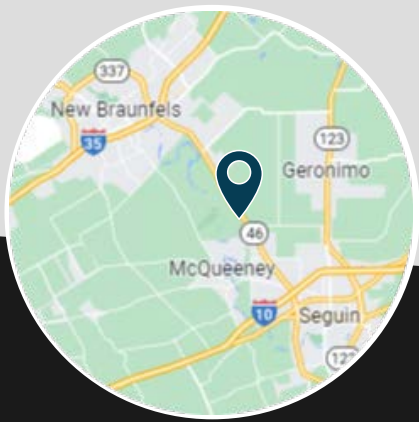


COMMERCIAL LAND AVAILABLE

+/- 5.19 ACRES ON HIGHWAY 46 & WATERS EDGE
SEGUIN, TX



PRICING: \$3,000,000



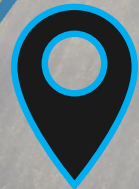
LOOKING SOUTHEAST

CORDOVA RD

3.5 MILES TO I-10 & SEGUIN

THREE OAKS RD

HWY 46

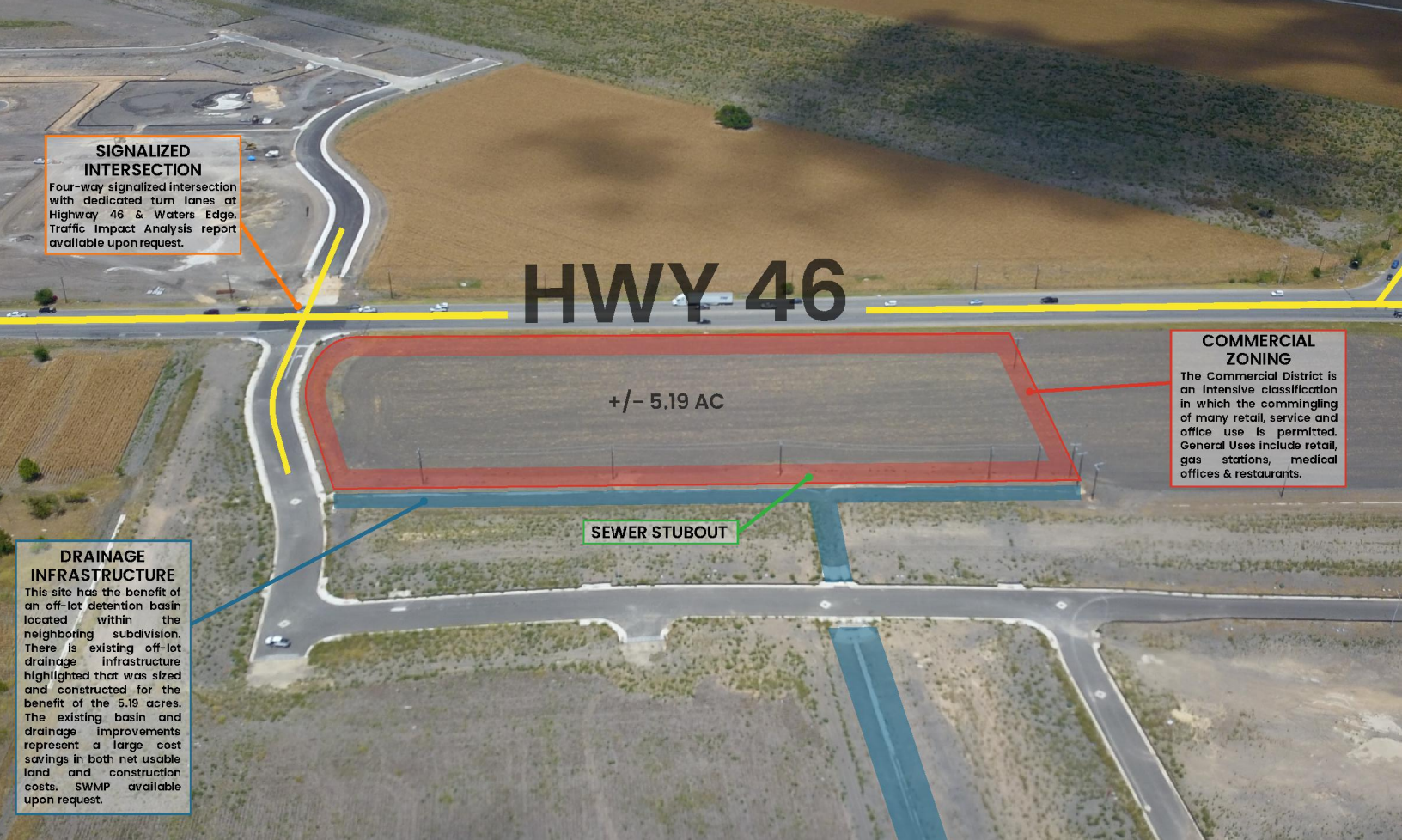


WATERS EDGE

AUSTIN HAGAUER

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

AUSTIN@HAGAUER.NET



SIGNALIZED INTERSECTION
 Four-way signalized intersection with dedicated turn lanes at Highway 46 & Waters Edge. Traffic Impact Analysis report available upon request.

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.

DRAINAGE INFRASTRUCTURE
 This site has the benefit of an off-lot detention basin located within the neighboring subdivision. There is existing off-lot drainage infrastructure highlighted that was sized and constructed for the benefit of the 5.19 acres. The existing basin and drainage improvements represent a large cost savings in both net usable land and construction costs. SWMP available upon request.

HWY 46

+/- 5.19 AC

SEWER STUBOUT

EXECUTIVE SUMMARY

An undeveloped +/- 5.19 acre commercial tract located on the signalized, hard corner of Highway 46 & Waters Edge at the entry of the new Waters Edge and Lily Springs subdivisions. This relatively flat property has sewer and water on-site and is zoned Commercial. With over 700 feet of frontage on Highway 46, this property provides great visibility. An off-lot storm water detention basin has been constructed for the benefit of the property, providing land and construction cost savings.



PROPERTY DESCRIPTION



Acres: Unplatted 5.19 acre tract



Zoning: Commercial



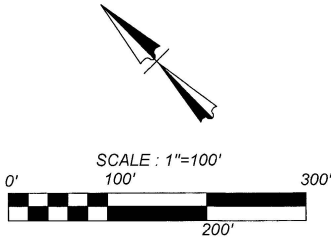
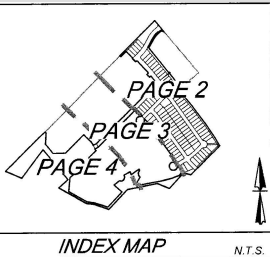
Location: Corner of Highway 46 & Waters Edge in Seguin, TX



Access: Quick and Easy Access To and From Highway 46 (3.5 Miles North of I-10)



Nearby: Numerous master planned subdivisions



FINAL PLAT OF WATERS EDGE UNIT 1

A 33.00 ACRE TRACT OF LAND, INCLUDING 0.988 ACRES OF OFF-LOT EASEMENTS, SITUATED IN THE A.M. ESNAURIZAR ELEVEN LEAGUE GRANT SURVEY NUMBER 19, ABSTRACT 20, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 79.427 ACRE TRACT OF LAND AS CONVEYED TO SCRAPPY DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND AS DESCRIBED IN DOCUMENT NUMBER 201999010095, RECORDED MAY 10, 2019 IN THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

LEGEND

- F.I.R. = FOUND ½" IRON ROD
- S.I.R. = SET ½" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET ½" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TX
- M.P.R. = MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TX
- D.R. = DEED AND PLAT RECORDS OF GUADALUPE COUNTY, TX
- P.U.E. = PUBLIC UTILITY EASEMENT

KEY NOTES

- ① 12' SEWER EASEMENT
- ② OMT
- ③ 10' PUBLIC UTILITY EASEMENT
- ④ 15' PUBLIC UTILITY EASEMENT
- ⑤ 30' PUBLIC UTILITY EASEMENT
- ⑥ VARIABLE WIDTH SEWER EASEMENT
- ⑦ VARIABLE WIDTH PUBLIC UTILITY EASEMENT
- ⑧ VARIABLE WIDTH DRAINAGE EASEMENT
- ⑨ 12' OFF-LOT SEWER EASEMENT
- ⑩ 15' OFF-LOT PUBLIC UTILITY EASEMENT
- ⑪ 20' OFF-LOT DRAINAGE EASEMENT
- ⑫ OMT
- ⑬ OMT
- ⑭ 15' TXDOT R.O.W. RESERVATION & UTILITY SURFACE ONLY ACCESS EASEMENT
- ⑮ R.O.W. DEDICATION TO CITY OF SEGUIN (0.015 AC.)
- ⑯ 15' SEWER EASEMENT
- ⑰ STATE HIGHWAY 46 ROW
- ⑱ 20' R.O.W. EASEMENT SPRINGS HILL WATER SUPPLY CORPORATION (VOL. 1353 PG. 999 O.P.R., VOL. 1354 PG. 23 O.P.R.)
- ⑲ SEWER EASEMENT (DOC# 201999012790)

OWNER: SCRAPPY DEVELOPMENT, LLC
ATTN: GORDON HARTMAN
1202 WEST BITTER, BLDG. 1, STE. 1200
SAN ANTONIO, TX 78213

