

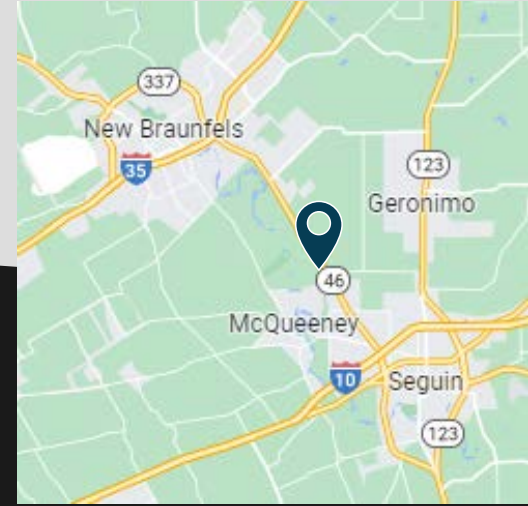
COMMERCIAL LAND AVAILABLE

PLATTED / UTILITIES AT SITE / OFFSITE DETENTION / APPROVED TIA

+/- 2.9 ACRES ON HIGHWAY 46 & THREE OAKS RD
SEGUIN, TX

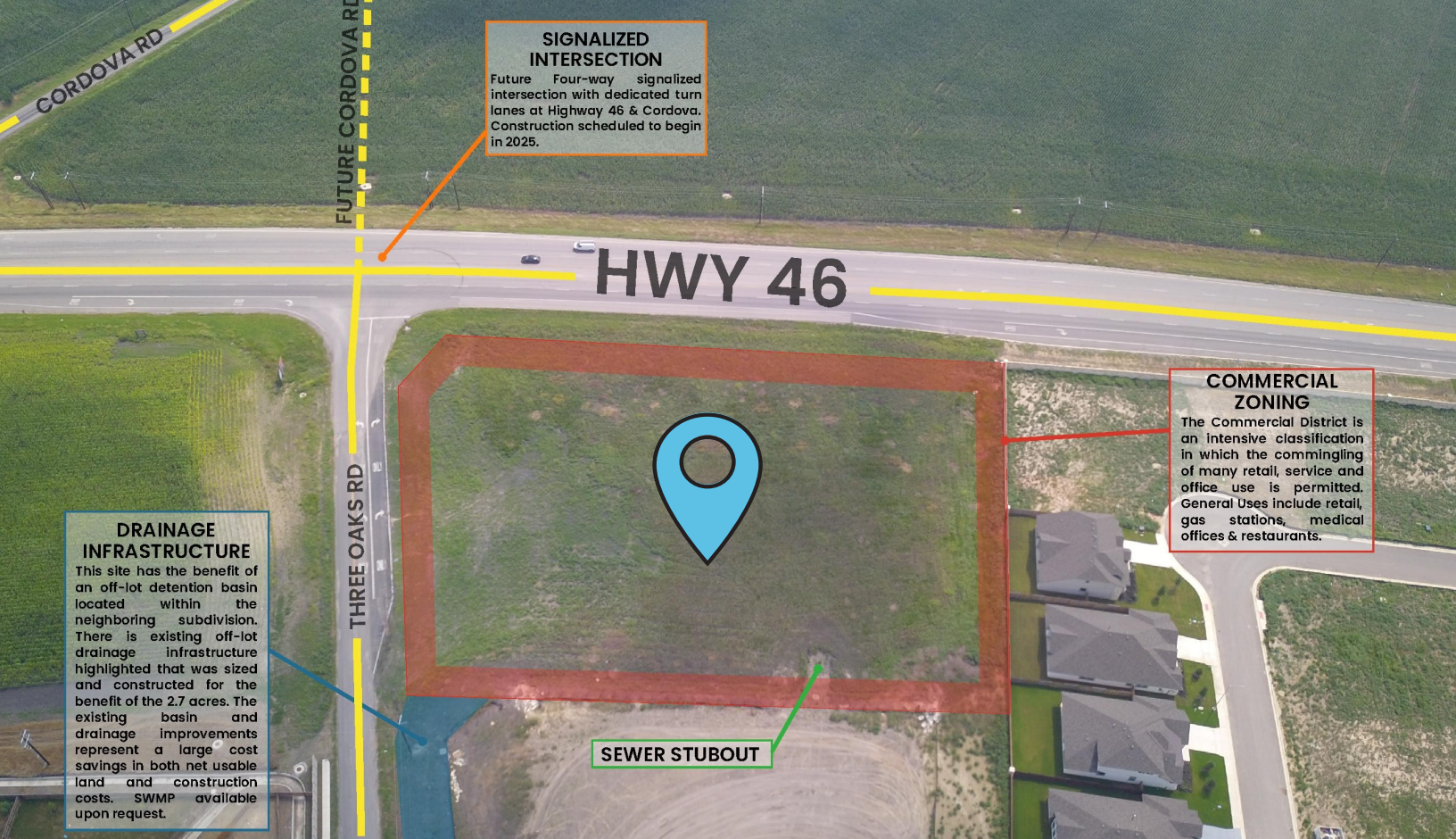


PRICING: \$2,150,000



LOOKING SOUTHEAST

AUSTIN HAGAUER
TEL: 210-367-0445 | FAX: 210-479-3232
AUSTIN@HAGAUER.NET



SIGNALIZED INTERSECTION
 Future Four-way signalized intersection with dedicated turn lanes at Highway 46 & Cordova. Construction scheduled to begin in 2025.

COMMERCIAL ZONING
 The Commercial District is an intensive classification in which the commingling of many retail, service and office use is permitted. General Uses include retail, gas stations, medical offices & restaurants.

DRAINAGE INFRASTRUCTURE
 This site has the benefit of an off-lot detention basin located within the neighboring subdivision. There is existing off-lot drainage infrastructure highlighted that was sized and constructed for the benefit of the 2.7 acres. The existing basin and drainage improvements represent a large cost savings in both net usable land and construction costs. SWMP available upon request.

SEWER STUBOUT

EXECUTIVE SUMMARY

A platted +/- 2.9 acre commercial tract located on the future signalized, hard corner of Highway 46 & Three Oaks Road. This relatively flat property has sewer and water on-site and is zoned Commercial. With over 400 feet of frontage on Highway 46, this property provides great visibility. An off-lot storm water detention basin has been constructed for the benefit of the property, providing land and construction cost savings. The Property has an approved TIA with TxDOT driveway onto Highway 46. An approved water service agreement with Springs Hill allows for up to 20 EDU's of water. These EDU's have been reserved and are immediately available.

PROPERTY DESCRIPTION



Acres: Platted +/- 2.9 acre tract



Zoning: Commercial



Location: Corner of Highway 46 & Three Oaks Rd in Seguin, TX

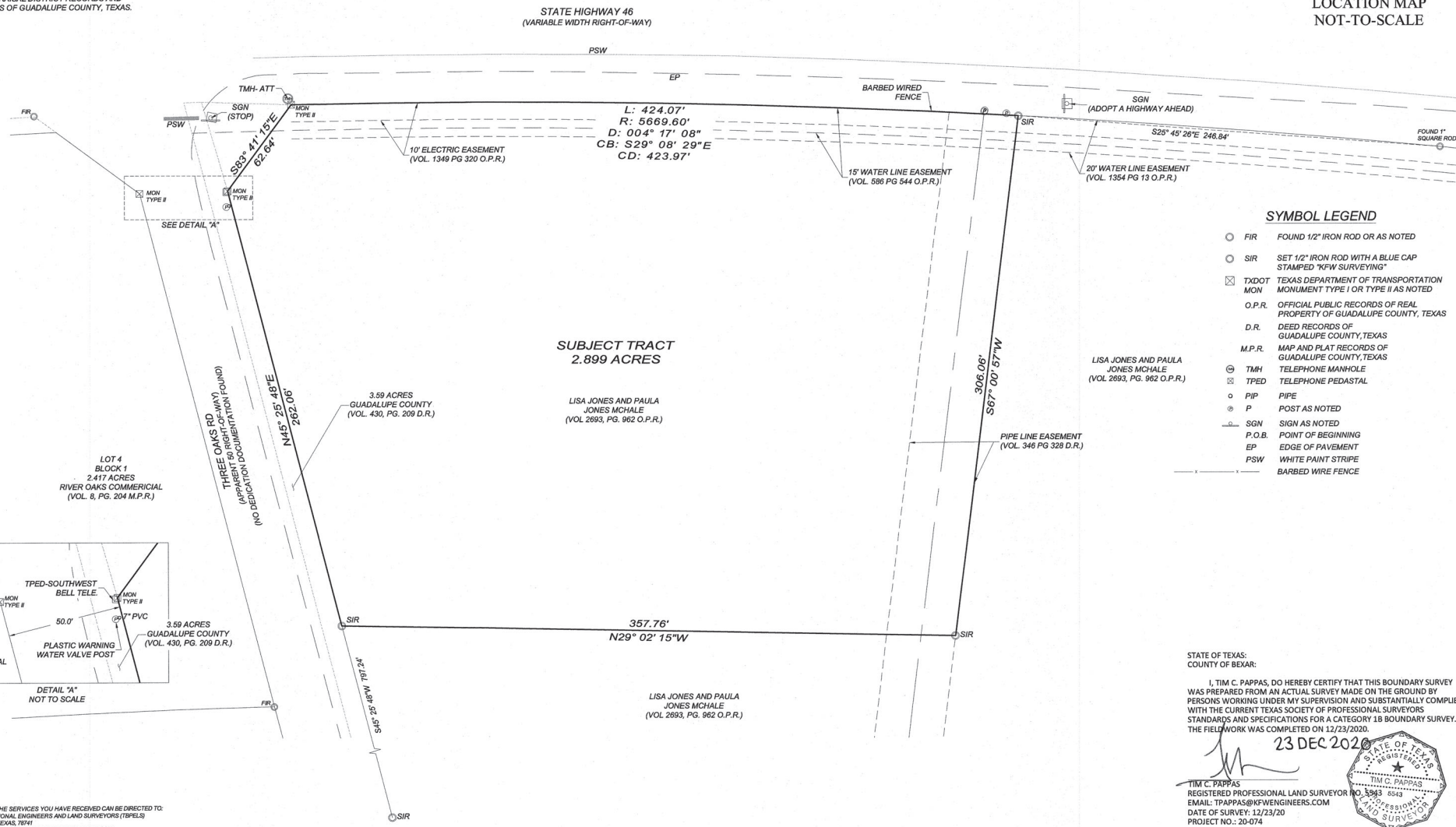
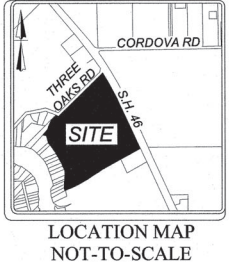
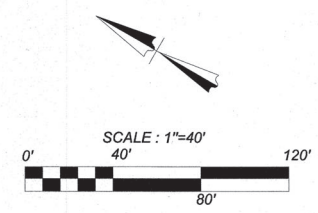


Access: Quick and Easy Access To and From Highway 46 (3 Miles North of I-10)



Nearby: Numerous master planned subdivisions

- NOTES**
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
 - NO TITLE COMMITMENT PROVIDED AT TIME OF SURVEY.
 - REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 120 OF 490, COMMUNITY PANEL NO. 48187C0120F, DATED NOVEMBER 2, 2007.
 - THE TRACT SHOWN HEREON IS SUBJECT TO ALL GUADALUPE COUNTY ORDINANCES AND RESTRICTIONS.
 - METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
 - SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".
 - ADJOINERS SHOWN HEREON ARE PER CURRENT GUADALUPE COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



SYMBOL LEGEND

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
- ⊗ TXDOT TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR TYPE II AS NOTED
- P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GUADALUPE COUNTY, TEXAS
- D.R. DEED RECORDS OF GUADALUPE COUNTY, TEXAS
- M.P.R. MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- ⊗ TMH TELEPHONE MANHOLE
- ⊗ TPED TELEPHONE PEDASTAL
- PIP PIPE
- P POST AS NOTED
- SGN SIGN AS NOTED
- P.O.B. POINT OF BEGINNING
- EP EDGE OF PAVEMENT
- PSW WHITE PAINT STRIPE
- BARBED WIRE FENCE

STATE OF TEXAS:
COUNTY OF BEAR:

I, TIM C. PAPPAS, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B BOUNDARY SURVEY. THE FIELDWORK WAS COMPLETED ON 12/23/2020.

23 DEC 2020

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3943 6543
EMAIL: TPAPPAS@KFWENGINEERS.COM
DATE OF SURVEY: 12/23/20
PROJECT NO.: 20-074

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)
1917 S INTERSTATE 35, AUSTIN, TEXAS 78741
PHONE: 512-440-7723; FAX: 512-442-1414; EMAIL: INFO@PELS.TEXAS.GOV

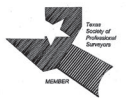
BOUNDARY SURVEY OF

A 2.899 ACRE TRACT OF LAND OUT OF THE ANTONIO MARIA ESNAURIZAR SURVEY, ABSTRACT NO. 20, OF GUADALUPE COUNTY, TEXAS, BEING OUT OF A 46 ACRE TRACT OF LAND AS CONVEYED TO LISA JONES AND PAULA JONES MCHALE, OF RECORD IN VOLUME 2693, PAGE 962 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



REVISIONS	ISSUE DATE	JOB NO. 20-074
		DATE: 12/23/20
		CHECKED: TP
		DRAWN: RV
		SHEET NUMBER:
		1 OF 1

Date: Dec 23, 2020, 11:26am User: JD, Company: P:\S:\Survey\2020\074 HWY 46 & Three Oaks Establishment\2020-074 HWY 46 & Three Oaks.dwg



PARCEL ID: 175347

PARCEL ID: 153946

THREE OAKS RD
109+00

46
TEXAS

46
TEXAS



EXIST ROW

PROP ROW

PROP ROW

CULVERT 2
PROP: 2-30"
CONC PIPE

BEGIN CORDOVA RD
PROJECT
STA 111+93.51

3281 CORDOVA RD

MATCH LINE
STA 165+00

SCALE:

