

State Highway 46

SEGUIN, TX 78155

FOR SALE

3.61 ACRES



PROPERTY DESCRIPTION

Located on the west side of Seguin, this 3.6 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:	3.61 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
- 3.61 acres
- \$4.45/sf
- High traffic counts along Hwy 46
- previously created civil engineering plans



Mark Haynie

BROKER

830.481.9533

mark.haynie@sperrycga.com

TX #644160

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.

State Highway 46

SEGUIN, TX 78155

FOR SALE

Land



Mark Haynie

BROKER

830.481.9533

mark.haynie@sperrycga.com

TX #644160

Each office independently owned and operated.

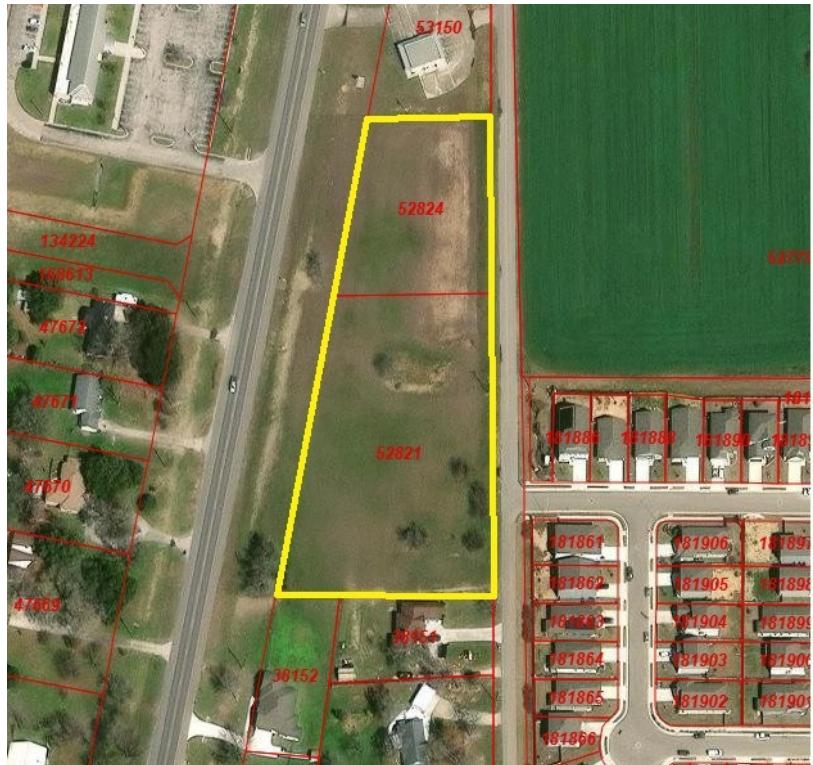
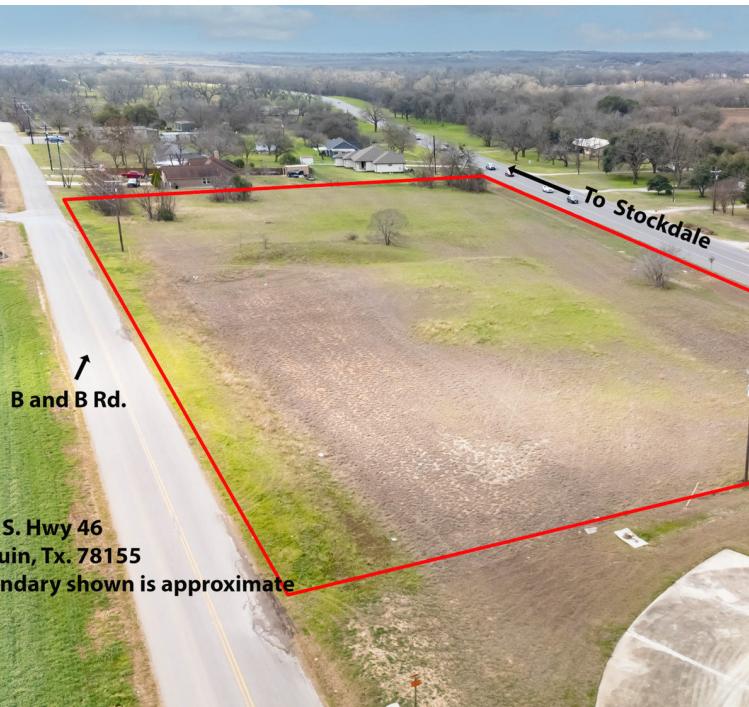
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

State Highway 46

SEGUIN, TX 78155

FOR SALE

Land



Mark Haynie

BROKER

830.481.9533

mark.haynie@sperrycga.com

TX #644160

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.

Conceptual plan renderings

STATE HWY 46, SEGUIN, TX 78155

Land



Mark Haynie

BROKER

830.481.9533

mark.haynie@sperrycga.com

TX #644160

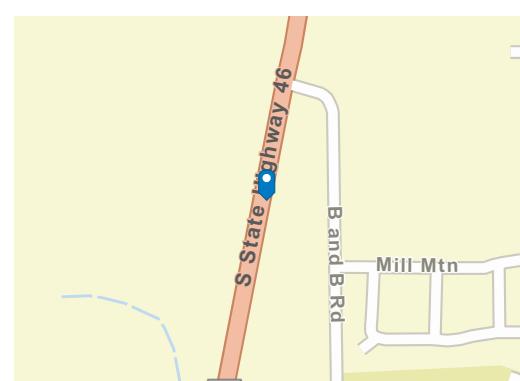
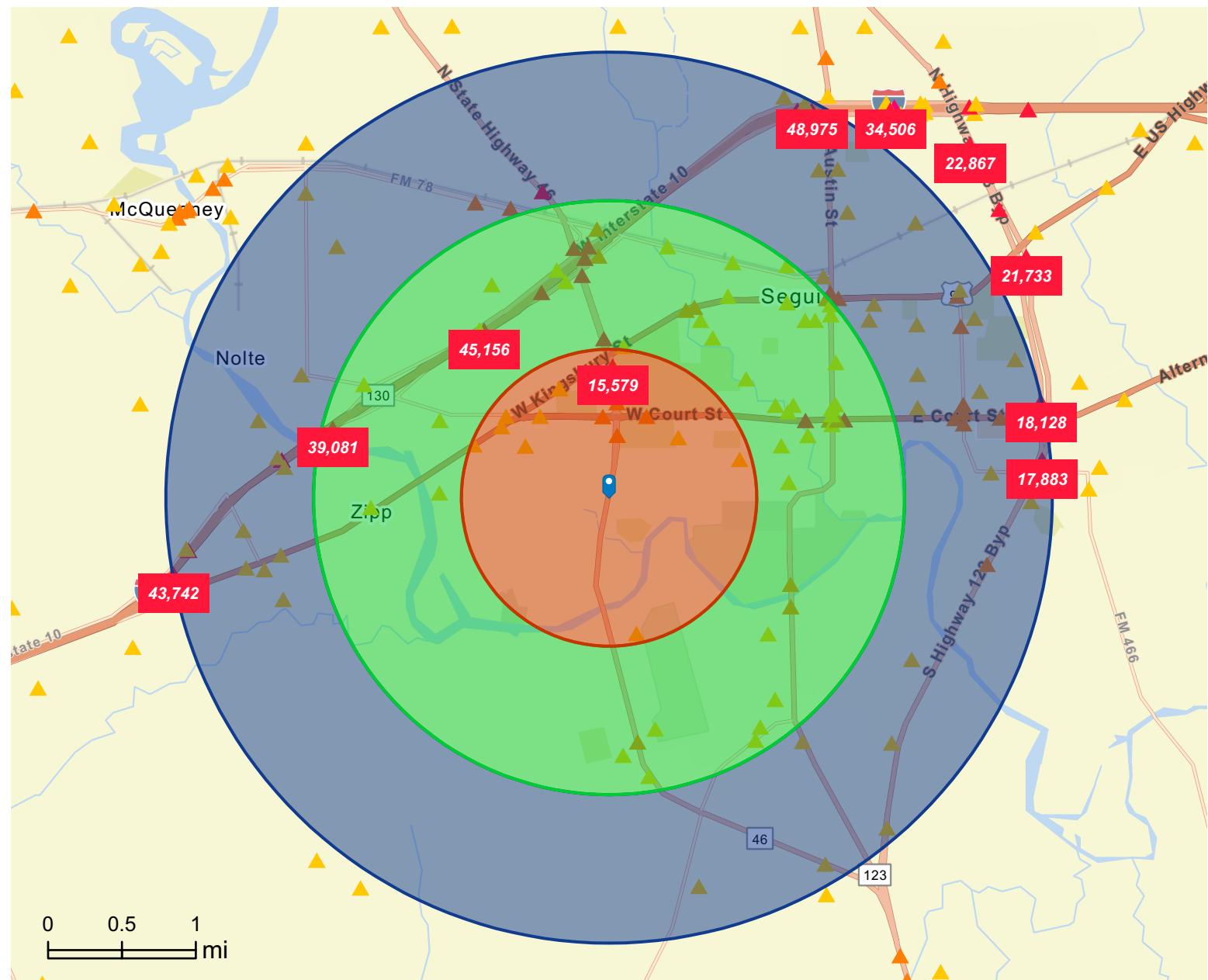
Each office independently owned and operated.

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.

Traffic Count Map

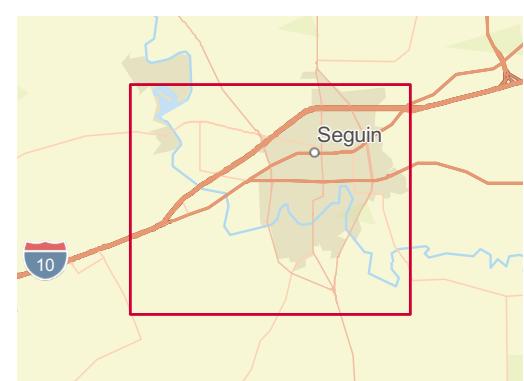
701-845 S State Highway 46, Seguin, Texas, 78155

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



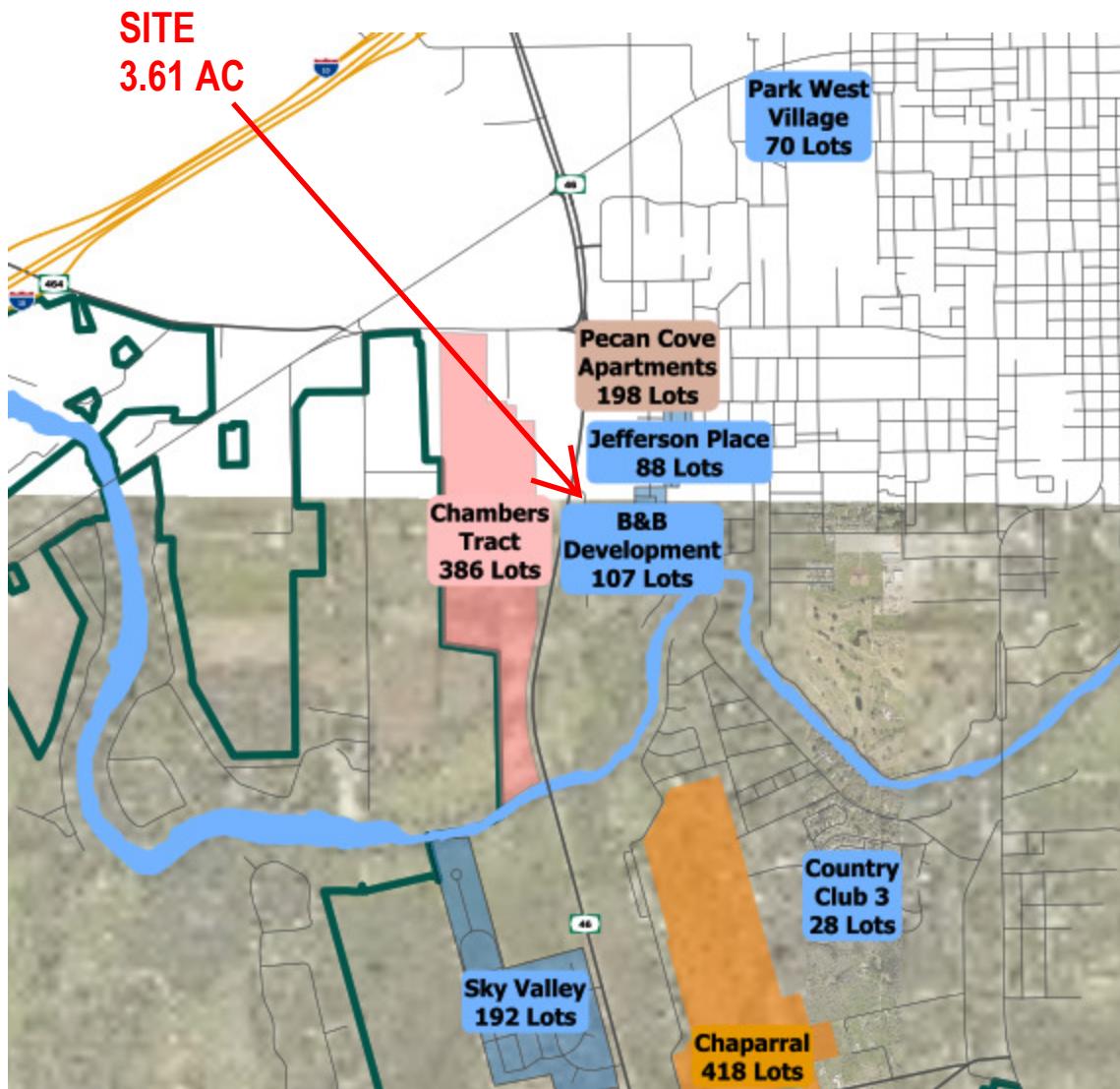
Average Daily Traffic Volume

- ▲ 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



Source: Traffic Counts (2025)

Area Development Map



Info

Seguin Zoning

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

