

1.264 ACRES AVAILABLE FOR SALE

980 E I-10 SEGUIN, TX 78155



9,391 VPD ('21)

N Austin St

QT QuikTrip

U-HAUL

D&D
TRAILERS

I-10 E Access Rd

I-10 Frontage Rd

58,665 VPD ('21)



Clayton homes

Saxon St

Heideke St

Frontage Rd

Heideke St

Frontage Rd

Image © 2024 Airbus



Price:

Lot Size:

Available For Sale:

Available For Lease:

Call for Pricing

1.264 Acres

Call for Pricing

Call for Pricing

CHODROW
REALTY ADVISORS

Alan Chodrow
832.741.7553
achodrow@chodrowrealty.com

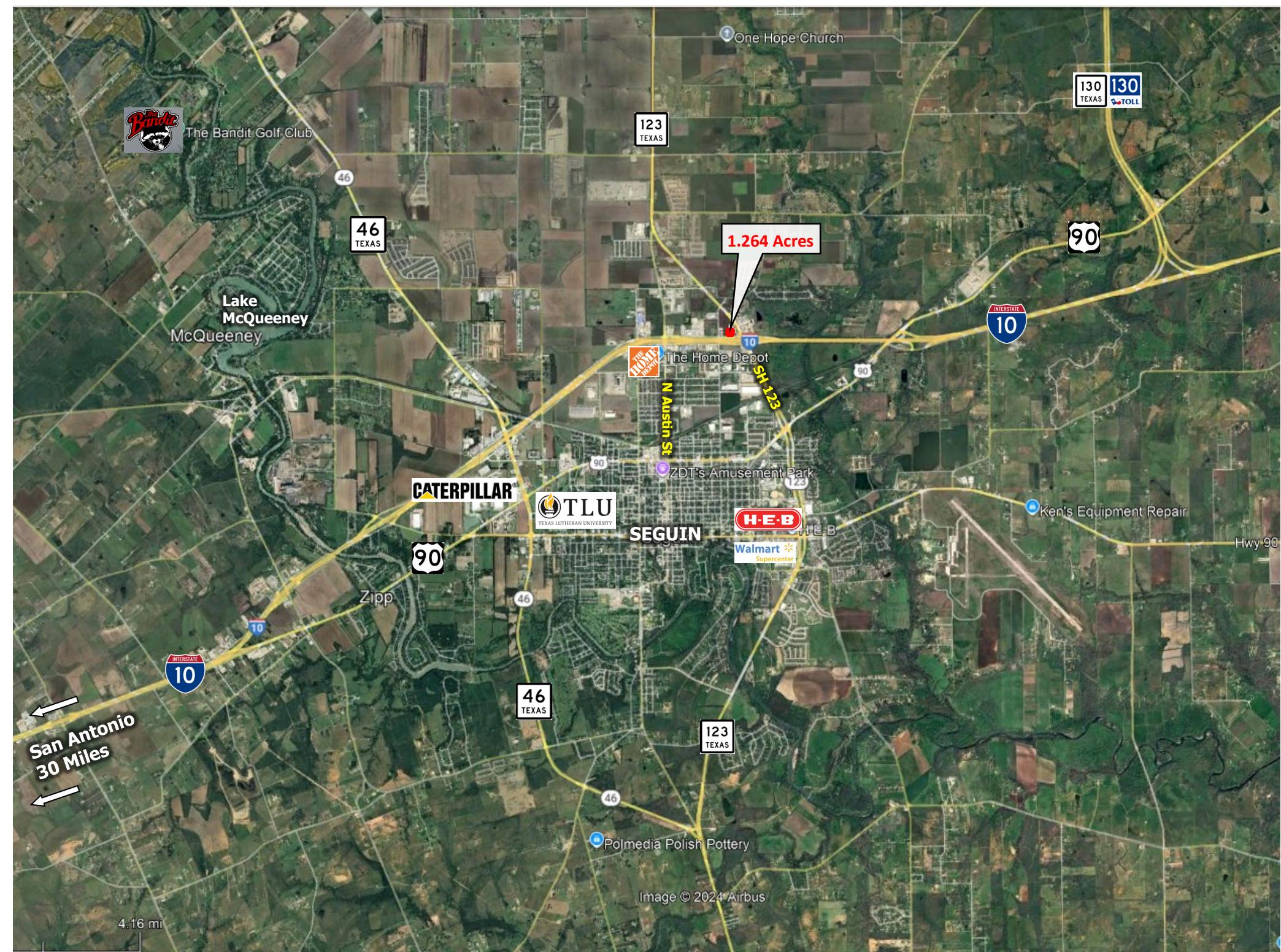
Eric Rozelle
832.212.3051
eric@chodrowrealty.com

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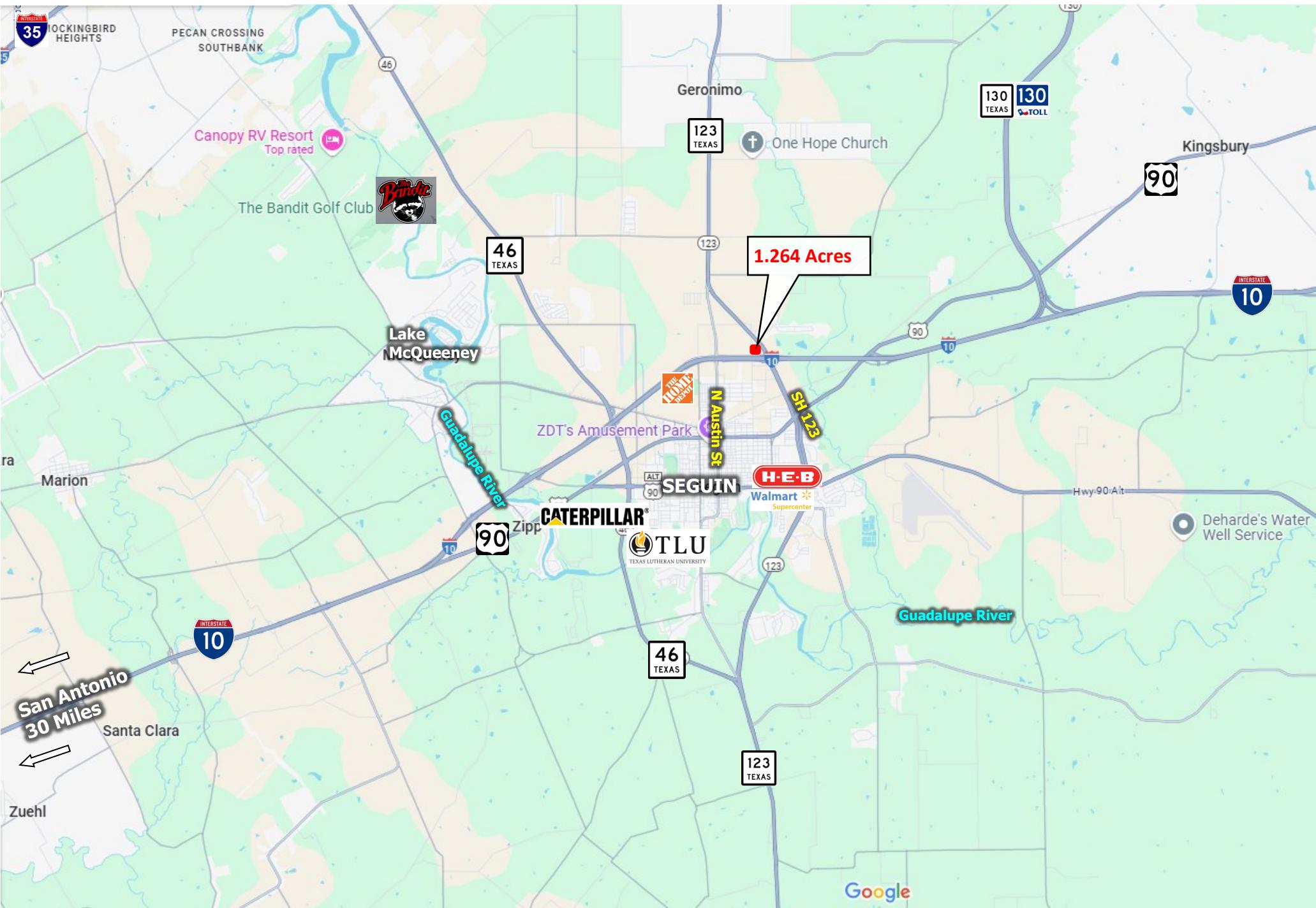


James Avery
JEWELRY

Open Nov 2025







Residue of Called 16.05 Ac.
"Tract B"
Central Texas Inv to
Seguin Hotel Corp.
Vol. 845, Pg. 789

(Holiday Inn)
Called 4.90 Ac. "Trad. A - Parcel A"
Central Texas Inn to
Seguin Hotel Corp.
Vol. 845, Pg. 759

A graphic scale bar consisting of a black and white checkered pattern on the left, followed by a solid black bar, and then a solid white bar. Above the bars are numerical markings: '30' at the start of the black bar, '60' at the start of the white bar, and '90' at the end of the white bar. Below the bars is the text 'GRAPHIC SCALE - FEET'.

Called 18.05 Ad.
Tract B
Texas Elec to
n Hotel Corp.
343, Pg. 759

Called Part of 3 Ac. Tract
So-Tex Tire Warehouse, Inc. to
Mark C. Carter
Vol. 982, Pg. 529

1.264 ACRES

INTERSTATE HIGHWAY 10

← HIGHWAY RAMP

1.264 ACRES OF LAND
LOCATED IN THE HUMPHRIES
BRANCH
SURVEY, A - 6
CITY OF SEGUIN

Being the GUADALUPE COUNTY, TEXAS, a deed from Stephen Johnson & Brion Dahl to Govind Development Co., dated February 28, 1997, recorded in Vol. 1257, Pg. 686, Guadalupe County, Texas.



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Chodrow Realty Advisors

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Alan Chodrow</u>	<u>391428</u>	<u>achodrow@chodrowrealty.com</u>	<u>(832)741-7553</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Eric Rozelle</u>	<u>551185</u>	<u>eric@chodrowrealty.com</u>	<u>(832)212-3051</u>
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	

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date

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