

State Highway 46

SEGUIN, TX 78155

FOR SALE

3.59 ACRES



PROPERTY DESCRIPTION

Located on the west side of Seguin, this 3.59 ac tract is situated directly on State highway 46, offering great visibility. The property sits just south of Texas Lutheran University and north of the Guadalupe River, placing it within minutes of Hwy 90, I-10, FM 78, and Hwy 123. It's zoned for commercial usage, and is positioned well for contractors, trades, logistics and service businesses needing efficient connectivity to New Braunfels, San Marcos, and San Antonio, along with the greater I-35/I-10 corridor. The site occupies a strategic position within Seguin's expanding west-side growth corridor, surrounded by a mix of civic facilities, established neighborhoods, university activity, and growing commercial development.

Civil-engineered plans have already been created for a small park-style commercial development featuring multiple metal buildings that can be divided into individual units, each with the option for office / retail build-outs. No formal permits have been submitted, which lends flexibility for a buyers' vision.

OFFERING SUMMARY

| | |
|----------------|-----------|
| Sale Price: | \$699,000 |
| Lot Size: | 3.59 AC |
| Price per SQFT | \$4.45/SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 50 | 145 | 531 |
| Total Population | 155 | 444 | 1,800 |
| Average HH Income | \$64,612 | \$64,471 | \$58,045 |

HIGHLIGHTS

- Proximity to interstates and highways
- Commercial zoning
- 3.59 acres
- \$4.45/sf
- High traffic counts along Hwy 46
- Previously created civil engineering plans



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Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Land



**TBD Hwy 46
Seguin, Tx. 78155
Boundary shown is approximate**



B and B Rd

State Hwy 46

**705 S. Hwy 46
Seguin, Tx. 78155**

Boundary shown is approximate

To downtown Seguin



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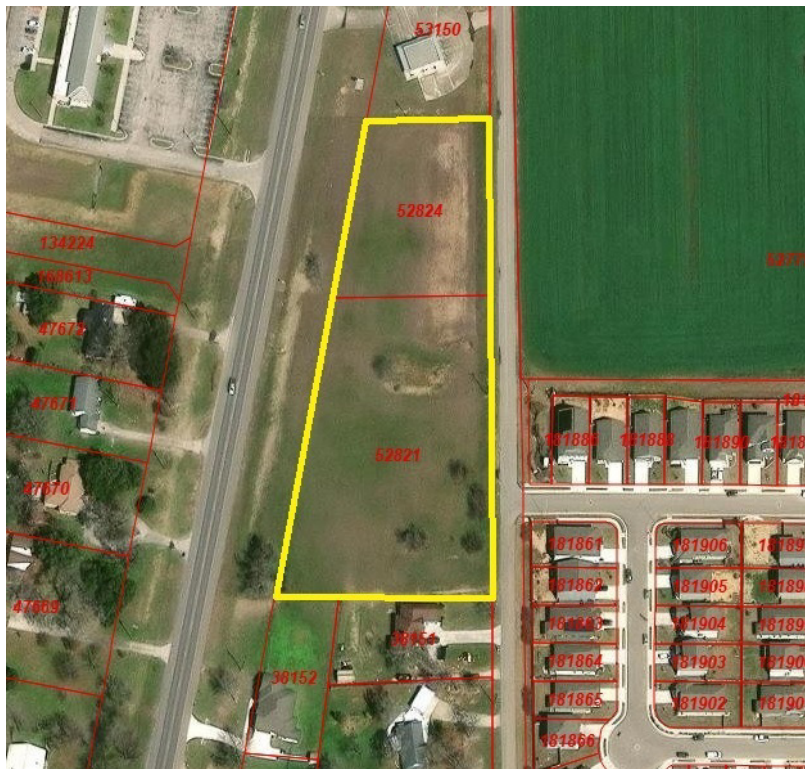
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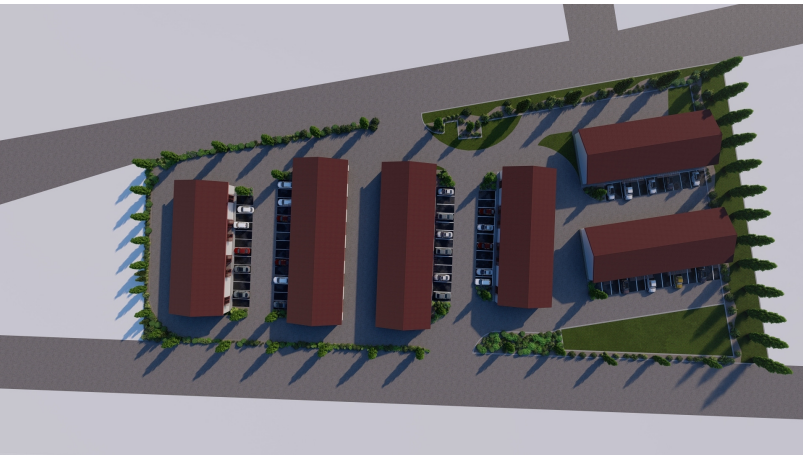
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Conceptual plan renderings

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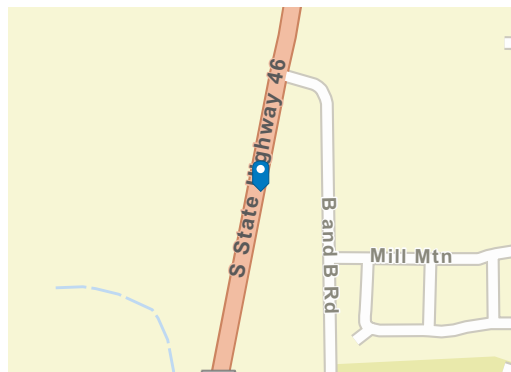
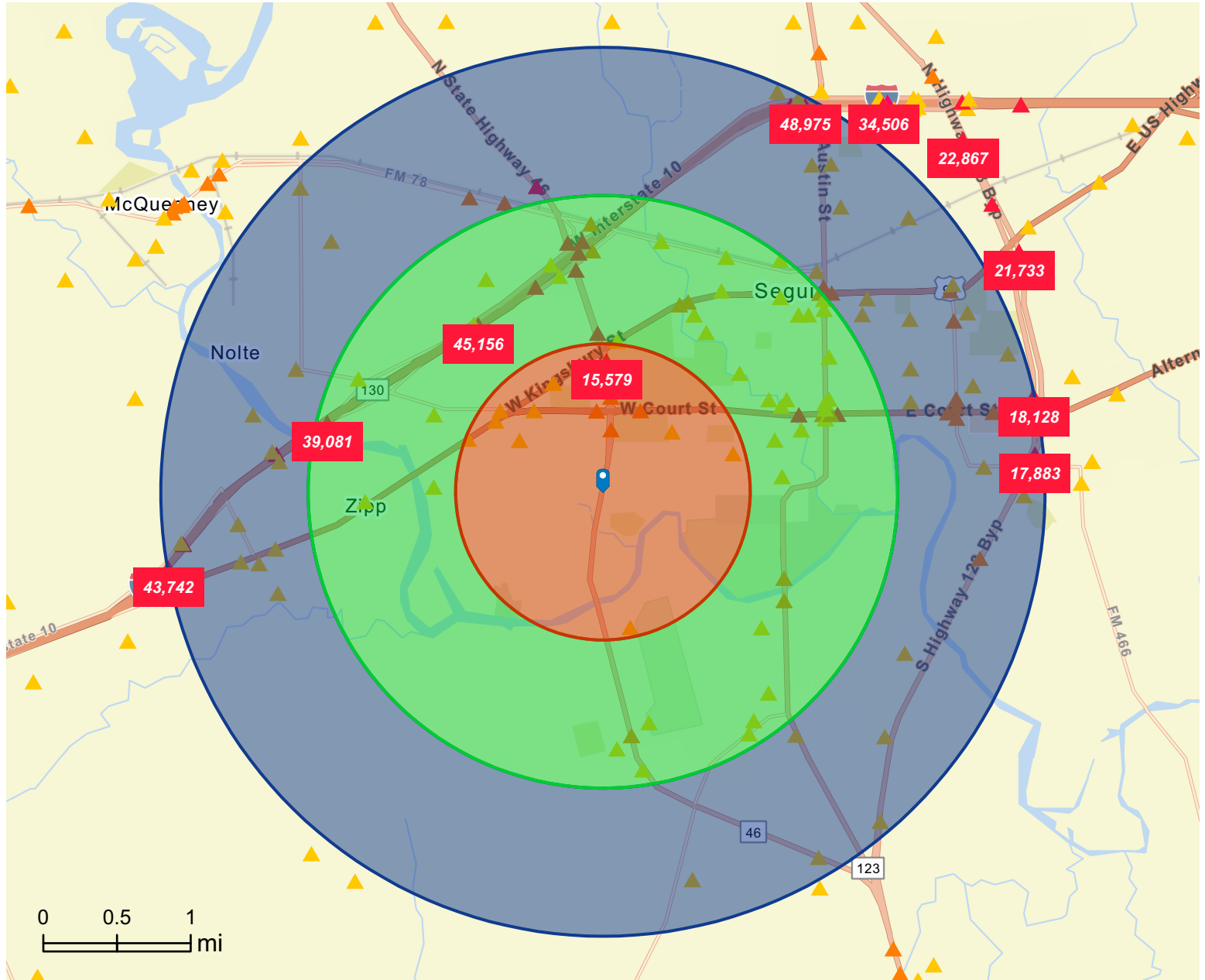
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Traffic Count Map

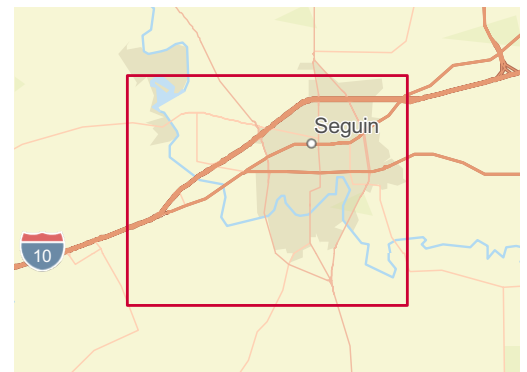
701-845 S State Highway 46, Seguin, Texas, 78155

Ring bands: 0-1, 1-2, 2-3 mile radii

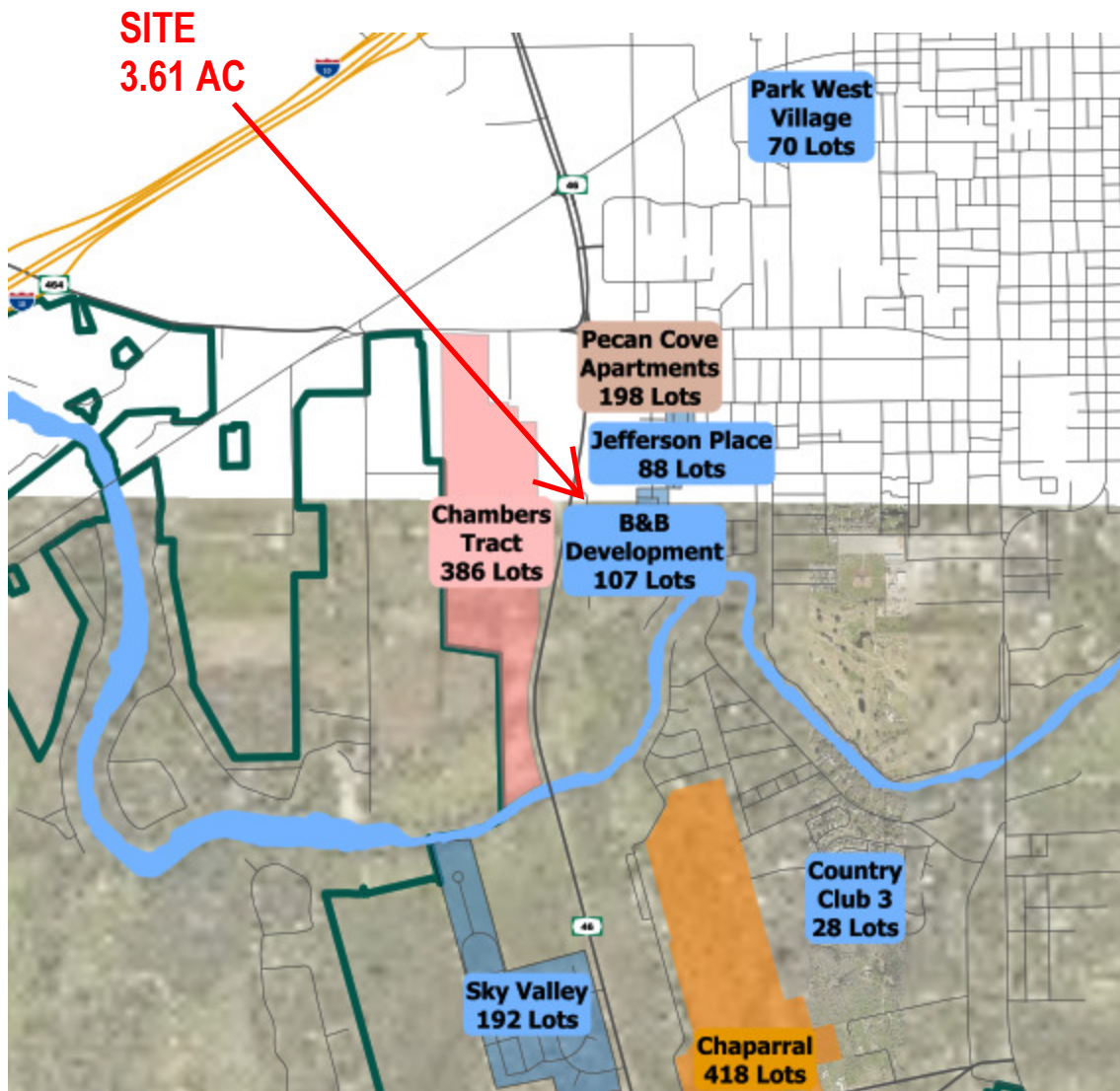


Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Area Development Map





Info x

Seguin Zoning x

Zoom to

classification in which the commingling of many retail, service and office uses is permitted. Structures located in this district may vary from freestanding buildings to community and regional shopping centers.

General Uses:

- Retail
- Professional Office
- Community Center
- Parks/Playground
- Medical Office
- Restaurants
- Day Care
- Auto Repair
- Gas Station
- Drive-thru windows-retail and/or restaurant
- First floor commercial with second story apartment

Prohibited Uses:

- Manufactured Home
- Modular Home
- RV as primary residence (unless at RV Park)
- Industrial Uses

