

MOONSHINE INDUSTRIAL

COMMERCIAL LOTS FOR SALE

CONTACT FOR PRICING

410 WILSON ROAD

SEGUIN, TEXAS

***Various Lot Sizes
available 2-52 Acres**

~17 Acres

~3.6 Acres

~6.3 Acres

COMMERCIAL LOTS FOR SALE

[LINK TO GOOGLE MAP](#)

[DOWNLOAD GOOGLE EARTH](#)

[LINK TO PLAN DOCUMENTS](#)



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MOONSHINE INDUSTRIAL PARK

410 WILSON ROAD
SEGUIN, TEXAS

PROPERTY LOCATION DETAILS



AVAILABLE:

2- 52 Acre Shovel Ready Lots
Owner Will Subdivide

LOCATION:

City of Seguin ETJ (No Zoning)
Guadalupe County
1,525 Feet of US Hwy 90 Frontage
360 Feet of Williams Ranch Rd Frontage
1,240 Feet of Wilson Road Frontage

UTILITIES:

Crystal Clear Water w/ Reserved Capacity
GVEC Three Phase Power
AT&T Fiber (Future GVEC fiber)

OTHER INFORMATION:

No Floodplain (Buyer to Verify)
Water/Power/Fiber at Hwy 90
Easy access to 130 Toll and IH-10



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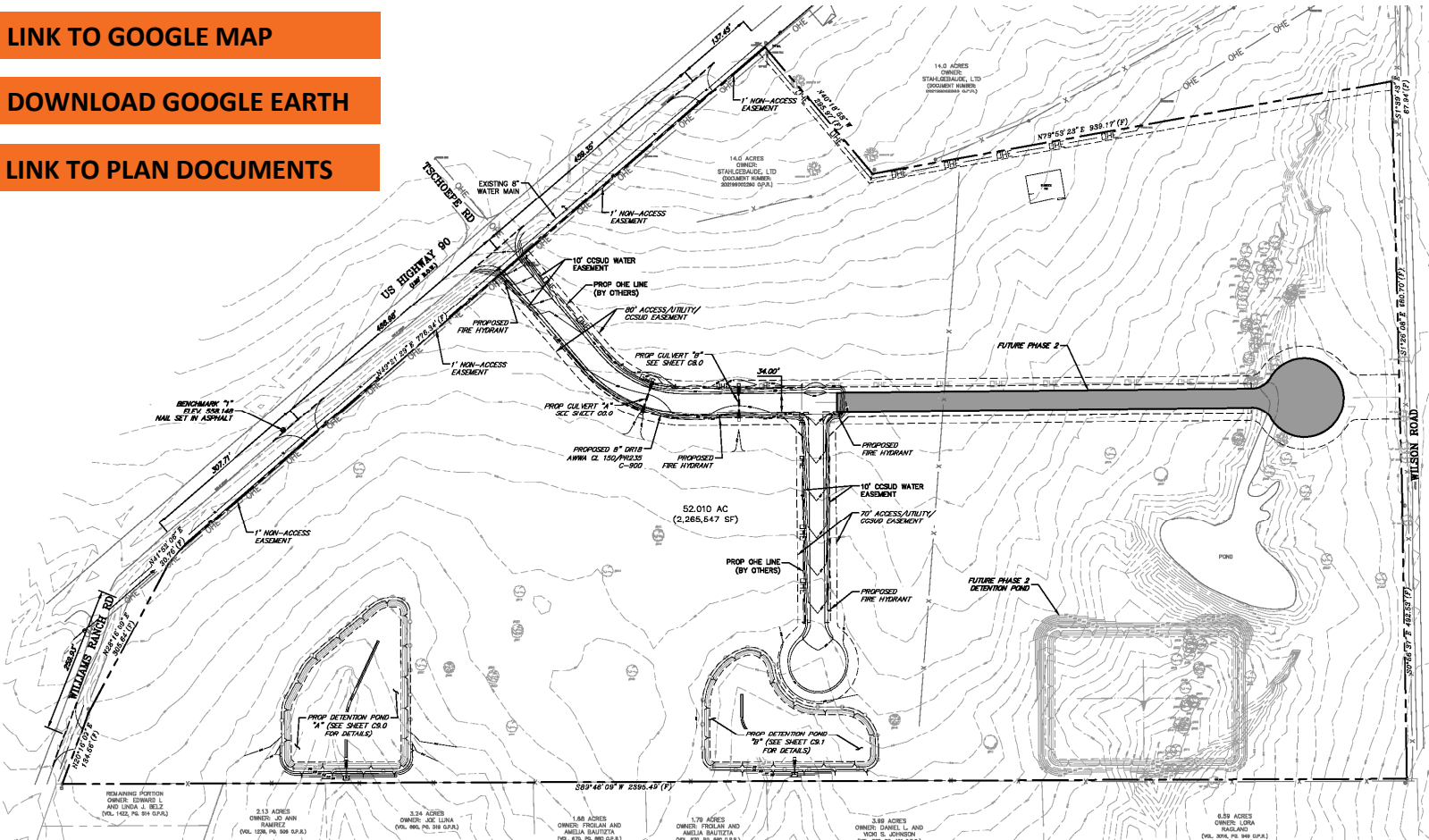
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PROJECT SUMMARY

[LINK TO GOOGLE MAP](#)

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PROJECT SUMMARY:

This 52.4 Acre site is currently being entitiled from raw ranch acreage into a multi-tenant industrial park. The tract is located in the City of Seguin ETJ within Guadalupe County. Lots will be sold with all completed entitlements. Construction can be started immediately on the internal street, utility, and drainage improvements. Vertical construction can be started with pulling minimal permits within Guadalupe County. Tracts can be subdivided off the main tract with a minimal re-plat process through the County for pad sites. Various lot sizes can be carved out of the full acreage upon request.

LIST OF ENTITLEMENTS TO TRANSFER:

- Platted Lot within Guadalupe County
- Reserved Water Capacity with Crystal Clear Water
- 100% Construction Drawing Set for Phase 1 Utilities, Streets, and Drainage Improvements
- Phase 1 Environmental Site Assessment
- Geotech Study
- WOTUS Delineation Report
- TxDOT Driveway Permits
- Guadalupe County Driveway Permits
- Septic Suitability Study
- ALTA Survey
- 911 Approved Street Names



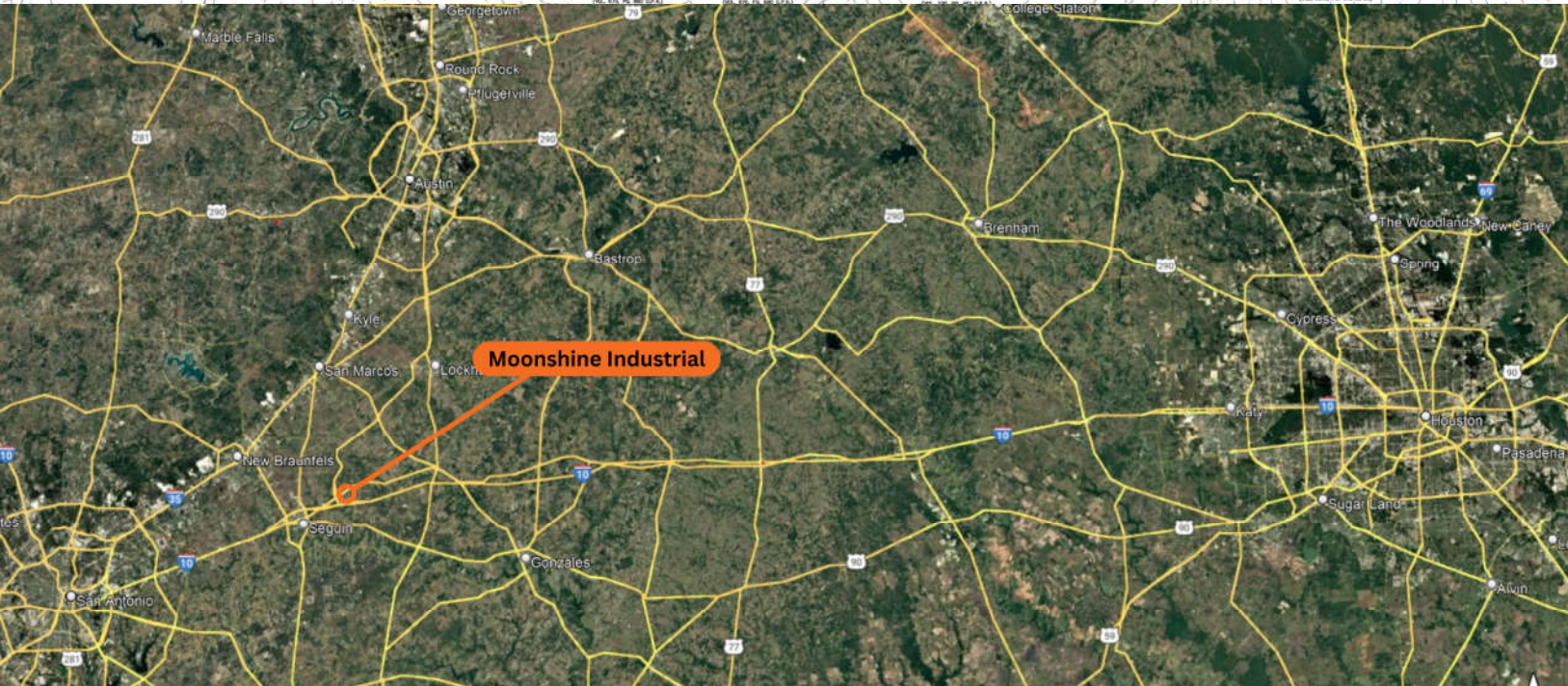
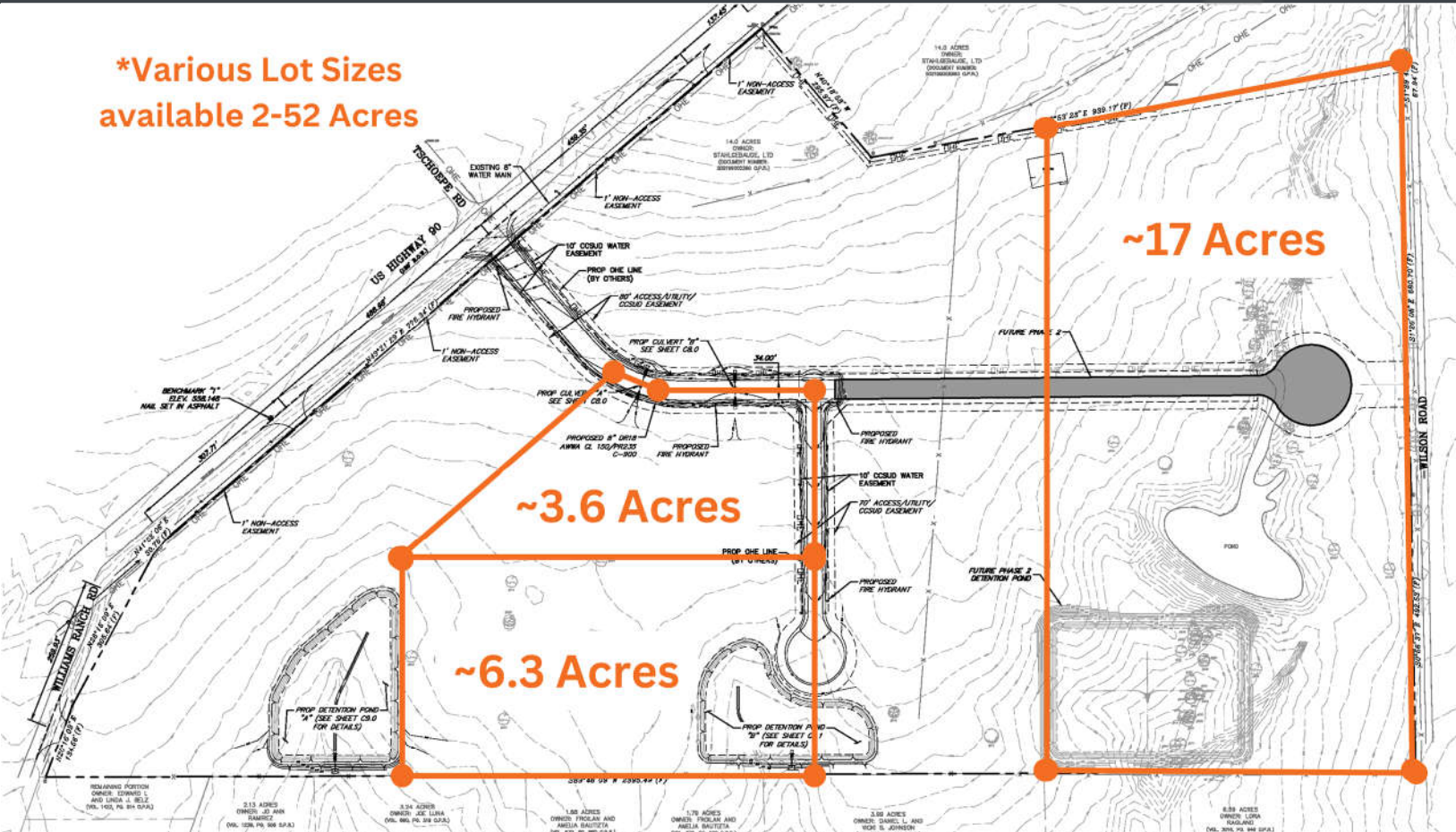
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SAMPLE LOT SIZES

***Various Lot Sizes
available 2-52 Acres**



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SAMPLE PROJECT RENDERINGS



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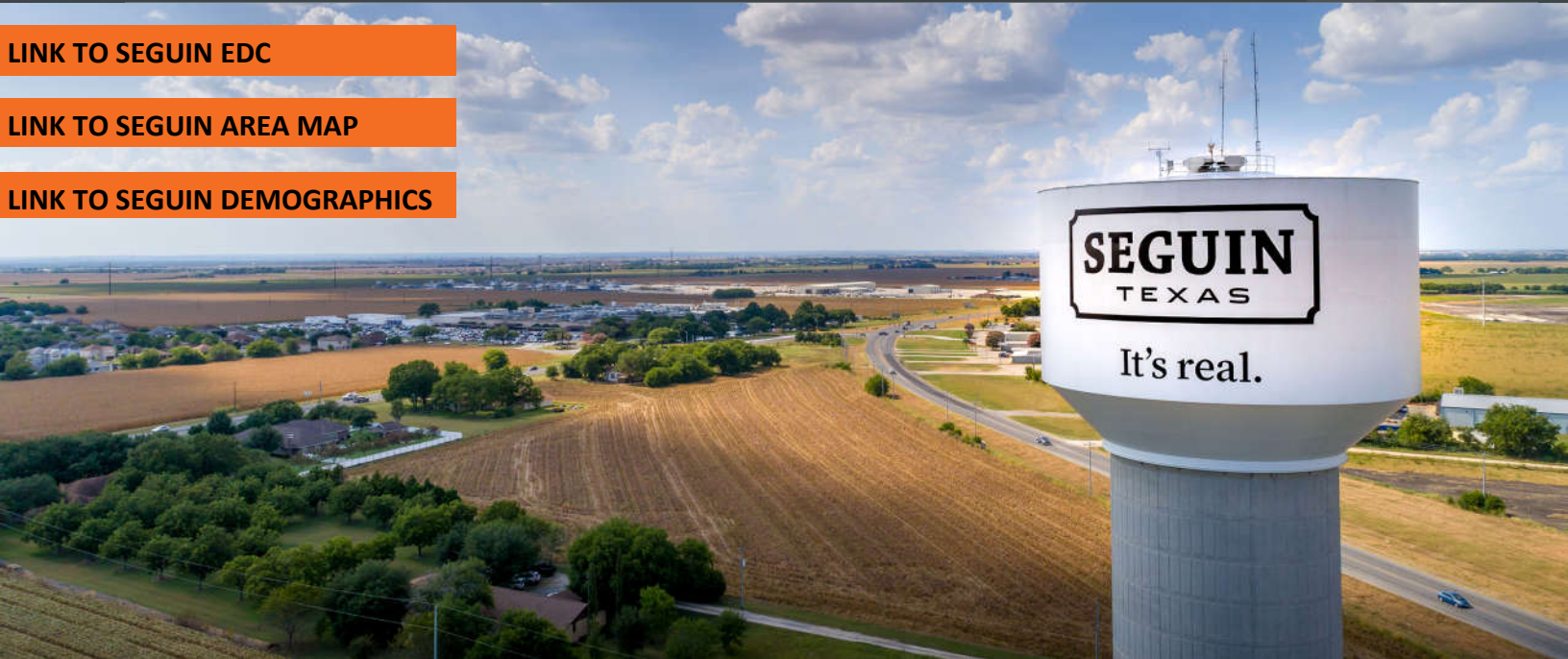
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[LINK TO SEGUIN EDC](#)

[LINK TO SEGUIN AREA MAP](#)

[LINK TO SEGUIN DEMOGRAPHICS](#)

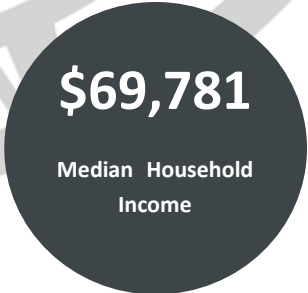
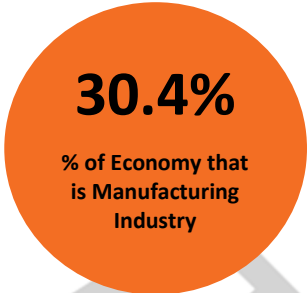
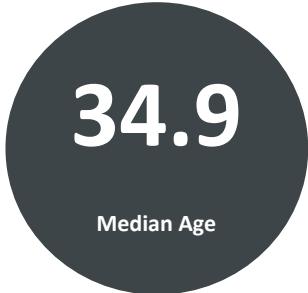
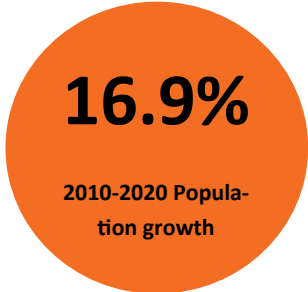


City Of Seguin:

Seguin is a vibrant city located in Guadalupe County, Texas, with a population of around 30,000 people. The city's economic development is driven by a diverse range of industries, including manufacturing, healthcare, education, and retail. Seguin has a thriving industrial sector, with a number of large manufacturing companies located in the city, including Caterpillar Inc., Niagara Bottling, and Hexcel Corporation.

Seguin is also known for its historic downtown district, which is home to a variety of restaurants, shops, and cultural attractions. The city is proud of its rich heritage, and it has several historic landmarks and museums, including the Texas Agricultural Education and Heritage Center, the Los Nogales Museum, and the Sebastopol House Historic Site.

The city is committed to sustainability and has implemented several initiatives to reduce its environmental impact, including a recycling program, a composting program, and the use of renewable energy sources. Seguin also offers a variety of outdoor recreational activities, including hiking, fishing, and camping in its many parks and nature reserves. Overall, Seguin is a dynamic and thriving city with a strong economy, rich culture, and commitment to sustainability.



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LOCATION AERIAL



LOCAL INDUSTRY

- Caterpillar
- Vitesco Technologies
- CMC Steel Texas
- FCA Packaging
- Niagara Bottling
- AmeriTex Pipe & Products
- Tyson Foods
- Teijin Automotive Technologies
- United Alloy
- Hexcel
- Helmerich & Payne (H&P)
- Rockland Manufacturing Co
- Xerxes Corporation
- Cavco Manufacturing



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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|--------------------------------------------------------------------------------|----------------------|----------------|----------------|
| _____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name | _____ License No. | _____ Email | _____ Phone |
| _____ Designated Broker of Firm | _____ License No. | _____ Email | _____ Phone |
| _____ Licensed Supervisor of Sales Agent/ Associate | _____ License No. | _____ Email | _____ Phone |
| _____ Sales Agent/Associate's Name | _____ License No. | _____ Email | _____ Phone |

Buyer/Tenant/Seller/Landlord Initials

Date