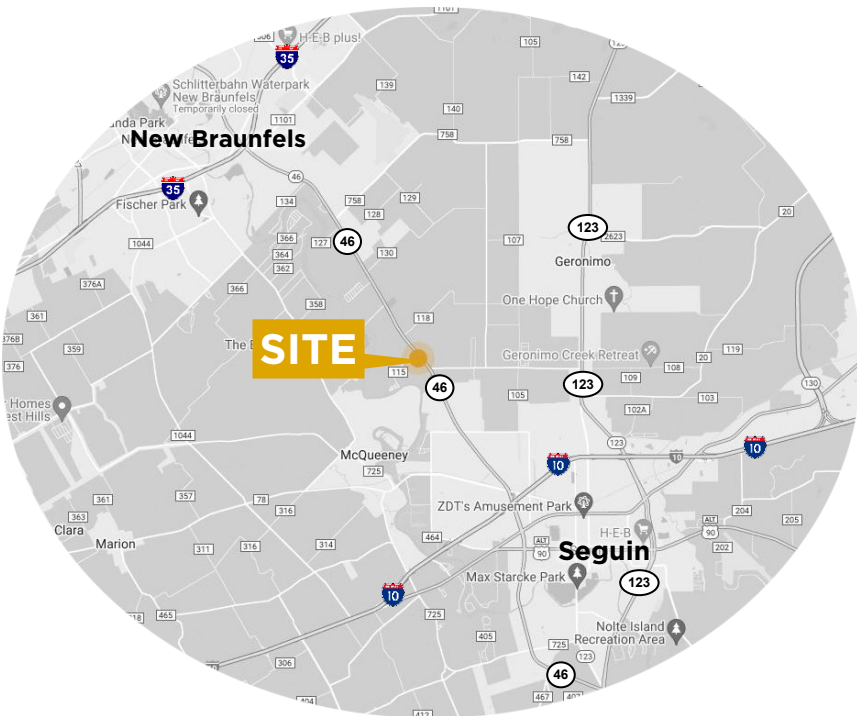
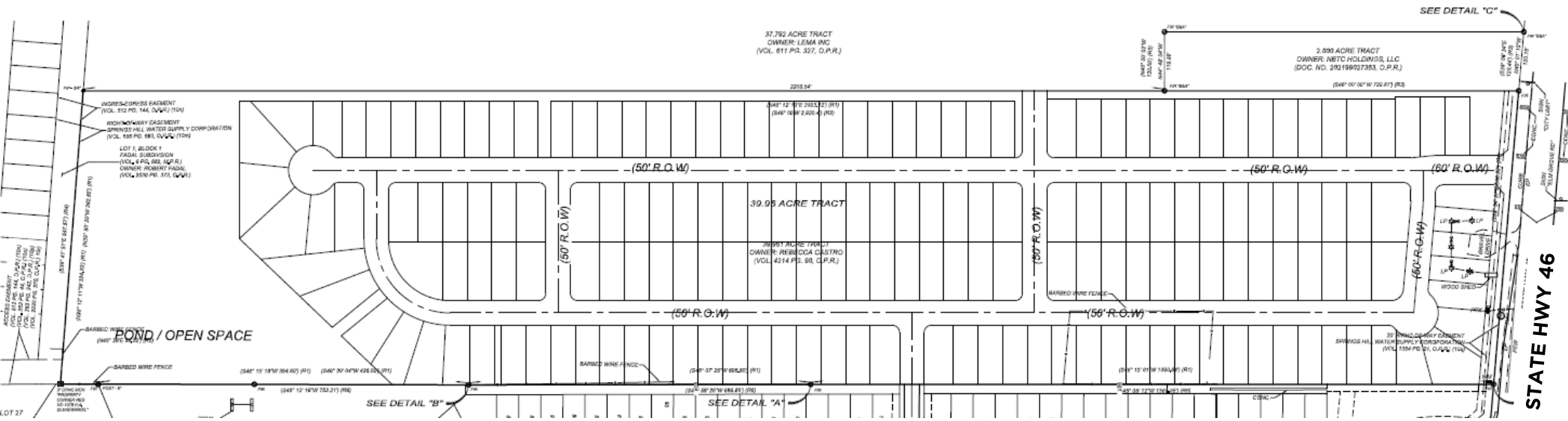


39.9+ ACRES 175 LAND-PLAN LOTS
HWY 46 CORRIDOR - SEGUIN, TX
 SWS, JUST NORTH OF CORDOVA ROAD

FOR SALE



175 LAND-PLAN LOTS

- 50' X 120' LOTS

UTILITIES

- **WATER CAPACITY NOW AVAILABLE**
- Property to convey with sewer solution in place

Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities for buyer's intended use.

LOCATION

CITY OF SEGUIN
 GUADALUPE COUNTY
 just 20 minutes from New Braunfels

SCHOOL DISTRICT

NAVARRO ISD

CLICK TO VIEW



SURVEY



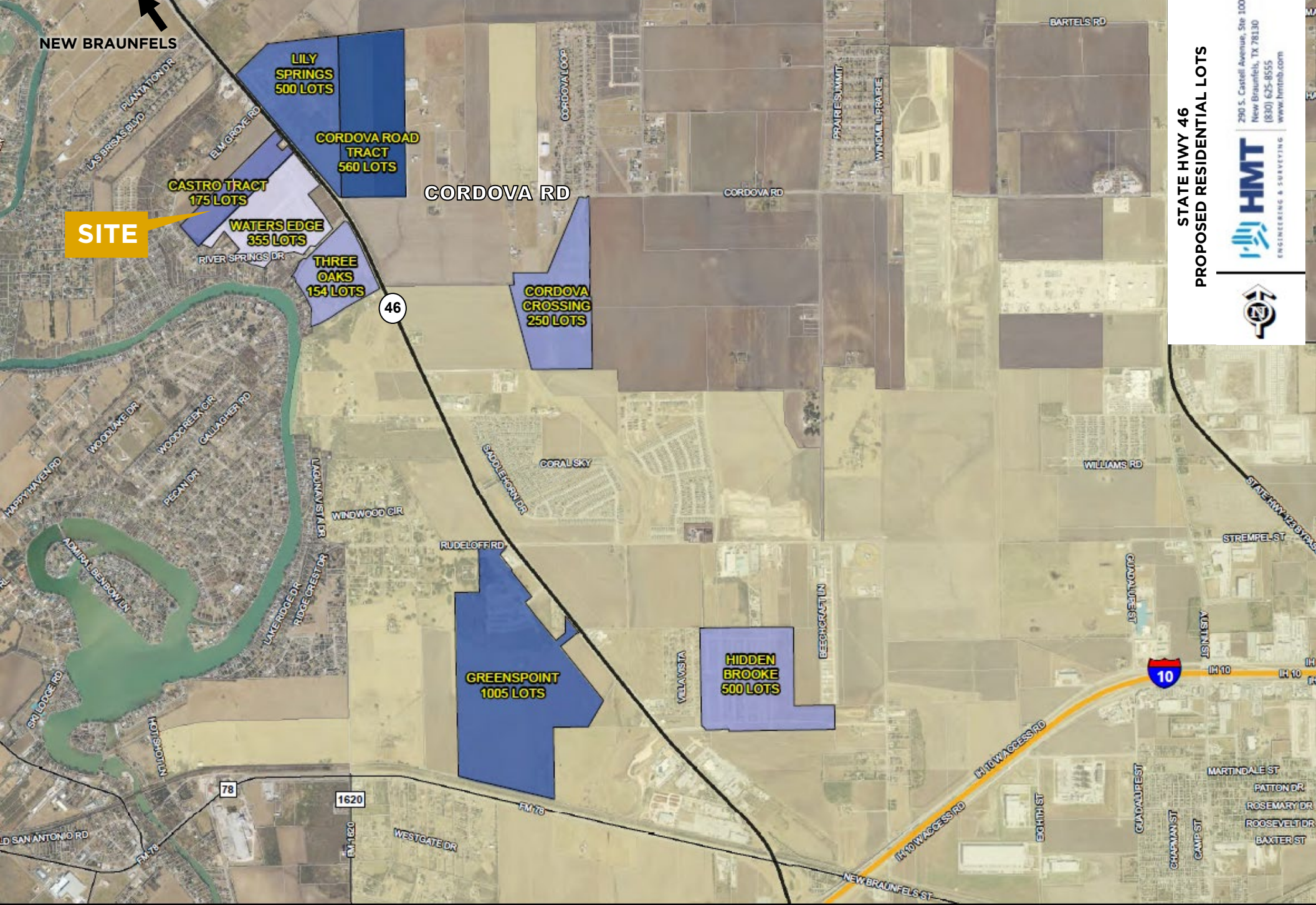
LAND PLAN

TRAFFIC COUNT

HWY 46 - 23,498 VPD

SALE PRICE

CONTACT BROKER



STATE HWY 46
PROPOSED RESIDENTIAL LOTS



290 S. Castell Avenue, Ste 100
New Braunfels, TX 78130
(817) 625-8555
www.hmtmb.com



39.9+ ACRES 175 LAND-PLAN LOTS HWY 46 CORRIDOR - SEGUIN, TX

SWS, JUST NORTH OF CORDOVA ROAD

FOR SALE

SITE

Cordova Rd Tract
Phase: Concept Plan Approved
Number of Dwelling Units: 560

Lily Springs
Phase: Construction
Number of Dwelling Units: 500

Lily Springs Apartments
Phase: Final Plat Approval
Number of Dwelling Units: 288

Waters Edge
Phase: Construction
Number of Dwelling Units: 355

Three Oaks
Phase: Construction
Number of Dwelling Units: 154

Turtle Creek
Phase: Concept Plan Review
Number of Dwelling Units: 317

Greenspoint Heights
Phase: Construction
Number of Dwelling Units: 341

Greenspoint Village
Phase: Concept Plan Approved
Number of Dwelling Units: 664

Maverick Meadows
Phase: Concept Plan Approved
Number of Dwelling Units: 342

Davis Tract
Phase: Concept Plan Review
Number of Dwelling Units: 240

Cordova Crossing
Phase: Construction
Number of Dwelling Units: 250

Village at Mill Creek
Phase: Construction
Number of Dwelling Units: 419

Pecan Farms
Phase: Concept Plan Review
Number of Dwelling Units: 421

The Meadows of Mill Creek
Phase: Concept Plan Approved
Number of Dwelling Units: 382

Hiddenbrooke
Phase: Construction
Number of Dwelling Units: 500

Park West Village
Phase: Construction
Number of Dwelling Units: 70

Cordova Trails
Phase: Construction
Number of Dwelling Units: 425

Bormann Farms
Phase: Dev Studies Approval
Number of Dwelling Units: 228

Swenson Heights
Phase: Construction
Number of Dwelling Units: 838

Seguin Multi-Family West
Phase: Final Plat Approval
Number of Dwelling Units: 225

WALNUT SPRINGS
Phase: Dev Studies Review
Number of Dwelling Units: 1,250

Martindale Heights
Phase: Construction
Number of Dwelling Units: 43

Arvin Trails
Phase: Dev Studies Review
Number of Dwelling Units: 492

Woodside Farms
Phase: Construction
Number of Dwelling Units: 235

Hannah Heights
Phase: Construction
Number of Dwelling Units: 257

Jordan's Creek
Phase: Construction
Number of Dwelling Units: 202

Navarro Oaks
Phase: Construction
Number of Dwelling Units: 342

Meadows of Martindale
Phase: Construction
Number of Dwelling Units: 128

North Seguin MUD - Single Family
Phase: Final Plat Approval
Number of Dwelling Units: 95



CLICK TO VIEW

➡ **PROPOSED HOUSING DASHBOARD**

➡ **SITE SELECTION**

➡ **HOUSING ACTIVITY**



sullivansa.com
For additional information, contact:

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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

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 obligation 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 opinion and advise 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.

SULLIVAN COMMERCIAL REALTY

James E. Sullivan, Jr., Broker
Pete Tassos, Broker
Zach Davis, Broker
Connor Dziuk, Agent

LICENSE NO: 491694 Phone: 210-341-9292
200 Concord Plaza Dr., Suite 440, San Antonio, TX 78216
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LICENSE NO: 555684 zdavis@sullivansa.com
LICENSE NO: 779545 cdziuk@sullivansa.com

Buyer/Tenant initials

Seller/Landlord Initials

Date

Source:

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

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