



## NEWS RELEASE

**For Immediate Release**  
**December 15, 2014**

**Contact: Terry Treviño**  
**Phone: (830) 401-2476**  
**Email: [ttrevino@sequintexas.gov](mailto:ttrevino@sequintexas.gov)**

**Contact: Danny Welch**  
**Phone: (210) 602-7859**  
**Email: [dfrankwel@cs.com](mailto:dfrankwel@cs.com)**

### **1,500+ Rooftops Planned for Seguin, Texas** *Update on 299 Acre Greenspoint Development*

Seguin, Texas serves as the county seat for the second fastest growing county in the nation, Guadalupe County. According to the US Census, Guadalupe County has seen a 47.75% increase in population from 2000-2010. Guadalupe County has a 154% projected population growth increase from 2010-2040 according to the San Antonio-Bexar County Metropolitan Planning Organization. Seguin also serves as the retail hub for 3 major counties-Guadalupe, Gonzales and Wilson. Seguin is seeing business expansion city-wide, with many nationally known retailers entering, returning and expanding in the market. With Seguin's abundant growth, Seguin's housing is booming-with over 1,500+ new single family rooftops planned. This includes: 800+ homes for Mill Creek Crossing by Perry Homes, 382 homes for The Meadows at Nolte Farms by D.R. Horton and 400+ homes for the Greenspoint Development.

One of Seguin's new major housing developments is Greenspoint. Located along SH46 at Rudeloff Rd., Greenspoint is a 299 acre master planned community on the City's west side near the NewQuest Properties' Seguin Commerce Center being developed along IH10. Greenspoint will include more than 400 homes in Seguin ISD.

"We saw it as a great opportunity to invest in Seguin's growth," Al Kay, Greenspoint Development investor, said. "We've got a lot of room to expand and a lot of interest in what we are doing."

After closing on the property in September, Greenspoint entered into a Public-Private

Partnership with the City of Seguin to install a sewer line. Sewer line construction will be the first visible sign that development has begun.

"We'll put the sewer project out for bid and a contractor will build it for us," Harry B. Jewett, development manager/partner for Greenspoint said. "Once we have the sewer line in place, it opens up the rest of our property for development. The other utility systems are already in place. We're in a good spot and we are ready to go."

"The scale of the Greenspoint Development will allow us an opportunity to craft this property into a very desirable Seguin community," Jewett continued. "With the amount of acreage we control, we can develop a variety of residential communities including single and multi-family neighborhoods, garden homes and senior living facilities". These will have easy access to the commercial businesses planned for the SH46 frontage.

The development is going to incorporate low impact drainage design. "We are trying to incorporate systems in our subdivision design so we don't end up with a lot of drainage infrastructure," Jewett said. "We're going to do that more naturally in a manner that is green and sustainable".

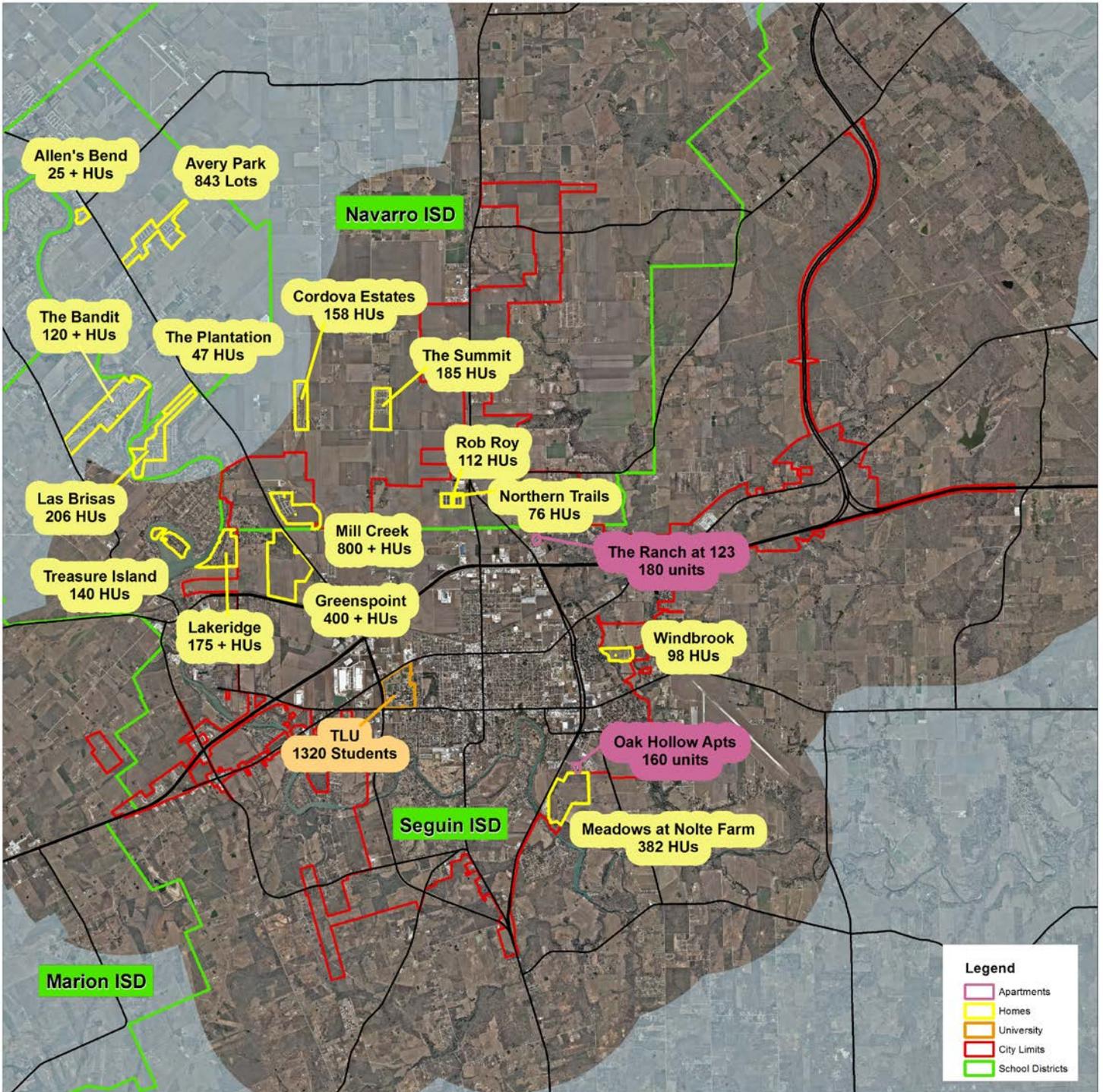
Greenspoint also worked with the City on Seguin's major thoroughfare plan. An important part of the development agreement is the design of the outer loop parkway.

"The developers of Greenspoint are committed to the implementation of the vehicular circulation pattern that incorporates elements of the major thoroughfare plan for the city," Jewett said. "This means that the residential and commercial facilities in our development will benefit from the maximum utilization of SH 46 with a planned 200 foot-right-of-way parkway. These two major facilities will create the framework for the pattern of collector streets, neighborhood streets, walkways, bike lanes, parks and open spaces that will be essential characteristics of the final Greenspoint development project."

The Greenspoint development has a contract with Corner Store. The Seguin Planning and Zoning Commission recently approved the Corner Store's preliminary subdivision plat for the site at the southwest corner of SH46 and Rudeloff Rd.

"The Corner Store is the leading USA based company that is committed to bringing a very high level of convenience service to the traveling public," Jewett said. "We believe that the facility that they will construct as part of our project will be a model of the most up to date facilities for a convenience store experience."

"We felt that Seguin was a new frontier for all the growth that's going on," Danny Welch, Greenspoint Development, marketing, said. "We are excited about Seguin and the new companies coming in here and the chance to bring in some rooftops. We're looking forward to working with Seguin."



Prepared by Seguin Economic Development Corporation (830) 401-2476 · [seguedc@seguintexas.gov](mailto:seguedc@seguintexas.gov) · P.O. Box 591 · Seguin, TX 78156

December 2014

###