

SEGUIN
TEXAS

**ECONOMIC
DEVELOPMENT
CORPORATION**

Seguin, Texas

Economic Development Update



Seguin Economic Development Update

About the
SEDC



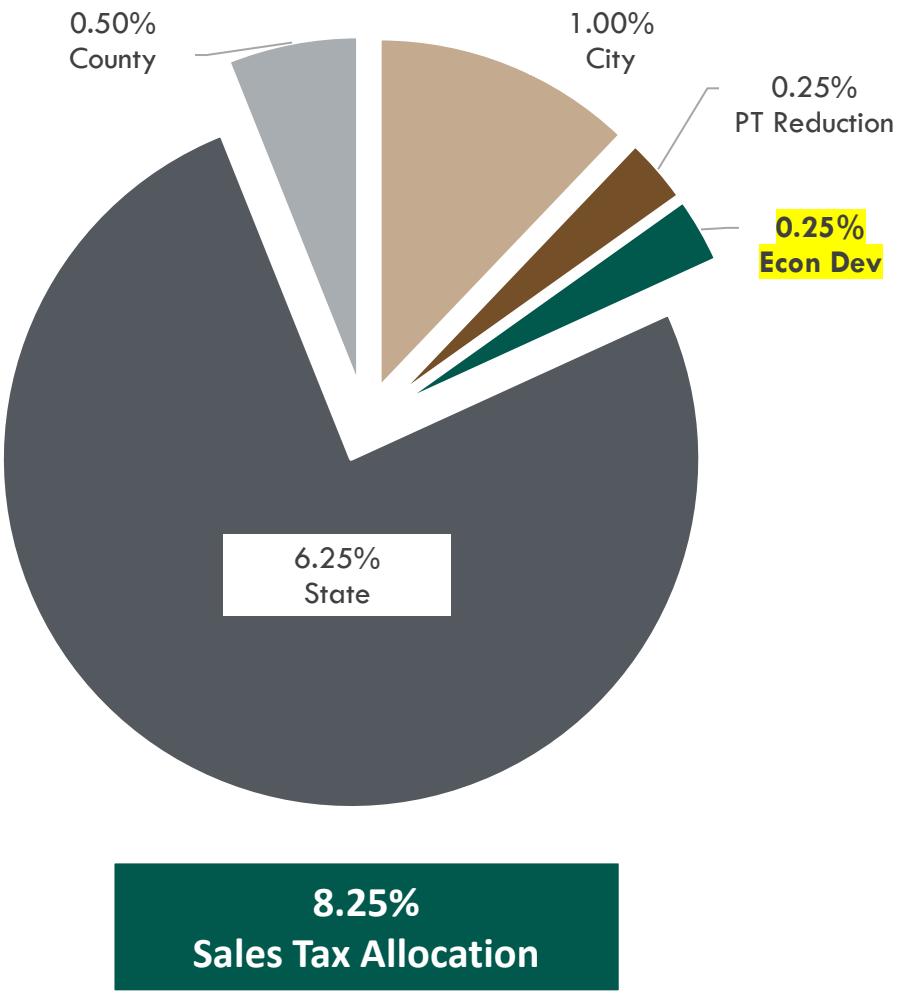
About the SEDC

About:

Established in 1994, the Seguin Economic Development Corporation (SEDC) is a Type A Economic Development Corporation governed by Chapters 501, 502 and 504 of the Texas Local Government Code. Our primary revenue source is a quarter-cent sales tax that is designated specifically for the SEDC.

Mission:

To strengthen and grow the City of Seguin's economic base and increase the standard of living for all its citizens by providing development support and resources for business attraction, retention and expansion with the ultimate goal of creating primary jobs and capital investments.

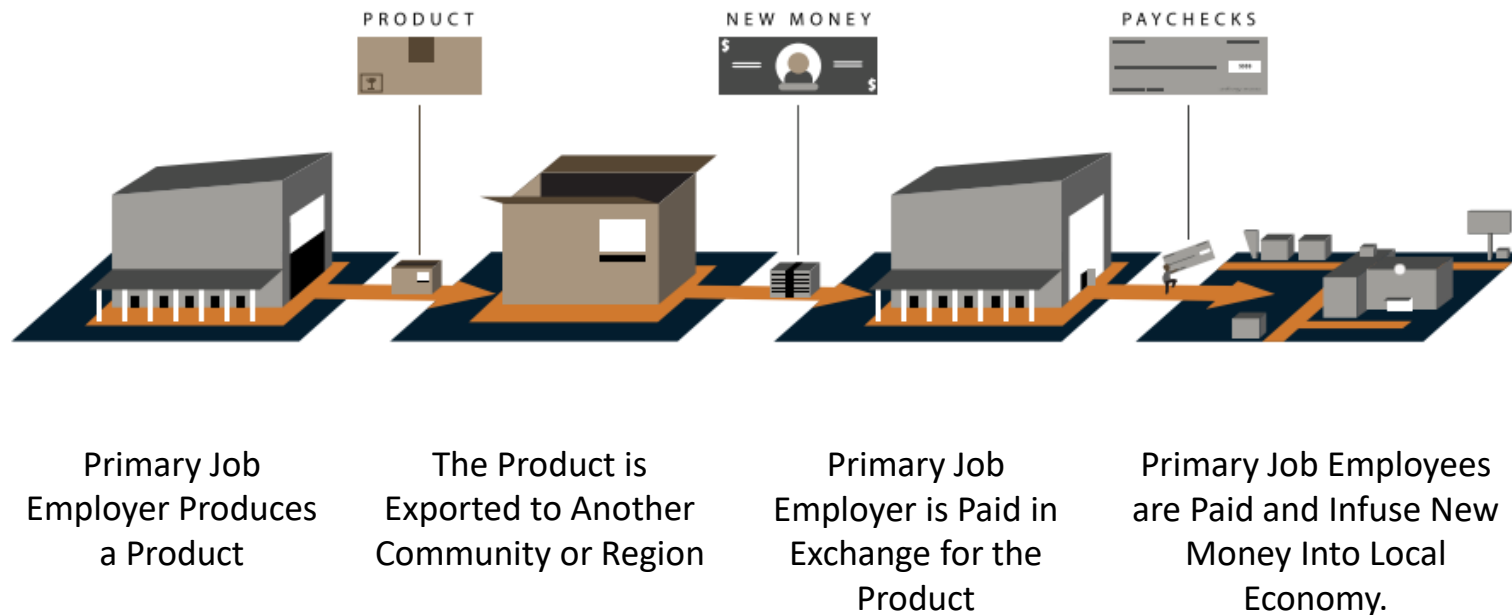


About the SEDC | Eligible Projects

Type A Eligible Project – Create or Retain Primary Jobs

The SEDC may use Type A revenue for the funding of Projects (land, buildings, equipment, facilities expenditures, targeted infrastructure and improvement) found to be required or suitable for the development, retention and/or expansion of Primary Jobs.

Example Projects: Caterpillar, Niagara Bottling, Tractor Supply Company, Continental Structural Plastics, United Alloy.



About the SEDC | Eligible Projects

Type A Eligible Project – Not Required to Create or Retain Primary Jobs

The SEDC may use Type A revenue for the following **Projects** that are not conditioned upon the creation or retention of primary jobs:

- Job Training Classes
- Certain infrastructure improvements which **promote or develop new or expanded business enterprises**
 - Infrastructure improvements are limited to streets and roads, rail spurs, water and sewer utilities, electric utilities, gas utilities, drainage, site improvement and related improvements, telecommunications and internet improvements
- Career Centers

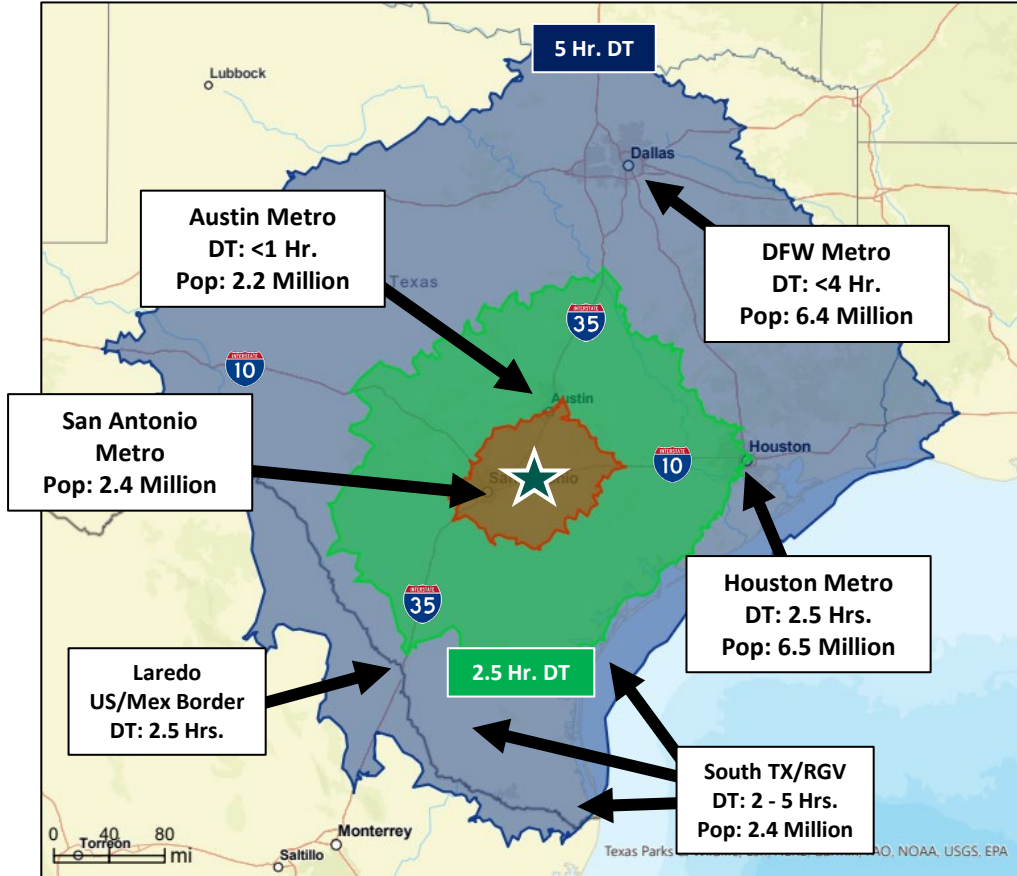
Example Projects: Downtown Sidewalks and Electric Infrastructure Upgrades, SH 46 Sewer Extension, Interstate 10 Frontage Roads

Seguin Economic Development Update



Seguin, Texas
Positioned for Growth

Strategic Location



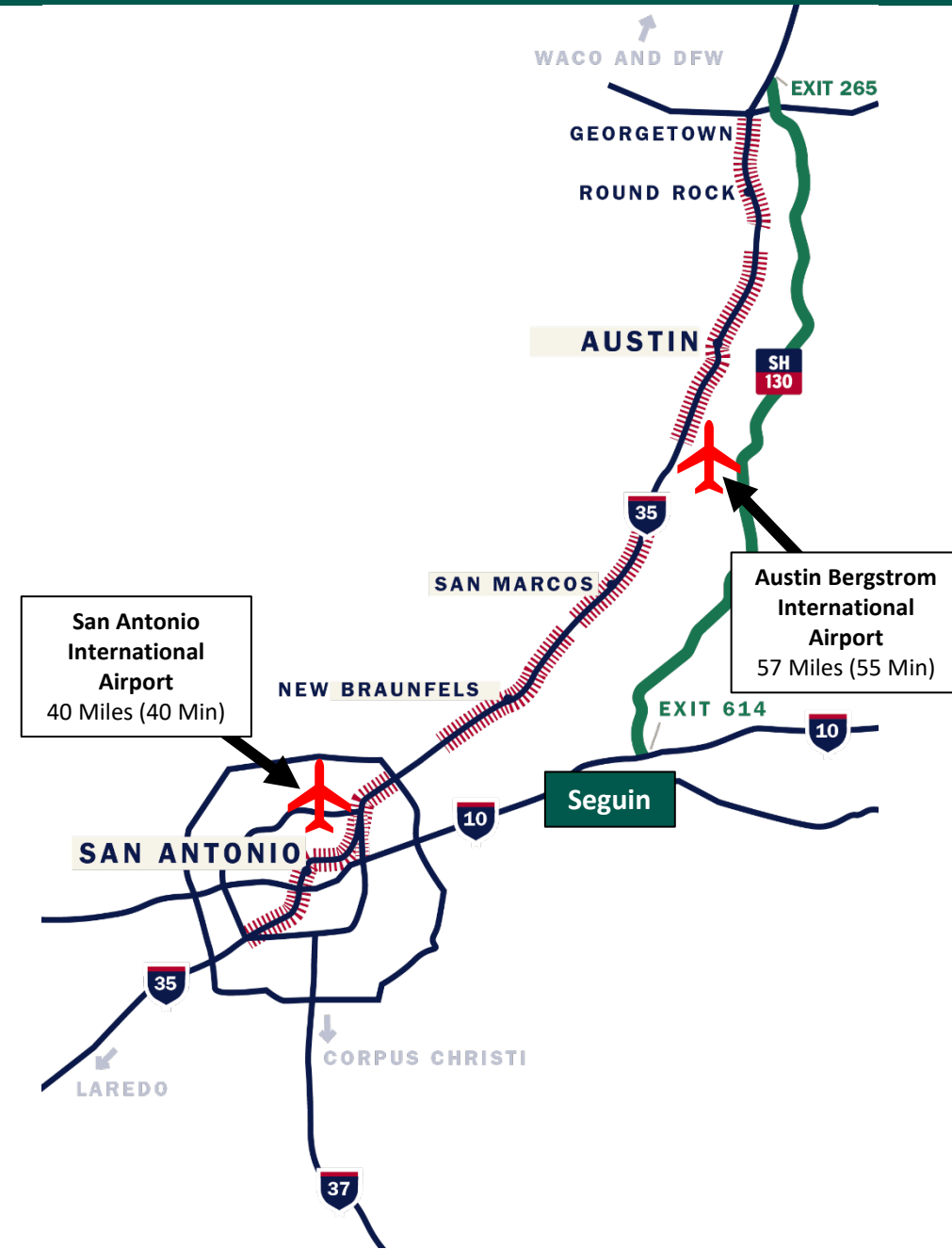
Population – 1 Hour Drive Time: **3.24 Million**



Population – 2.5 Hour Drive Time: **10.29 Million**



Population – 5 Hour Drive Time: **27 Million**



2020 Census | Population Growth

Geography	Population Change 2010-2020	2010 Population	2020 Population	% Change in Population
City of Seguin	4,258	25,175	29,433	16.91%
Guadalupe County	41,173	131,533	172,706	31.3%
Comal County	53,029	108,472	161,501	48.89%
Hays County	83,960	157,107	241,067	53.44%
Bexar County	294,551	1,714,733	2,009,324	17.18%
San Antonio MSA	415,635	2,142,508	2,558,143	19.4%
Austin MSA	567,082	1,716,289	2,283,371	33.04%



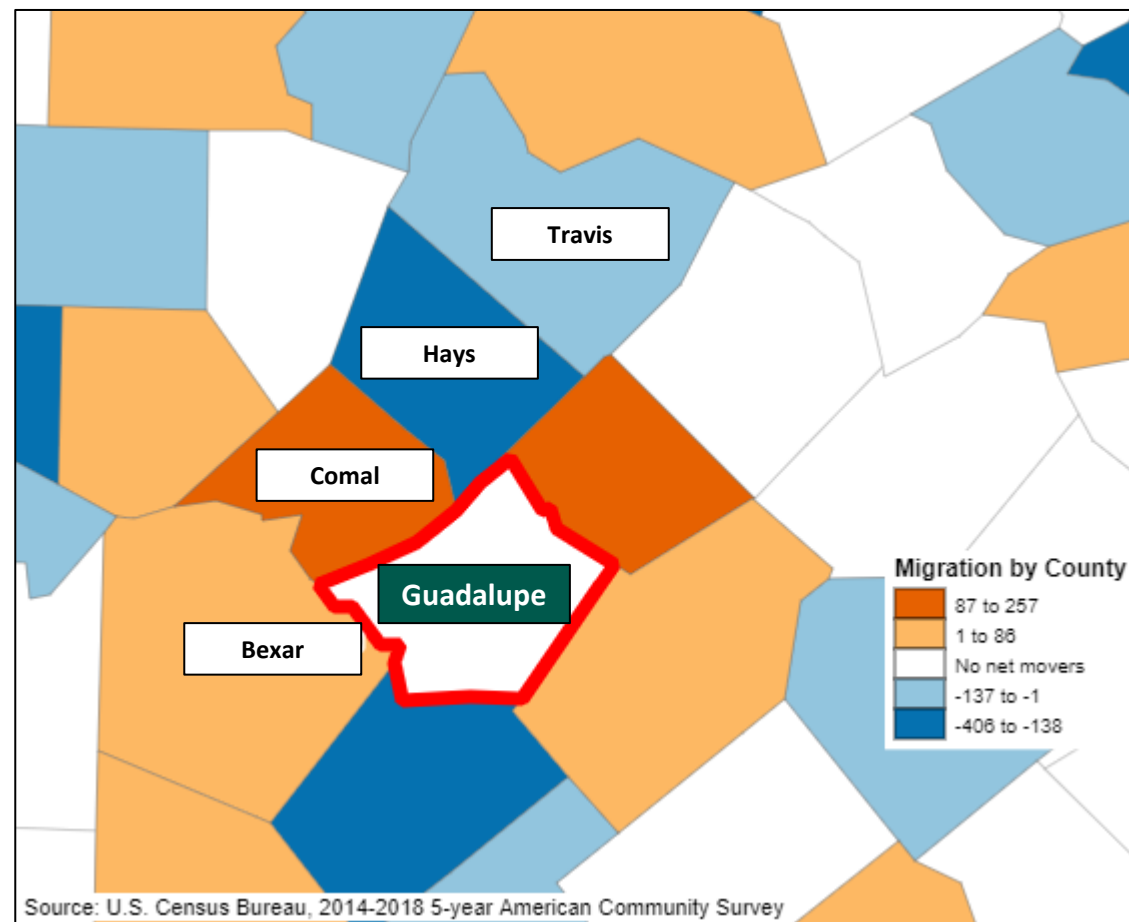
Census Highlights

- **Seguin:** 2010-2020 was the 2nd Highest **Total** Population Increase for Decennial Census on Record. (1st 1950-1960: 4,496)
- **Guadalupe County:** 2010-2020 was the 2nd Highest **Total** Population Increase for Decennial Census on Record. (1st 2000-2010: 42,510)
- **Region:** Hays (#1) and Comal (#2) are the fastest-growing counties in Texas, and are the fastest-growing U.S. counties with 100k+ residents
- **Region:** Bexar County was the 3rd fastest-growing county in Texas by **Total** Population Increase
- **Region:** The Austin MSA is Fastest Growing Metro Area in Texas and in the U.S.

Driving Growth | Migration

Guadalupe County – Inbound Migration

	Count	% of Total Count
Movers From Different County, Same State	8,115	63.5%
Movers From Different State	4,066	31.8%
Movers From Abroad	544	4.2%
Total Inbound Migration	12,765	
Top 5 Texas Counties for Inbound Migration		
Bexar County	3,098	38.2%
Comal County	1,545	19.0%
Hays County	359	4.4%
Travis County	207	2.6%
Harris County	201	2.5%
Source: US Census Bureau ACS 2018		



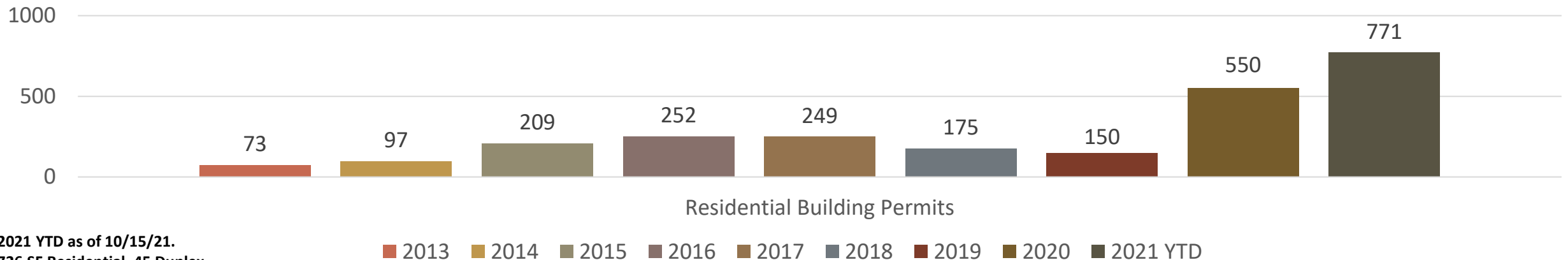
Residential Development Activity

Seguin Residential Growth and Housing Market Highlights

- **11,661** Housing Units in Development Pipeline
- **20+** New Residential Subdivisions Currently Under Construction
- **2,909 (or 25.8%)** of the 11,275 Housing Units in Development Pipeline Have Been Platted
- **1,364 (or 46.9%)** of the 2,909 Platted Housing Units Have Been Issued a Building Permit
- **Seguin Sale Prices (Aug 2021):**
 - **Average:** \$298,574 (+23,129)
 - **Median:** \$260,000 (+\$1,010)
 - **Total Listing:** 193 (+52)
 - **Months Inventory:** 2.6 (+0.7)
- **Guadalupe County Sale Price (Aug 2021):**
 - **Average:** \$350,084 (+23,003)
 - **Median:** \$316,561 (+\$10,186)
 - **Total Listings:** 602 (+78)
 - **Months Inventory:** 1.7 (+0.2)
- **San Antonio MSA Sale Price (Aug 2021):**
 - **Average:** \$344,150 (-\$1,468)
 - **Median:** \$295,000 (+\$1,000)
 - **Total Listings:** 6,233 (+466)
 - **Months Inventory:** 1.8 (+0.2)

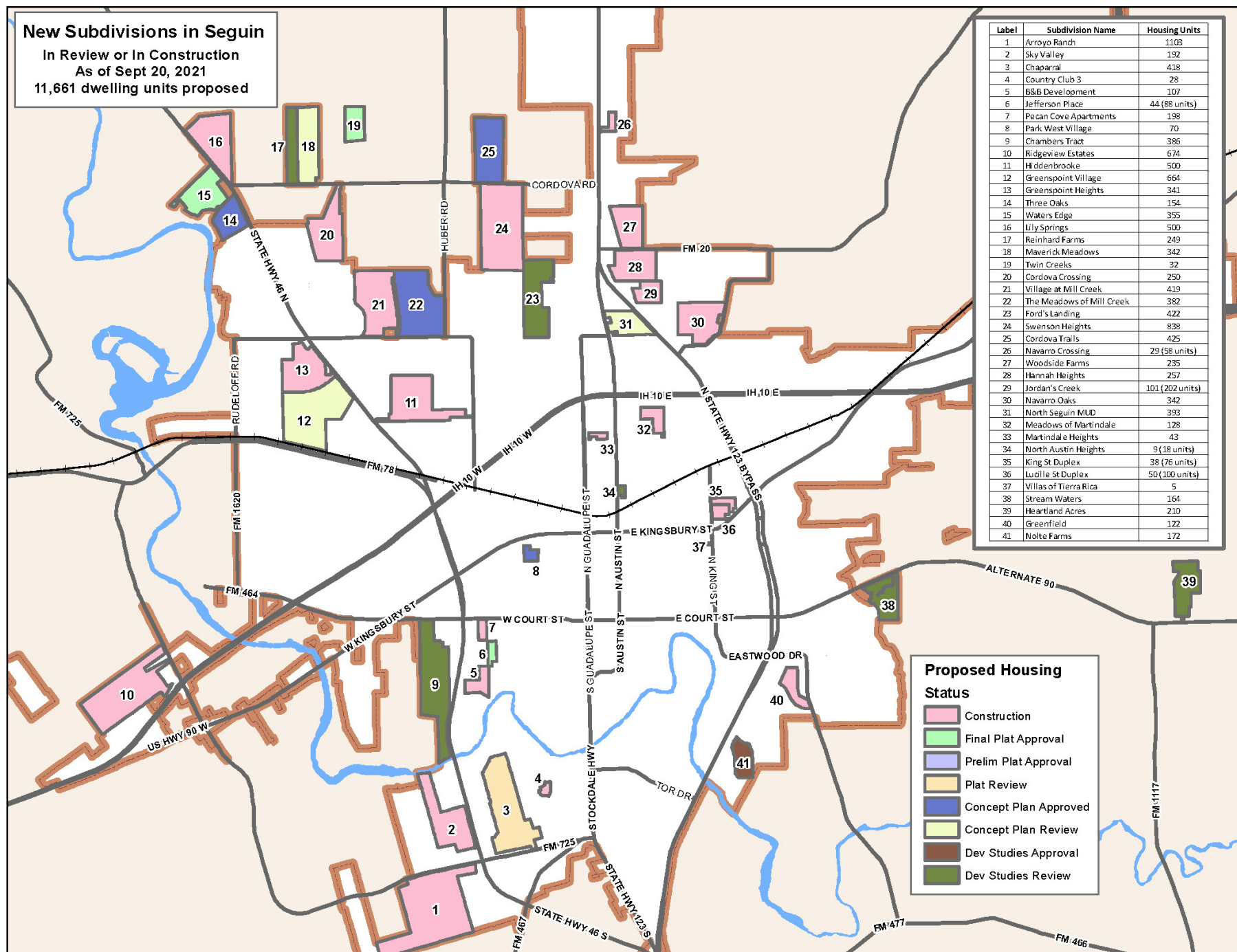


Residential Building Permits Issued 2013 to 2021



Source(s): City of Seguin, Texas A&M Real Estate Center

New Subdivisions in Seguin
In Review or In Construction
As of Sept 20, 2021
11,661 dwelling units proposed



Seguin Economic Development Update

Why Seguin, TX?

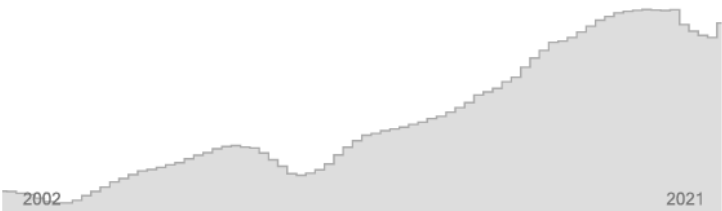
Economic and Workforce Conditions



Seguin Economic Overview (Zip Codes: 78155 & 78123)

Total – All Industries 2021 Q2

Employment



21,799

Regional employment / 151.253.223 in the nation

2.1%↑

Avg Ann % Change Last 10 Years / +0.8% in the U.S.

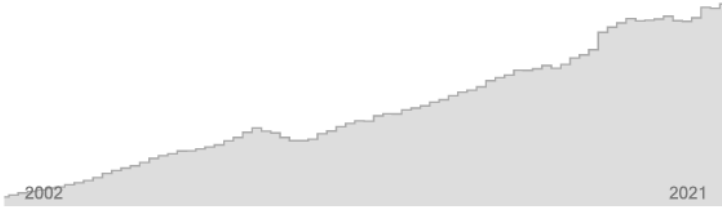


100.0%

% of Total Employment / 100.0% in the U.S.



Wages



\$48,486

Avg Wages per Worker / \$64,141 in the nation

3.4%↑

Avg Ann % Change Last 10 Years / +3.3% in the U.S.



Local Area Unemployment Statistics

City of Seguin

Unemployment Rate – Aug 21

4.5%

Aug 20: 5.9%

Civilian Labor Force – Aug 21

13,727

+340
from Aug 20

Guadalupe County

Unemployment Rate – Aug 21

4.1%

Aug 20: 5.2%

Civilian Labor Force – Aug 21

82,593

+1,321
from Aug 20

San Antonio MSA

Unemployment Rate – Aug 21

4.8%

Aug 20: 6.5%

Civilian Labor Force – Aug 21

1,223,466

+12,682
from Aug 20

Top 5 Industries

2-Digit Industry	Empl	Avg Ann Wages	LQ	5yr History	Annual Demand	Forecast Ann Growth
Manufacturing	6,659	\$59,020	3.72		830	2.0%
Health Care and Social Assistance	2,487	\$49,161	0.77		314	3.1%
Retail Trade	2,218	\$36,294	0.97		340	1.9%
Educational Services	1,876	\$47,677	1.07		206	1.7%
Accommodation and Food Services	1,624	\$19,299	0.98		308	2.7%

Seguin's Top Employers

Top 10 Employers*

1. **Caterpillar (1500)**
2. **Vitesco Technologies (1500)**
3. **Seguin ISD (1100)**
4. **CMC Steel (900)**
5. **Guadalupe Regional Medical Center (765)**
6. **Tyson Foods (750)**
7. **Guadalupe County (650)**
8. **Texas Lutheran University (440)**
9. **City of Seguin (430)**
10. **H-E-B (400)**



Top Manufacturing Employers

1. **Caterpillar:** Industrial Engines.
2. **Vitesco Technologies:** Powertrain Modules.
3. **CMC Steel:** Steel, Rebar.
4. **Tyson Foods:** Poultry Processing.
5. **Hexcel:** Carbon Fiber Reinforcements.
6. **Minigrip:** Resealable Plastic Bags
7. **Alamo Industrial:** ROW Maintenance Equipment.
8. **Niagara Bottling:** Plastics/Bottled Water.

Recent Industrial Activity

TEIJIN

TEIJIN AUTOMOTIVE TECHNOLOGIES



Industry Sector: Automotive Components

YUKON
VENTURES



Industry Sector: Spec Cold Storage

Industrial Activity in Seguin – Past 24 Months

UA
UNITED ALLOY, INC.



Industry Sector: Metal Fabrication

3

Major Project
Announcements

300+

New Jobs
Created

More Than
475k

Square Feet of New
Industrial Space

More Than
\$120
Million

New Capital
Investment

Recent Regional Industrial Activity



Tesla Gigafactory (Austin) – July 2020

- \$1.1 Billion Vehicle Manufacturing Facility
- Up to 5000 New Jobs
- Future Facility Located 45-50 Minutes Northeast of Seguin, in Austin

AW Texas (Cibolo) – July 2019

- \$400 Million Transmission Manufacturing Facility
- Up to 900 New Jobs
- Facility Located at I-10 and Santa Clara Road, 11 Miles West of Seguin

Navistar (San Antonio) – September 2019

- \$250 Million Truck Manufacturing Facility
- Up to 600 New Jobs
- Future Facility Located 40 Minutes Southwest of Seguin, in San Antonio

Toyota (San Antonio) – September 2019

- \$391 Million Expansion of Manufacturing Facility
- Facility Located 45-50 Minutes Southwest of Seguin, in San Antonio

Seguin Economic Development Update



Retail
Activity & Opportunities

Retail Activity & Opportunities

I-10 & SH 46 - Seguin West Marketplace

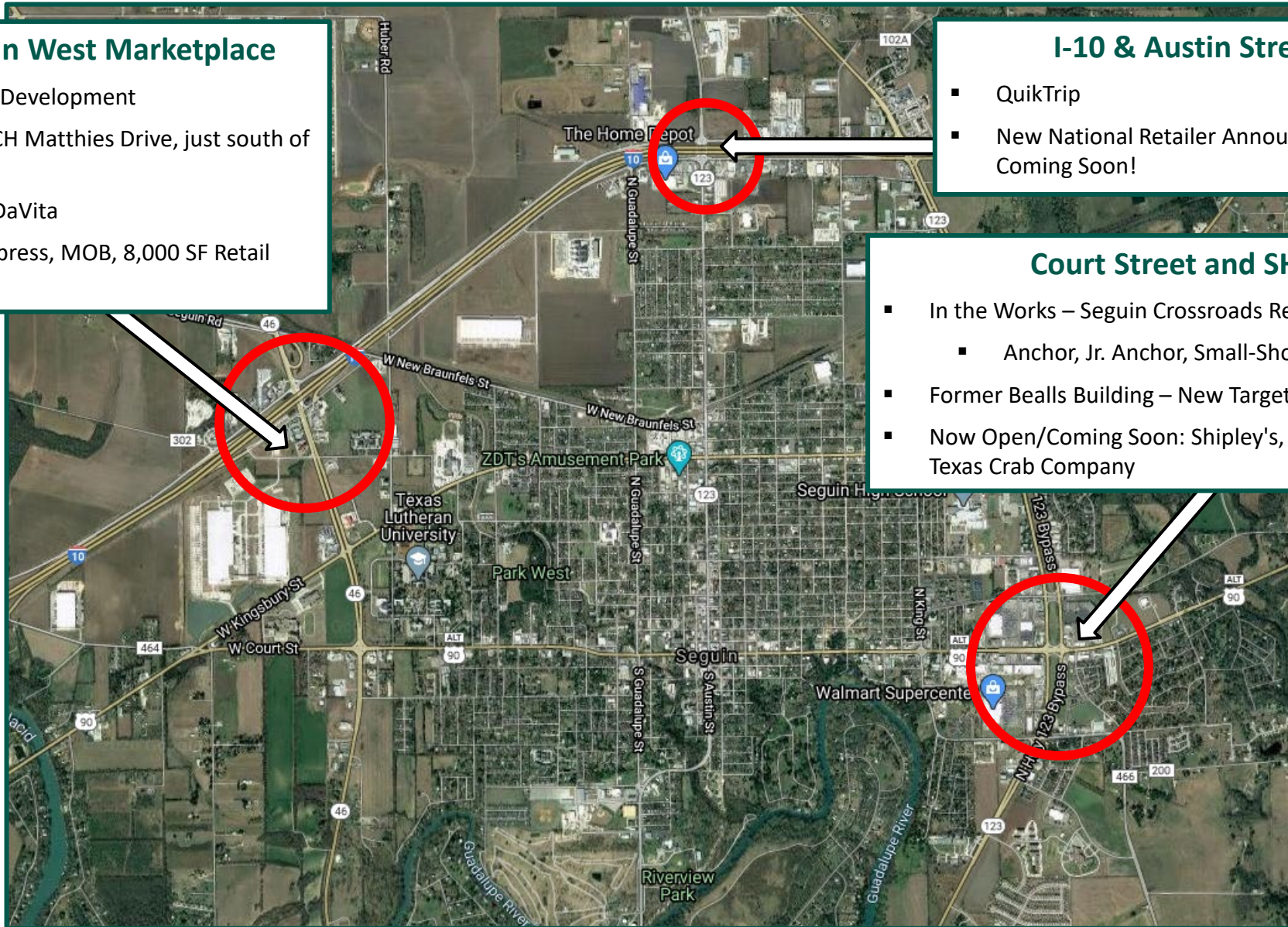
- 24 Acre Mixed Use Retail Development
- SW Corner of SH 46 and CH Matthies Drive, just south of I-10
- Now Open: Burger King, DaVita
- Coming Soon: Chicken Express, MOB, 8,000 SF Retail Center

I-10 & Austin Street

- QuikTrip
- New National Retailer Announcement Coming Soon!

Court Street and SH 123 Bypass

- In the Works – Seguin Crossroads Redevelopment
 - Anchor, Jr. Anchor, Small-Shop and Pad Opportunities
- Former Bealls Building – New Targeted Retailers Coming Soon
- Now Open/Coming Soon: Shipley's, Hotworx, SportClips, GG's Café, Texas Crab Company

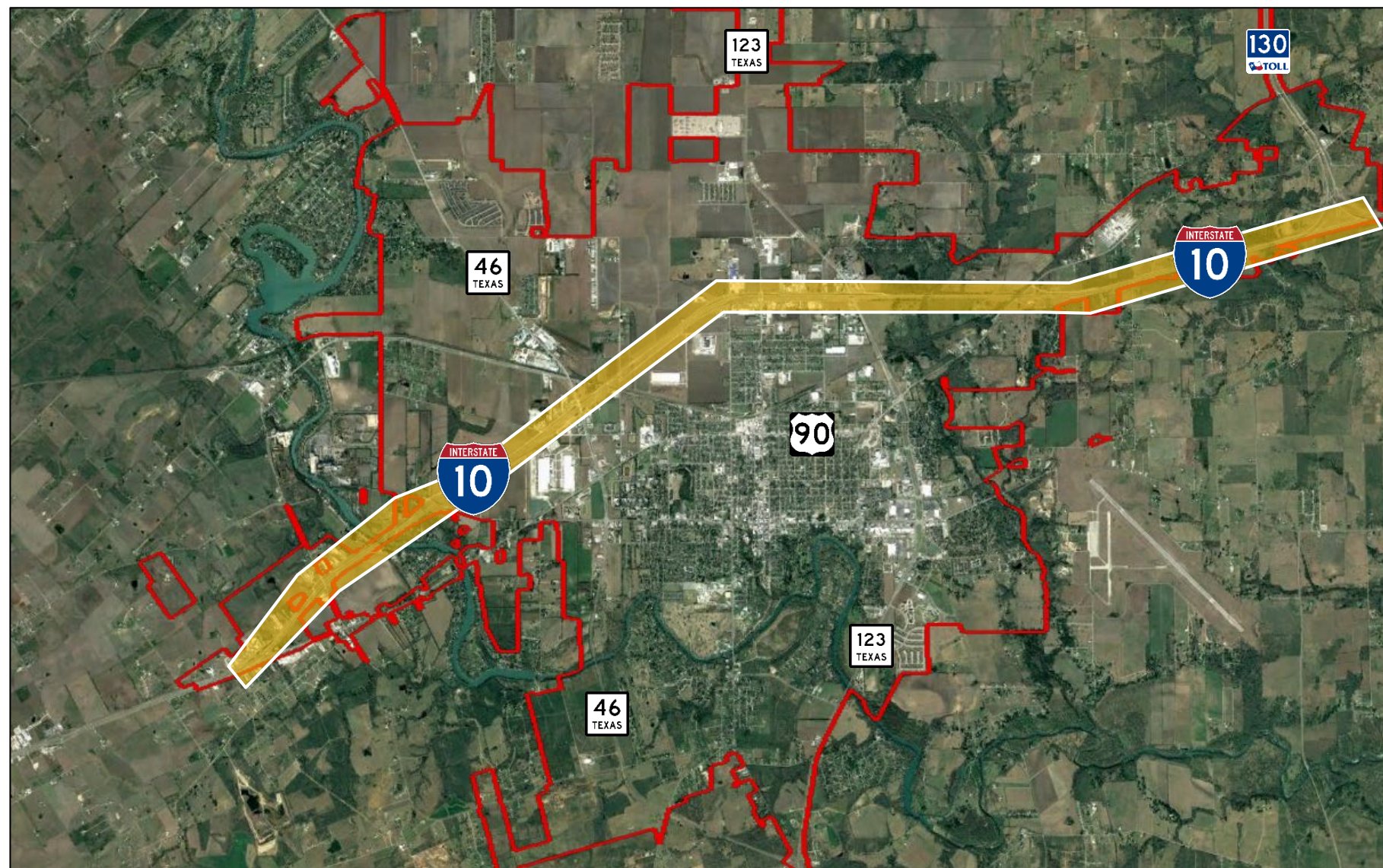


Seguin Economic Development Overview

An aerial photograph of the Texas Lutheran University campus in Seguin, Texas. The main building is a large, multi-story brick structure with "TEXAS LUTHERAN UNIVERSITY" and "SCHOOL OF MEDICINE" visible on its facade. The campus is surrounded by lush green trees and a large parking lot in the foreground. In the background, a city skyline is visible under a blue sky with scattered white clouds.

Preparing for the Future
Infrastructure and Workforce Development

Infrastructure Investments



Interstate 10 Expansion Project

- Adding one main lane in each direction, to bring the lane total to six main lanes
- Upgrading some interchanges
- New Frontage Roads
- Adding frontage roads where they do not currently exist
- Scope of Work: I-10 from US 90 to SH 130
- **Seguin Phase 1: FM 464 to SH 123**
 - \$200 Million Project.
 - **Estimated Start Date: 2023-2025**

BRE Program & Workforce Development Initiatives

Business Retention & Expansion (BRE) Program Basics

- Business Retention Meetings
- Business Assists
- Hiring Assistance

Workforce Development

- Manufacturing Day
- Job Shadow Program
- CTE Month
- Seguin Career Day
- Virtual Interactions (via Zoom)
- Career Signing Day
- Teacher Externship Program
- **TX FAME – South Central Chapter**

Industry Collaboration

- COVID-19 Zoom Meetings
- Mfg. Executives Roundtables
- HR Professionals Roundtables
- Workforce Development Roundtables



Workforce Development | Central Texas Technology Center

Central Texas Technology Center (CTTC)

- Regional technical college facility providing higher education and technical skills training to promote employment opportunities in high demand occupations
- Manufacturing & Logistics Programs:
 - Welding
 - Industrial Maintenance/Mechatronics Technician
 - Team Assembler
 - Supply Chain Technician
 - Certified Logistics Associate



Coming Soon: TX FAME – South Central Chapter



Students earn an **Associate of Applied Science in Advanced Manufacturing Technology** through a technical college while working for a TX FAME company.

Advance Manufacturing Technician (AMT) Pathway

▪ **Student Earn While They Learn:**

- Electricity, Robotics, Fluid Power, Mechanics, PLCs, Industrial Troubleshooting
- Manufacturing Core Exercises
- Safety Culture, Visual Workplace Organization, Lean Manufacturing, Problem Solving, and Machine Reliability
- Professional Behaviors
- Attendance, Initiative, Diligence, Interpersonal Relations, Teamwork, Communication

▪ **FAME Companies Sponsor AMT Students**

- Companies provide Students with valuable **work experience**, including a **livable wage**, **hands-on instruction**, and **set schedules** to accommodate training.

▪ **Student Graduates with Associate of Applied Science in Advanced Manufacturing Technology:**

- 60 college hours
- 1,800 hours in work experience

▪ **FAME Companies Can Hire Graduates as FTE:**

- Companies can have the opportunity to **hire trainees into full-time positions** upon completion of a training program.





ECONOMIC
DEVELOPMENT
CORPORATION



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