDEVELOPMENT@SEGUINTEXAS.GOV

SEDC AERIAL MAP

WELCOME TO SEGUIN, TEXAS

Located along Interstate 10, and nestled along the banks of the Guadalupe River, Seguin, Texas is strategically positioned for business and growth. Seguin is located 35 minutes east of San Antonio, 55 minutes south of Austin and offers immediate access not only to Interstate 10, but to State Highway 130, the safe, fast and reliable alternative to congested Interstate 35 in Central Texas.

Seguin is a community rich in history and culture. Founded in 1838, just 16 months after the Texas Revolution, Seguin is one of the oldest cities in the State of Texas. A group of Texas Rangers laid out a settlement among beautiful live oaks beside Walnut Springs on the Guadalupe River. These Rangers later named the town Seguin, after Colonel Juan N. Seguin, an important political and military figure of the Texas Revolution who helped establish the independence of Texas.

The City of Seguin has grown substantially since 1838, and today Seguin's economy is an vital component to the San Antonio metropolitan area. Seguin's diverse economy is made up of primary industries such as advanced manufacturing, distribution and warehousing, healthcare, agriculture, and education. Numerous businesses and Fortune 500 companies have major operations located within the City of Seguin including Continental Automotive Group, Commercial Metals Corporation (CMC), Tyson Foods, Inc., Caterpillar, Inc., Interplast Group-Minigrip, Tractor Supply Company, Alamo Group, Georgia Pacific and Hexcel.

Manufacturing is the backbone of the City's economy. Nearly 30% of Seguin's workforce is employed within the manufacturing sector. In fact, the City of Seguin has more manufacturing jobs per capita than any other city in the State of Texas. Seguin's continued economic prosperity is attributed to our skilled workforce, expansive labor shed, existing industries, rich heritage and pro-business style of government.

It's not all about manufacturing in Seguin, we are also home to growing education and healthcare sectors as well. In 2018, US News & World Report ranked Seguin's Texas Lutheran University the #1 in Best Value School, the #2 in Best College for Veterans, and #2 in Regional Colleges West. The Guadalupe Regional Medical Center was the proud recipient of the Healthgrades 2017 Patient Safety Excellence Award™, a designation that recognizes superior performance in hospitals that have prevented the occurrence of serious, potentially avoidable complications for patients during hospital stays. The distinction has placed GRMC in the top 5% of all short-term acute care hospitals in the nation for Patient Safety. Local schools also earn top accolades from the Texas Education Agency and work with area economic and workforce development professionals to set students up for success through the Seguin Talent Pipeline Project.

Looking forward, Seguin strives to remain a diverse, business friendly and pro-growth community. With a current population of nearly 31,000, the City is expected to have nearly 50,000 residents by 2040. The rapid growth has resulted in new and expanding retail opportunities for our residents. In 2016, HEB opened a new 100,000 square foot grocery store in the commercial heart of the City. In addition, several thousand square feet of new retail space has been built throughout the City in order to meet growing demand. Seguin is poised to continue to see abundant growth in the housing and retail markets, and welcomes manufacturers, retailers and commercial and residential developers who are looking to open, relocate, and/or expand in Seguin. The City of Seguin is open for business, we invite you to come grow with us!



DISTANCE TO MAJOR CITIES		
	Miles	Drive Time
San Antonio	37 Miles	40 Min.
Austin	49 Miles	1 Hr.
Houston	160 Miles	2Hr. 30 Min.
Corpus Christi	145 Miles	2Hr. 15 Min.
Dallas	250 Miles	3Hr. 40 Min.

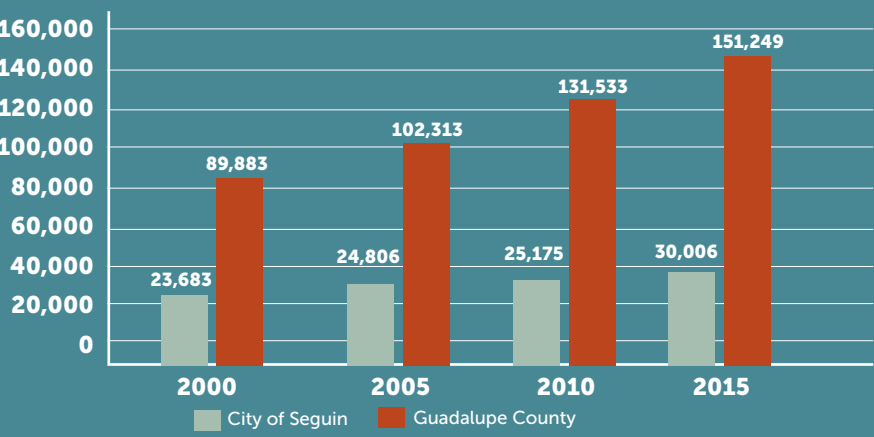
DISTANCE TO INTERNATIONAL AIRPORTS		
	Miles	Drive Time
San Antonio (SAT)	40 Miles	45 Min.
Austin-Bergstrom (AUS)	57 Miles	51 Min.

DISTANCE TO DEEP SEA PORTS		
	Miles	Drive Time
Port of Houston	170 Miles	2 Hr. 34 Min
Port of Corpus Christi	142 Miles	2 Hr. 23 Min



DATA & DEMOGRAPHICS

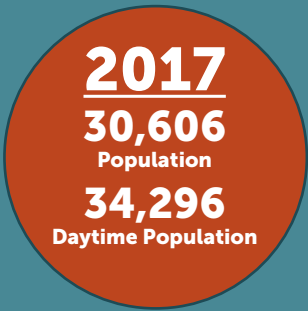
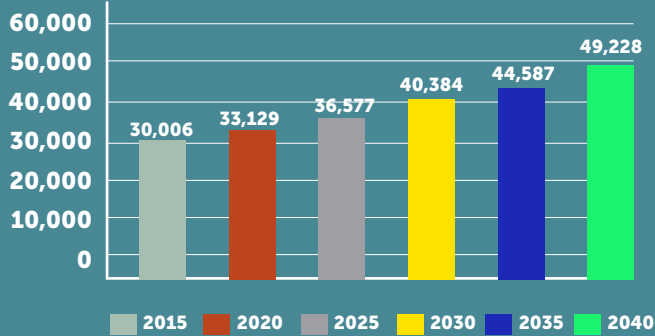
City of Seguin & Guadalupe County Population



OVERALL COST OF LIVING INDEX	
Location	Cost of Living Index*
Seguin, TX	92
San Antonio, TX	93
Cibolo, TX	95
Schertz, TX	97
New Braunfels, TX	100
Austin, TX	117

*Source: Sperling's Best Places. Cost of living indices are based on a US average of 100

City of Seguin Estimated Population Growth



B U S I N E S S I N S E G U I N

UTILITY PROVIDERS



WATER

City of Seguin & Springs Hill WSC



WASTE WATER

City of Seguin



ELECTRIC

City of Seguin & GVEC



GAS

CenterPoint Energy

PROPERTY TAX RATES

Jurisdiction	Rate
City of Seguin	\$0.5412
Guadalupe County	\$0.3269
Lateral Road	\$0.0530
Seguin ISD	\$1.4200
Navarro ISD	\$1.3500
TOTAL (Within Seguin ISD)	\$2.3411
TOTAL (Within Navarro ISD)	\$2.2711

Rate per \$100 Valuation

PRINCIPAL EMPLOYERS

Company	Industry	# of Employees
Caterpillar	Manufacturing	±1700
Continental Automotive	Manufacturing	±1600
Seguin ISD	Education	±1130
CMC Steel	Manufacturing	±835
Tyson Foods	Manufacturing	±745
GRMC	Healthcare	±700
HEB	Retail	±340
Walmart	Retail	±300
Texas Lutheran University	Education	±260
Hexcel	Manufacturing	±250

Source: City of Seguin via Local Businesses

FORTUNE® RANKED COMPANIES



Rank #74



Rank #213



Rank #213



Commercial Metals

Rank #535

CURRENT SALES TAX RATES

0.50%

Guadalupe County

1.50%

City of Seguin

6.25%

State of Texas

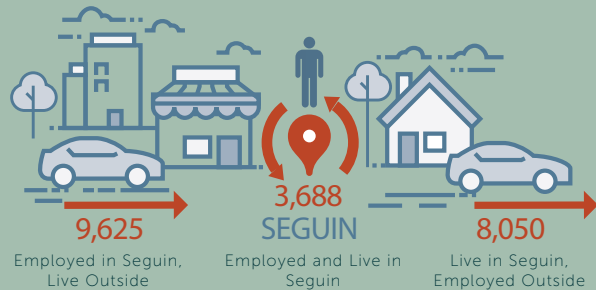
8.25%

Total

WORKFORCE & LABOR SHED

WORKFORCE TRAINING & EDUCATION

LABOR SHED OVERVIEW



CIVILIAN POPULATION 16+ YEARS IN LABOR FORCE

Drive Time	Employed	Unemployed	Total
30 Minutes	187,450	9,373	196,823
45 Minutes	717,597	41,621	759,218
60 Minutes	1,420,368	73,859	1,494,227

Source: ESRI

COUNTIES WHERE SEGUIN WORKERS COMMUTE FROM

Guadalupe	53.50%
Bexar	10.30%
Comal	8.80%
Hays	3.50%
Travis	2.40%

Source: US Census

DISTANCE SEGUIN WORKERS COMMUTE

Less than 10 Miles	44.10%
10-24 miles	23.90%
25-50 miles	15.40%
>50 miles	16.60%

Source: US Census

POPULATION 18+ YEARS

Drive Time	Total
30 Minutes	159,426
45 Minutes	1,217,899
60 Minutes	2,283,741

Source: ESRI

INDUSTRY BREAKDOWN BY EMPLOYMENT

Industry	City of Seguin	Guadalupe County
Agricultural	2.1%	2.3%
Construction	6.3%	6.3%
Manufacturing	22.5%	11.6%
Wholesale Trade	4.3%	3.1%
Retail Trade	15.3%	13.2%
Transportation/Warehousing	3.3%	5.0%
Information	0.8%	1.5%
Finance	3.0%	5.7%
Professional	5.10%	8.3%
Education	20.2%	20.6%
Arts & Entertainment	7.1%	8.4%
Public Administration	4.1%	8.6%
Other Services	6.0%	5.3%

Source: US Census Bureau-On the Map, US Census Bureau- American Community Survey 2016



WAGE INFORMATION (2016):

Guadalupe County

Average Annual Pay: **\$52,663**

San Antonio-New Braunfels MSA

Average Annual Pay: **\$45,032**



Alamo Academies: The Alamo Academies is a national award winning, innovative, STEM-based instructional model operated by the Alamo Area Academies Inc., a non-profit organization, in partnership with the Alamo Colleges, area high schools, area industry and the cities of San Antonio, New Braunfels and Seguin. The Alamo Academies provides Seguin area youth with tuition-free career pathways into critical demand technical STEM occupations. The program utilizes contextualized industry-driven curricula resulting in 94% of graduates entering higher education or high-wage careers in Aerospace, Manufacturing, Information Technology, and Healthcare. Seguin area high school students are able to participate in the Advanced Technology and Manufacturing Academy, as well as the Information Technology and Security Academy.



Talent Pipeline Project: The Talent Pipeline Project is a collaborative initiative to develop and keep talent here in Seguin. Designed to build strong lines of communication between local schools and employers, the program exposes students to possible careers and prepares them for life after high school. The program is active in the Seguin ISD as well as Navarro ISD. Businesses meet with local schools and discuss the skills they are looking for, the schools then alter their course to fit the needs of the business. The project also includes bus tours to various local businesses to show kids what is available right in their backyard.

Central Texas Technology Center (CTTC): The Alamo Colleges, in partnership with the New Braunfels Economic Development Corporation and the Seguin Economic Development Corporation have worked to bring Alamo Colleges services to New Braunfels, Seguin, and the surrounding area. The Central Texas Technology Center offers students and businesses short-term workforce training programs that connect residents to emerging jobs in demand occupations such as Certified Nurse's Aide, welding technology, OSHA training, and much more. The courses consist of 80 total hours of training for each of the individual courses. Alamo Colleges and the CTTC partner with businesses to customize training programs for your incumbent workers or newly hired employees.

NEARBY COLLEGES

	Miles	Drive Time
Texas Lutheran University	In Seguin	In Seguin
CTTC	12 Miles	19 Min.
Texas State University	24 Miles	39 Min.
University of Texas - San Antonio	49 Miles	53 Min.
University of Texas - Austin	53 Miles	1 Hr. 2 Min.

RESIDENTIAL DEVELOPMENTS

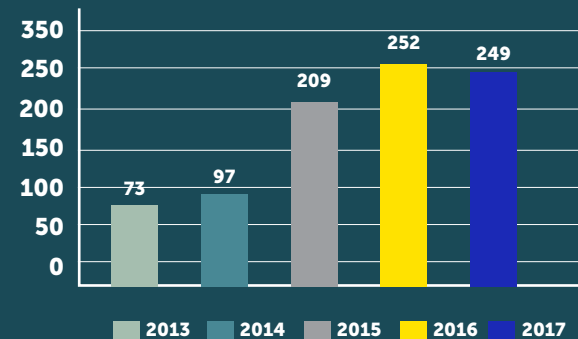
ROOF TOPS IN SEGUIN

Subdivision	Lots/Units	Status	Location
Mill Creek Crossing	465	Built Out	SH 46 & Rudeloff Rd.
The Village at Mill Creek	435	Under Construction	SH 46 & Rudeloff Rd.
Hiddenbrooke	491	Construction Starts Q2-18	SH 46 & Rudeloff Rd.
Meadows at Nolte Farms	378	Nearing Build Out	SH 123 Bypass & Nolte Farms Dr.
The Summit	192	Under Construction	SH 46 & Huber Rd.
Arroyo Ranch	1,103	Under Construction	SH 46 & FM 725
Navarro Oaks	330	Construction Starts Q2-18	SH 123 Bypass & Martindale Road
Walnut Grove Apartments	116	Recently Completed	SH 123 Bypass & E. Walnut
Oak Hollow Apartments	256	Recently Completed	SH 123 Bypass & Barnes Dr.



**241%
INCREASE**
2013-2017
SINGLE FAMILY
BUILDING PERMITS
ISSUED

City of Seguin Residential Building Permits Issued



LIVING IN SEGUIN

Downtown is the heart and soul of our community. It's where it all began; it's real and not fabricated. Consisting of 27 square blocks, you can find buildings that date back to the early 1900's and some that date as far back as the days of the Republic of Texas. Today, Downtown Seguin is home to a variety of local businesses including delicious eateries, the state's oldest licensed bar, trendy boutiques, modern and eclectic coffee shops, museums, bed and breakfasts, a brewery and much more. Seguin residents and visitors celebrate big at annual downtown events such as the Summer Concert Series, Freedom Fiesta, Pecan Fest Heritage Days and Holiday Stroll to name a few.

The Seguin Main Street Program helps to ensure the economic development and revitalization of Downtown Seguin through historic preservation. The Seguin Main Street Program is accredited with Main Street America and have put Seguin on the map as the Official Best Historic Small Town in Texas. An estimated \$45 million dollars in public and private funds have been reinvested in Downtown Seguin since 2007. Downtown Seguin is designated as a National Register Historic Commercial District, allowing for state and federal tax credits. To encourage reinvestment in downtown Seguin, several local incentive programs are available such as the FIX-IT Façade Grant, the Low Interest Loan Program and the Tax Abatement Program for the Downtown Historic District.

From the unique architecture and historical sites to antique shopping and eateries, there is something for everyone in Downtown Seguin. Our merchants care about what they're selling and the folks they're selling to. Come shop Seguin and eat our food, experience our history, and join our celebrations. Stay awhile, hear our stories – and create a few of your own.



Activities, Attractions and the Arts: There is plenty to see and do in Seguin. Recreational activities along the Guadalupe River are plentiful and include fishing, tubing, paddle boarding and kayaking. Other nearby outdoor attractions include treehouse cabin and lakeside cabana rentals at Son's Island and Geronimo Creek Retreat. Located just north of Downtown Seguin is ZDT Amusement Park, which features numerous thrill rides and water attractions. ZDT is also home to the Switchback Rollercoaster, the world's first and only modern wooden shuttle coaster, that goes forward and backwards. The arts community in Seguin is vibrant and growing. The Seguin Art League conducts workshops for aspiring artists, while the "You're so Crafty" Art Workshop hosts pottery and canvas painting parties. The Teatro de Artes de Juan Seguin promotes cultural art, and there is always history to be discovered at the Texas Theatre and Sebastopol House Historic Site. Once a year, Seguin comes together for the Pecan Fest Heritage Days for pecan baking competitions, hayrides, western reenactments, petting zoo and much more. If you're looking for live music, you can check out a performance by the Mid-Texas Symphony, the area's only professional orchestra.

LIVING IN SEGUIN



Quality Public Schools: Two public school districts serve the City of Seguin, Navarro and Seguin Independent School Districts. Schools within these two districts earn top accolades from the Texas Education Agency, and students have successfully put Seguin on the map in regional, state and global competitions for the arts, music and destination imagination. In addition, school leadership, economic development officials and primary industry representatives have collaborated to form the Seguin Talent Pipeline Project to help prepare students for the careers of the future.

Texas Lutheran University: Founded in 1891, Texas Lutheran University (TLU) resides on 184 acres off State Highway 46 and US Highway 90 in Seguin. A diverse student body of approximately 1,400 with classes averaging fewer than 20 students provides a sense of community and an environment where individuality and personal growth are as integral to success as rigorous academics. In 2018, US News & World Report ranked Texas Lutheran University as the Number 1 "Best Value" University, the Number 2 "Best College for Veterans", and the Number 2 "Best College" within the United States – Western Region. The TLU Bulldogs are a member of NCAA Division III in the Southern Collegiate Athletic Conference and are also members of the American Southwest Conference for football.

Nationally Recognized Healthcare: Exceptional healthcare is accessible at the Guadalupe Regional Medical Center (GRMC) where they provide state-of-the-art technology and the most individualized care possible. GRMC has been the community's preferred choice for healthcare for more than 50 years. As the only city-county hospital in Texas, GRMC is a non-profit community hospital which does not depend on tax support. GRMC is nationally recognized by HealthGrades as a Five-Star recipient in total knee replacement for five years in a row, hip fracture treatment for eleven years in a row and appendectomy for three years in a row.

Beautiful Parks: The City of Seguin is home to 17 parks totaling over 370 acres. The City's largest park is Max Starcke Park, a 227-acre park located along the scenic Guadalupe River and was designed by the landscape architect of San Antonio's River Walk, H.H. Hugman. The park property was a pecan orchard prior to the park's dedication in 1938. The park offers an 18-hole golf course, wave pool, natural fishing area, paddling trail, walking trail, dog park, tennis, basketball and volleyball courts. For children, there is a Kids Kingdom Playscape, and a Little League baseball-softball complex. Pavilion and picnic areas are available throughout the park. Located on the north side of the City, along the Walnut Springs Hike and Bike Trail, is Seguin's newest park, Park West. Park West was part of a bond package that was voter approved in 2013. The park spans 48 acres and features a splashpad, skatepark, an ADA accessible playscape, off-road bicycle trail, three multi-use fields, a basketball court, and pavilions.

