



LAND - Seguin TX, Commercial Property

3226 Highway 123 Bypass, Seguin, TX 78155

**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES



Mark Pustka
McAllister & Associates
201 Barton Springs Rd, Austin, TX 78704
mark@matexas.com
(512) 472-2100



LAND - Seguin TX, Commercial Property

Upon Request

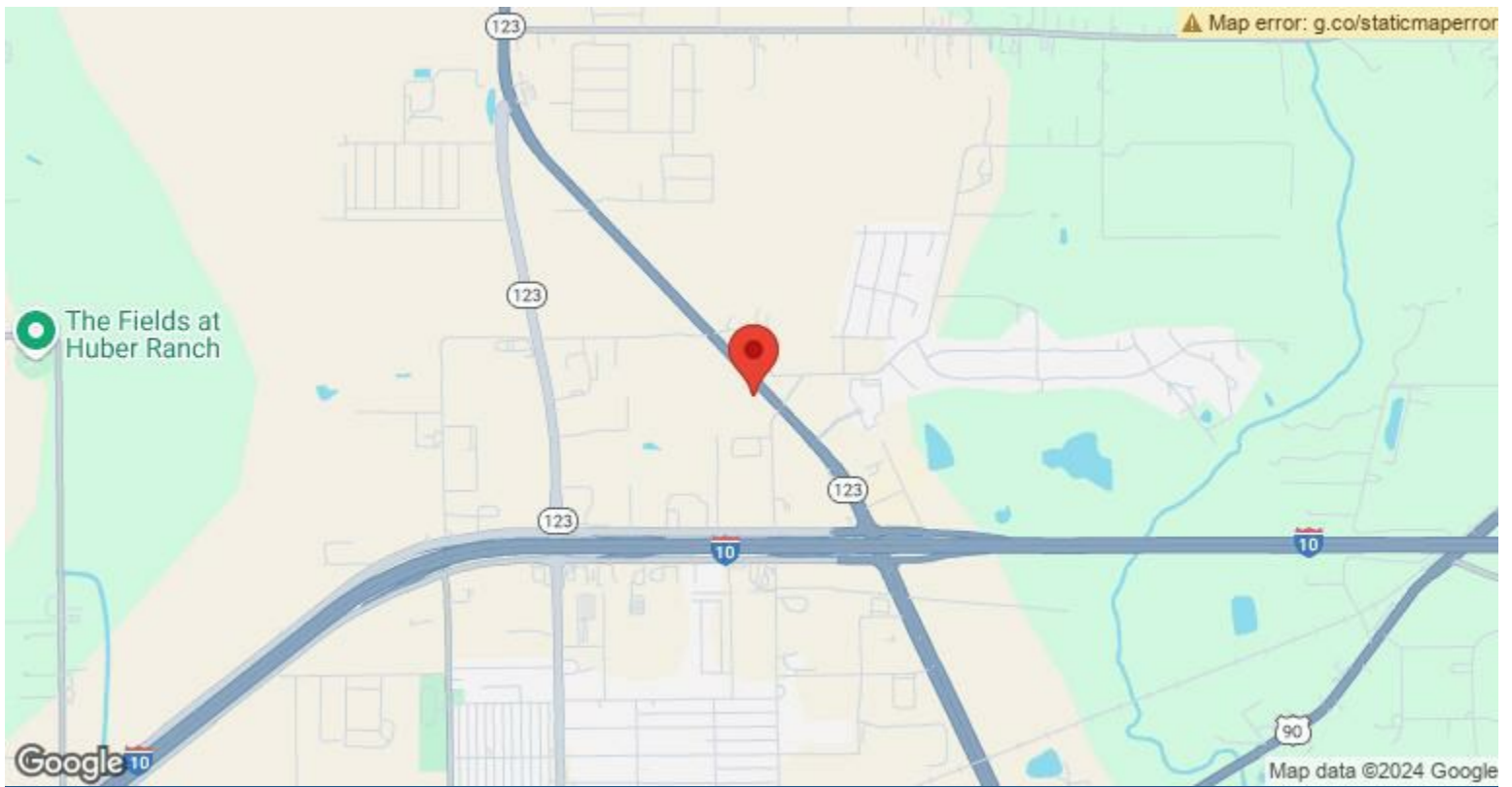
Raw Land, Gently Sloping from roadway to back of property. Utilities and their location from City of Seguin, to be confirmed by Buyer....

Great Site for Retail, Light Industrial, Apartments, Hotel....

- Great User Site or Investor Build and Create cashflow.
- Major Seguin, TX Thoroughfare
- Near Interstate 10, State Hwy 130 and US 90



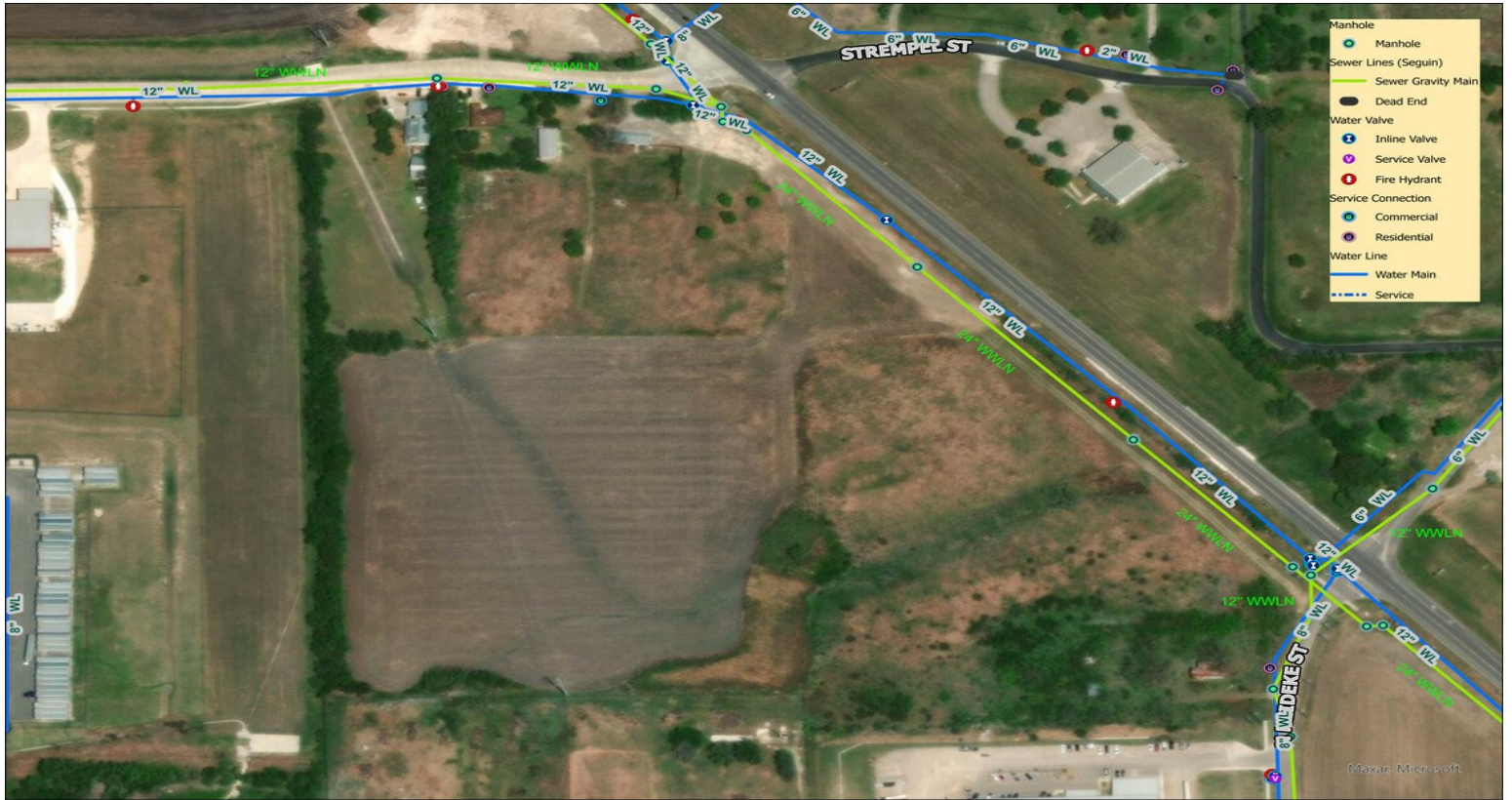
Price:	Upon Request
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	19.00 AC
No. Lots:	1
Zoning Description:	Commercial
APN / Parcel ID:	51332



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Raw Land, Gently Sloping from roadway to back of property. Utilities at the site and their location shown is from City of Seguin, to be confirmed by Buyer.

Property Photos



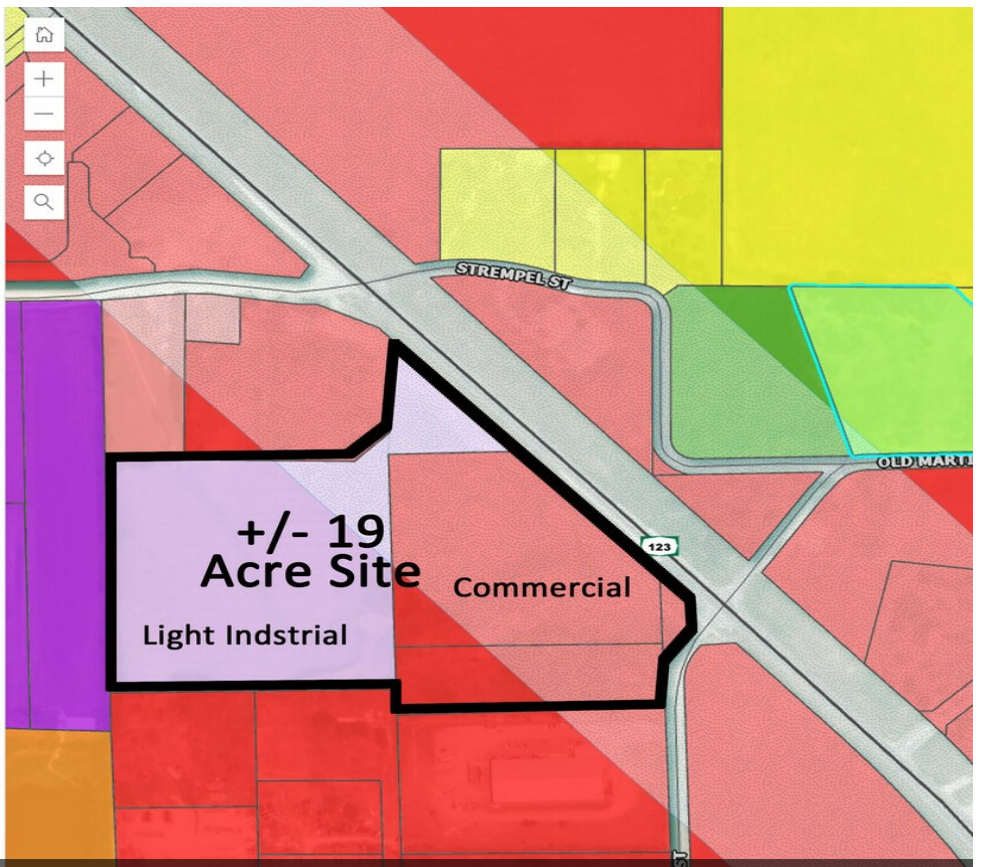
Request Number ~ 106-2024



Disclaimer: This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin is not responsible for errors on this map or use of this information.

W and WW Lines

- Zoning**
- Corridor Overlay Districts**
- Seguin Zoning**
- Agricultural - Ranch
 - Commercial
 - Duplex 1
 - Duplex 2
 - Industrial
 - Light Industrial
 - Manufactured-Residential
 - MultiFamily 1
 - MultiFamily 2
 - MultiFamily 3
 - Manufactured Home Park
 - Neighborhood Commercial
 - None
 - Public
 - Planned Unit Development
 - Single Family Residential 1
 - Single Family Residential 2
 - Rural Residential
 - Suburban Residential
 - ROW
 - Zero Lot Lines



Property Zoning Categories

Property Photos



View from TX Hwy 123 Bypass Toward Property

TX Hwy 123 Bypass View