

NWQ of State Hwy 46 @ FM 725 Approx. 13.235 acres commercial

- NWQ of State Hwy 46 @ FM 725, Seguin, TX.
- Approximately 2 miles east of Interstate 35.
- Adjacent to Vogel Elementary School; across from Chaparral Country Club; approx. 1 mile from Texas Lutheran College; across from planned 700– unit retirement/apartment community.
- Approx. 13.235 acres; or 576,516.60 SF
- Dimensions: Approx. 488 of frontage on State Hwy 46 / Approx. 874 feet of frontage on FM 725.
- Traffic Counts: Hwy 46: 5,000 cars/day. FM 725: 3,600 cars/day. (TXDOT– 1999)
- Water & Sewer: Available
- Electric: Existing 3– phase overhead electric line.
- Gas: Gas line exists
- Telephone: Existing underground line.

Note: Prospective buyers should retain independent engineers to verify location and capacity of utilities

- Zoning: Commercial, City of Seguin
- Drainage: According to FEMA Map (1996): site is located outside 100– year flood plain. Aerial topography indicates no significant improvements will be required to control off-site drainage.
- Easements: See Survey; none of substance.
- Topography: relatively flat; gentle slope from west to east.

Price: \$864,775



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