

# 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



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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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## FOR SALE

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**



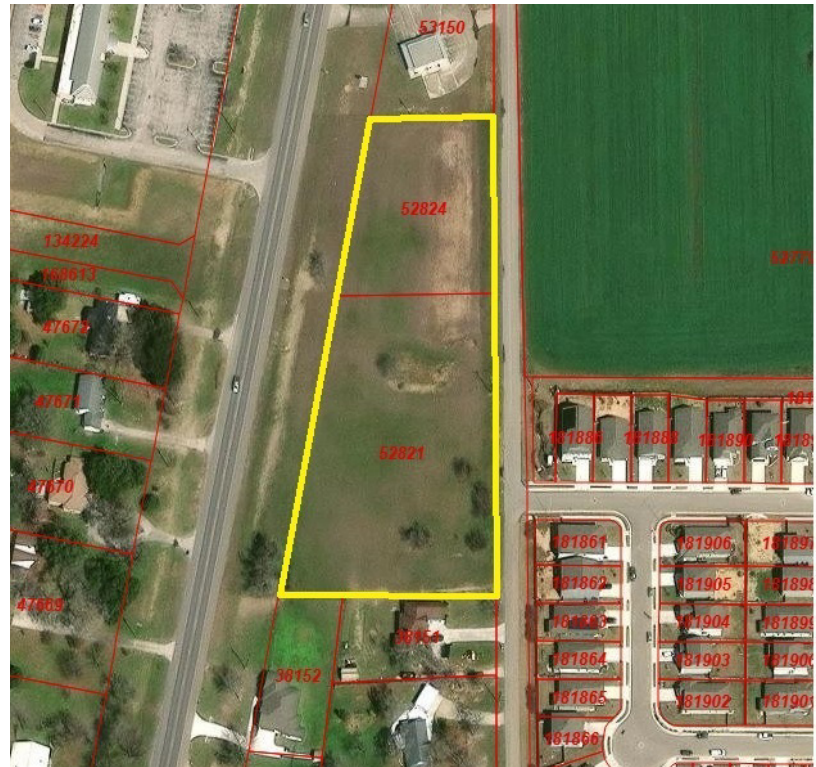
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# Land

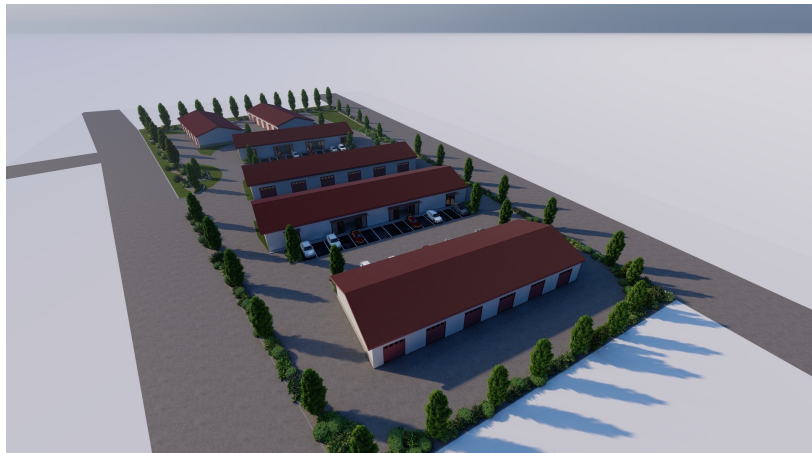
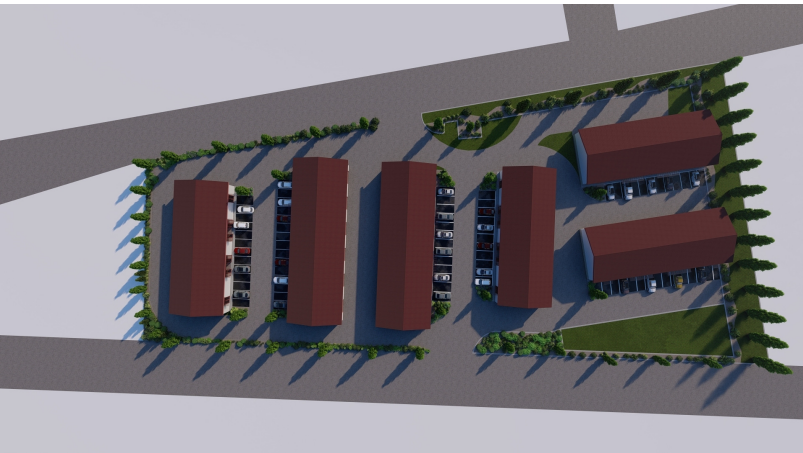


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# Conceptual plan renderings

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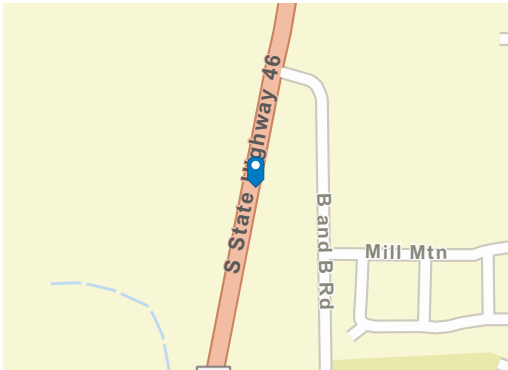
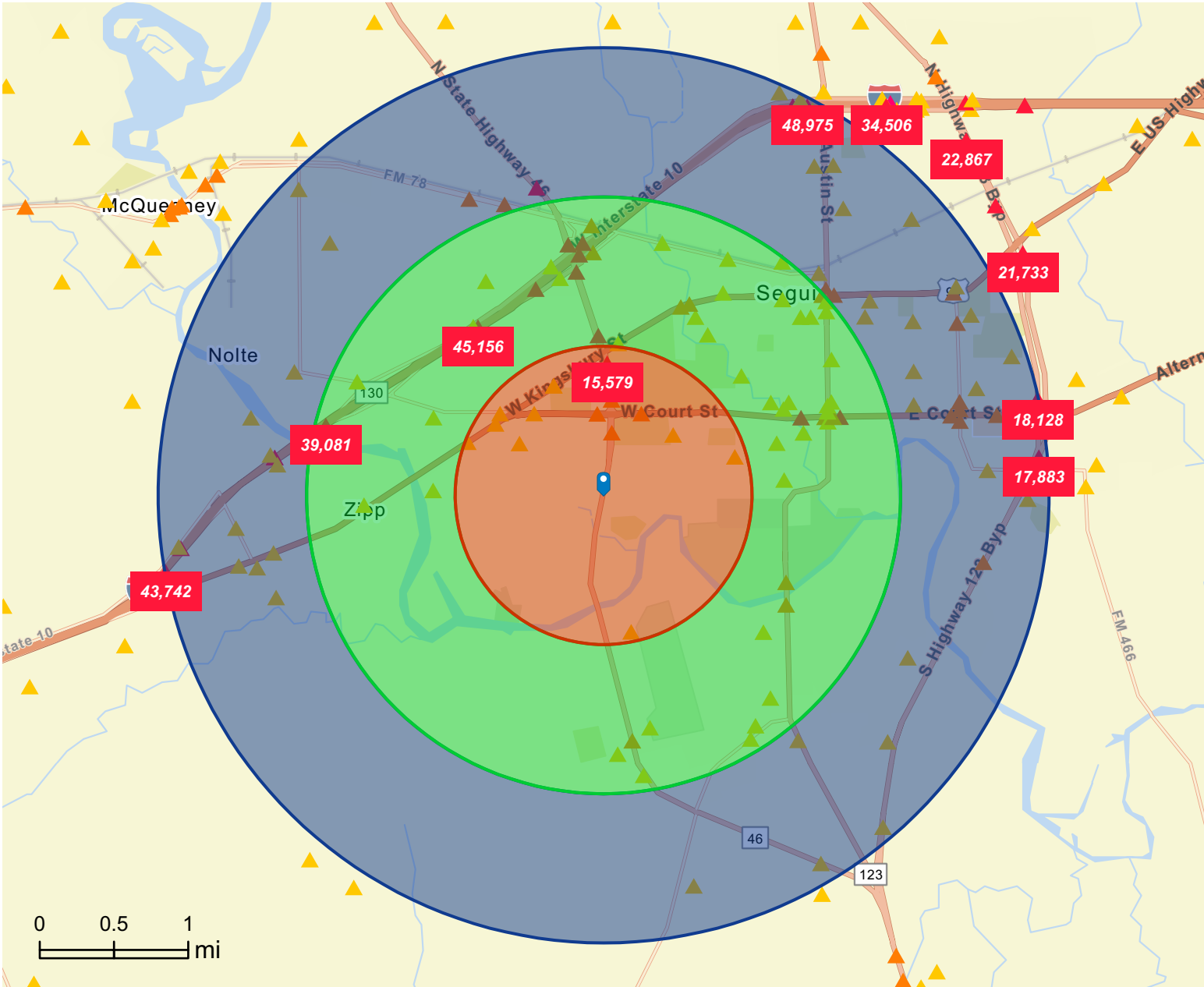
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# Traffic Count Map

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

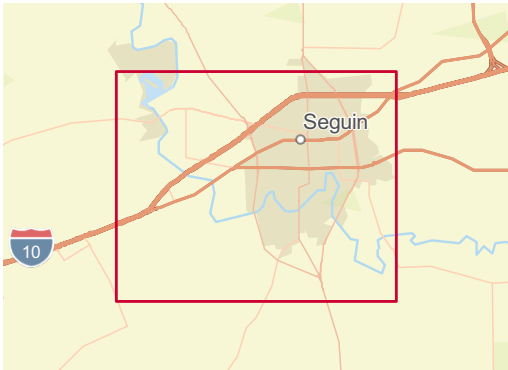


Ring bands: 0-1, 1-2, 2-3 mile radii

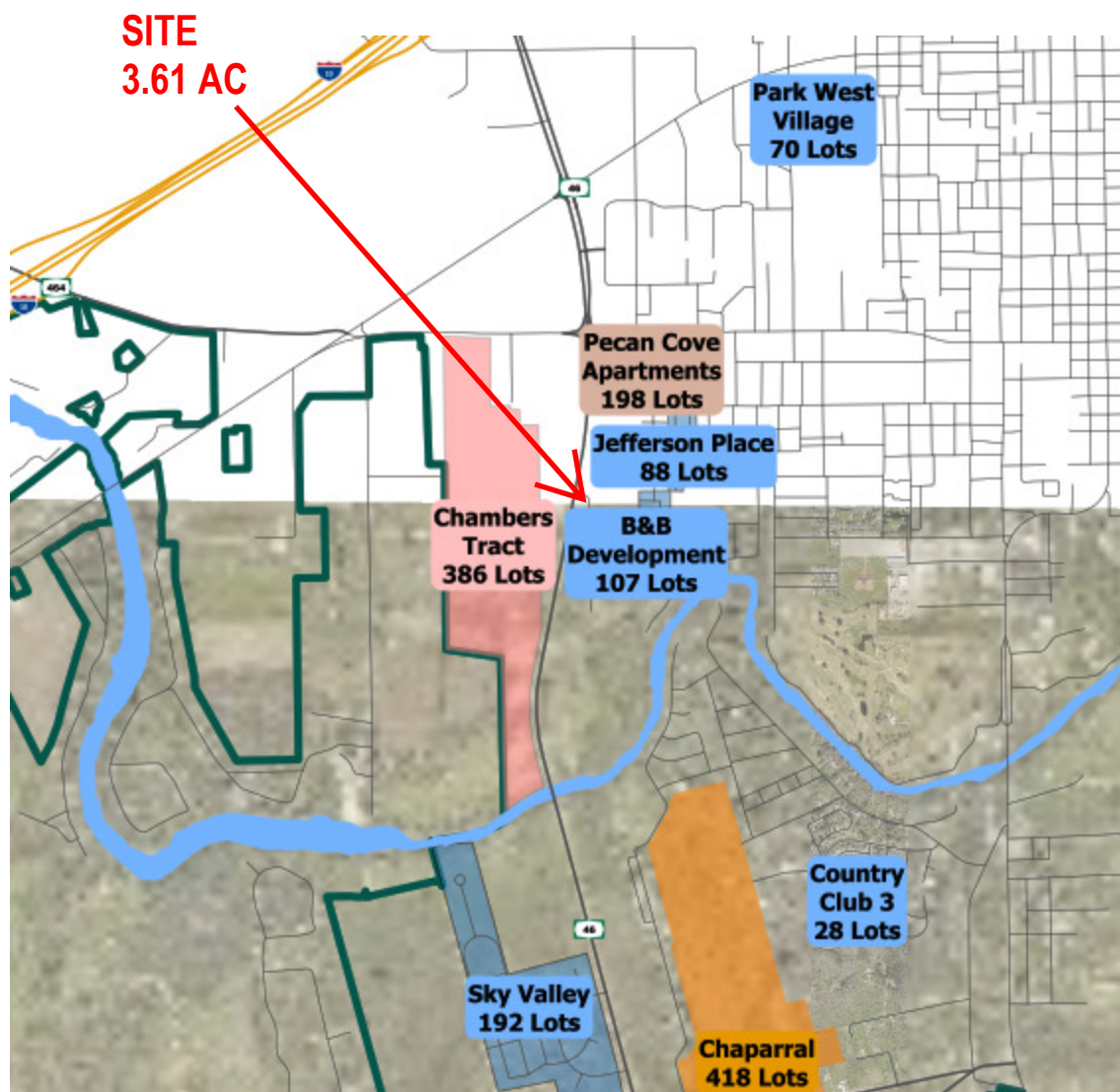


## Average Daily Traffic Volume

- ▲ 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



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

