



# 9274 State Highway 123 | FOR SALE

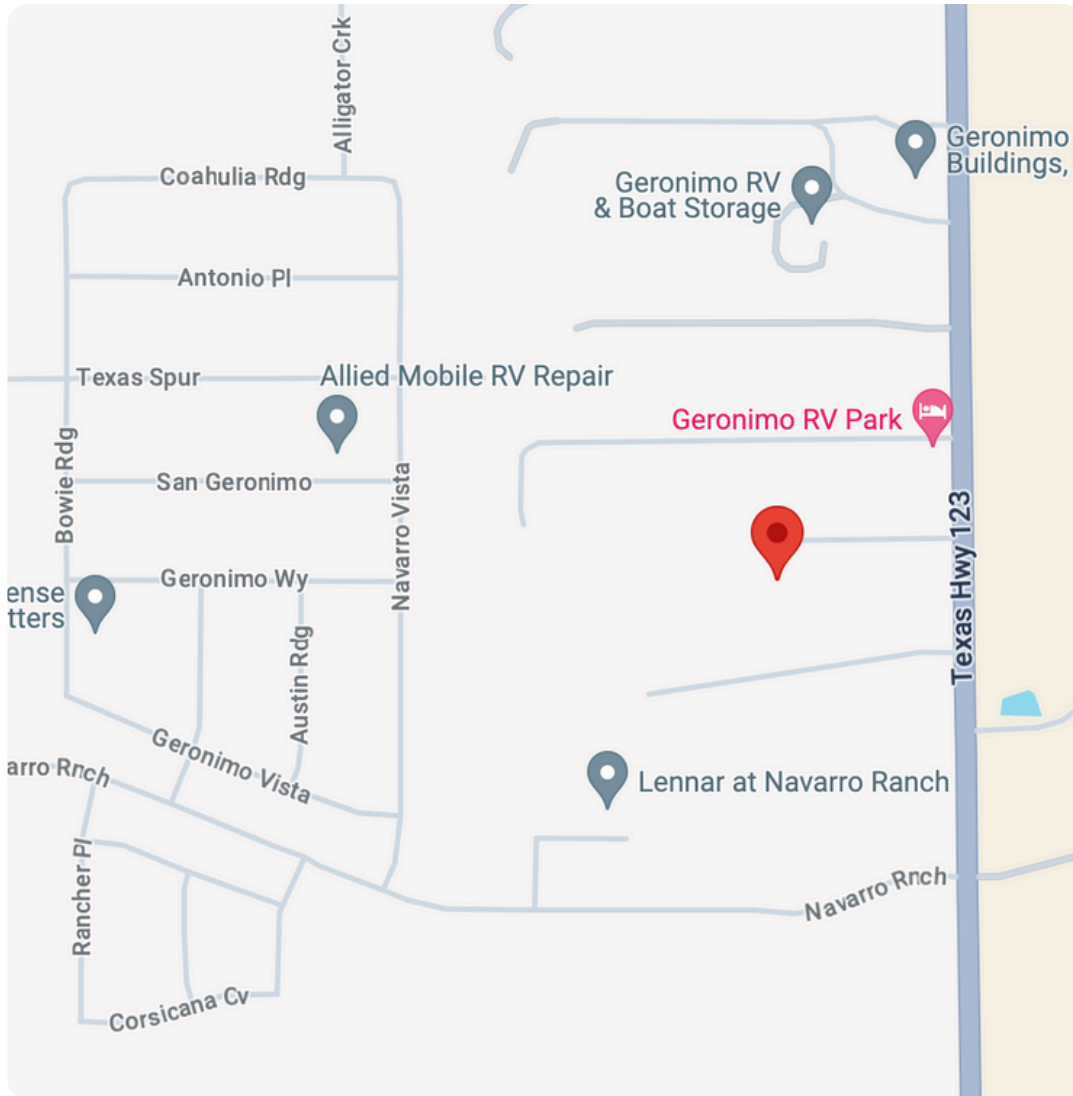
6 Acres of Commercial Land in Seguin, TX



PO BOX 90006, AUSTIN, TX 78709  
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**NICK STILER, REALTOR**  
(512) 994-2377  
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# Overview ±6 Acres | Seguin, TX | \$993,000



**Sale Type**

Investment

**No. Lots**

1

**Property Type**

Land

**Total Lot Size**

6.00 Acres

**Property Subtype**

Commercial

**Proposed Use**

Commercial

**Opportunity Zone**

No

**Price**

\$993,000

- Located North East of San Antonio in Seguin, TX
- Electricity on property.
- Sewer and water are available (due diligence must be performed by the buyer).



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# Aerial View ±6 Acres | Seguin, TX | \$993,000



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## **PRIME 6-ACRE TRACT WITH 300' HIGHWAY FRONTAGE IN LOW-RESTRICTED COUNTY**

Discover an exceptional investment opportunity with this prime 6-acre tract of land, featuring approximately 300 feet of highway frontage. Nestled in a rapidly developing area, this property offers incredible potential for various commercial and residential projects.

### **Key Features:**

- **Highway Frontage:** Approximately 300 feet of highly visible frontage along a major highway, ensuring excellent exposure and accessibility.
- **Versatile Usage:** Perfect for a range of developments including mobile homes, RV parks, storage units, or other commercial ventures.
- **Strategic Location:**
  - 6.5 miles north of I-10
  - 12 miles south of I-35 in San Marcos
  - 5 miles due east from downtown New Braunfels
- **Low-Restricted Jurisdiction:** Situated in a low-restriction county, providing flexibility and ease of development.
- **Growing Community:** Surrounded by multiple single-family developments within a mile, ensuring a steady influx of potential customers or residents.
- **Investment Potential:** With the ongoing growth and development in the area, this property represents a fantastic investment opportunity with significant future value appreciation.

Whether you're looking to develop a residential community, establish a thriving commercial enterprise, or simply invest in a property with immense growth potential, this 6-acre tract offers endless possibilities. Don't miss out on the chance to capitalize on this prime piece of real estate in a burgeoning market.



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