

COMMERCIAL LAND AVAILABLE

PLATTED / UTILITIES AT SITE / OFFSITE DETENTION / 46 DRIVEWAY
+/- 1.468 ACRES ON HIGHWAY 46 & THREE OAKS RD
SEGUIN, TX



PRICING: \$1,600,000



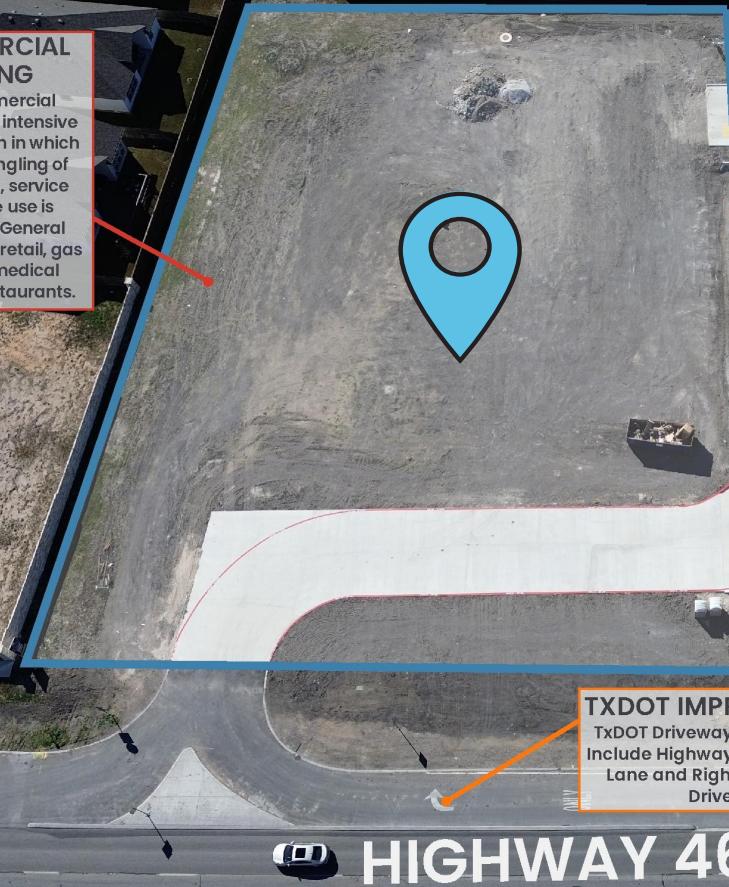
AUSTIN HAGAUER

TEL: 210-367-0445 | FAX: 210-479-3232

AUSTIN@HAGAUER.NET

COMMERCIAL ZONING

The Commercial District is an intensive classification in which the commingling of many retail, service and office use is permitted. General Uses include retail, gas stations, medical offices & restaurants.



CROSS ACCESS

Cross Access Easement Through McDonald's to Three Oaks Road

TXDOT IMPROVEMENTS

TXDOT Driveway Improvements Include Highway 46 Deceleration Lane and Right-In Right-Out Driveway

HIGHWAY 46

EXECUTIVE SUMMARY

±1.47-acre platted commercial tract situated at the future signalized hard corner of Highway 46 and Three Oaks Road. The generally level site is zoned Commercial and fully served by on-site water and sewer. With more than 200 feet of frontage along Highway 46, a fully constructed right-in right-out driveway onto Highway 46, along with cross-access through the adjacent McDonald's tract to Three Oaks Road, the Property offers excellent accessibility and visibility. An off-site stormwater detention basin has been constructed within the adjacent residential subdivision to serve the site, providing significant land and development cost savings. Additionally, an approved water service agreement with Springs Hill provides up to 10 reserved and immediately available EDUs, allowing for a broad range of commercial development opportunities.

PROPERTY DESCRIPTION



Property: Platted +/- 1.468 acre tract



Zoning: Commercial



Location: Corner of Highway 46 & Three Oaks Rd in Seguin, TX



Access: Quick and Easy Access To and From Highway 46 (3 Miles North of I-10)



Nearby: McDonalds Adjacent | Numerous master planned subdivisions

PARCEL ID: 175347

