

# \$2,175,000 - 4545 Fm 775, Seguin

MLS® #407606

## \$2,175,000

0 Bedroom, 0.00 Bathroom, 28,250 sqft  
Commercial Sale on 23.25 Acres

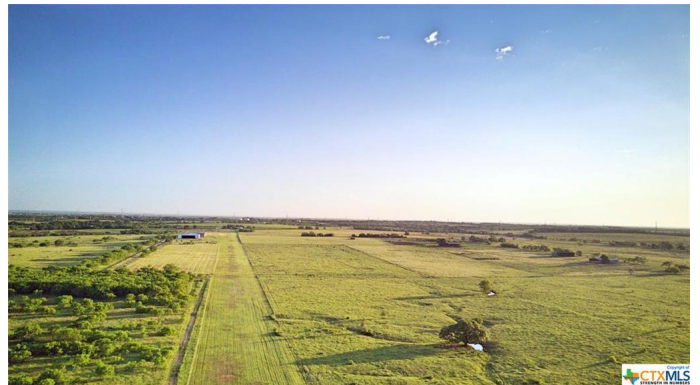
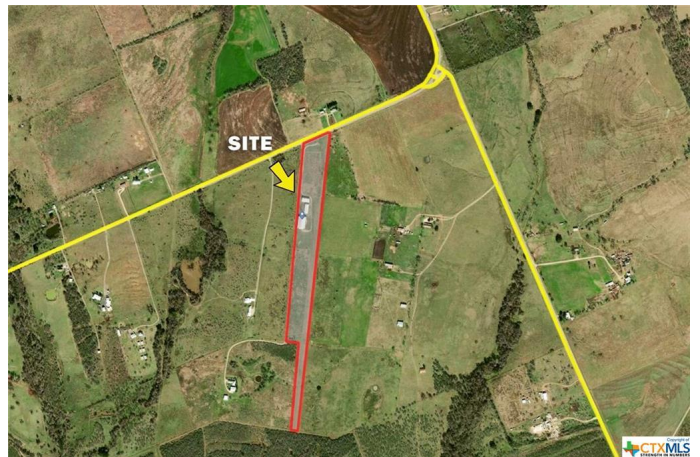
N/A, Seguin, Texas

Conveniently located approx. 3-5 minutes from IH-10/Seguin & 20 minutes away from San Antonio, this 23.255-acre airstrip property comes with an FAA-approved 4,000 ft turf runway, two metal buildings & a 100'x150' airport hangar. The main hangar space includes 2,000 sq. ft. workshop/storage w/HVAC downstairs & an upstairs apartment with 2 bed/2 baths, office, kitchen, dining & living room. Ideal for automotive & aircraft repairs, the 2nd building has a 125'x50' clear span with 18' eaves, eight 12'x14' roll-up doors, & a 16,000 lb. drive-on lift. The 3rd building closest to the entryway has insulated ceilings & metal panel walls, LED lighting, 2 tiled restrooms, kitchen & office areas, 50'x100' clear span w/18' eaves & two 12'x14' roll-up doors.

Built in 2011

## Essential Information

MLS® #	407606
Price	\$2,175,000
Bathrooms	0.00
Square Footage	28,250
Acres	23.25
Year Built	2011
Type	Commercial Sale
Sub-Type	Commercial
Status	Active



## Community Information

Address	4545 Fm 775
Subdivision	N/A
City	Seguin
County	Guadalupe
State	Texas
Zip Code	78155

## Amenities

Amenities	Storage
Utilities	Electricity Available, High Speed Internet Available
Features	Storage Facilities
Parking	Attached, Detached, Garage, Garage Faces Side, Parking Space(s)
View	None

## Interior

Interior	Concrete, Tile, Vinyl
Interior Features	Storage
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	2
Stories	Multi/Split, Two

## Exterior

Roof	Metal
Construction	Metal Siding
Foundation	Other, See Remarks, Slab

## School Information

District	Marion ISD
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## Additional Information

Date Listed	April 28th, 2020
Days on Market	454
Zoning	None
HOA Fees	0.00

## Listing Details

Listing Office	D Lee Edwards Realty, Inc
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