

# \$1,080,221 - Tbd Hwy 46 Highway, Seguin

MLS® #2016684

**\$1,080,221**

0 Bedroom, 0.00 Bathroom,  
Commercial on 36.34 Acres

JD CELMENTS, Seguin, TX

1362' FRONTAGE ON HWY 46!! Tons of potential and multiple use options. This is 33.76 acres of the 36.339 acres which does not include the building and 3.36 acres of the north portion of the property. A new survey is being done. Nearly 25k vehicles pass this location daily!! This property has two wells and city sewer line is present with three taps for access.

Built in 1989

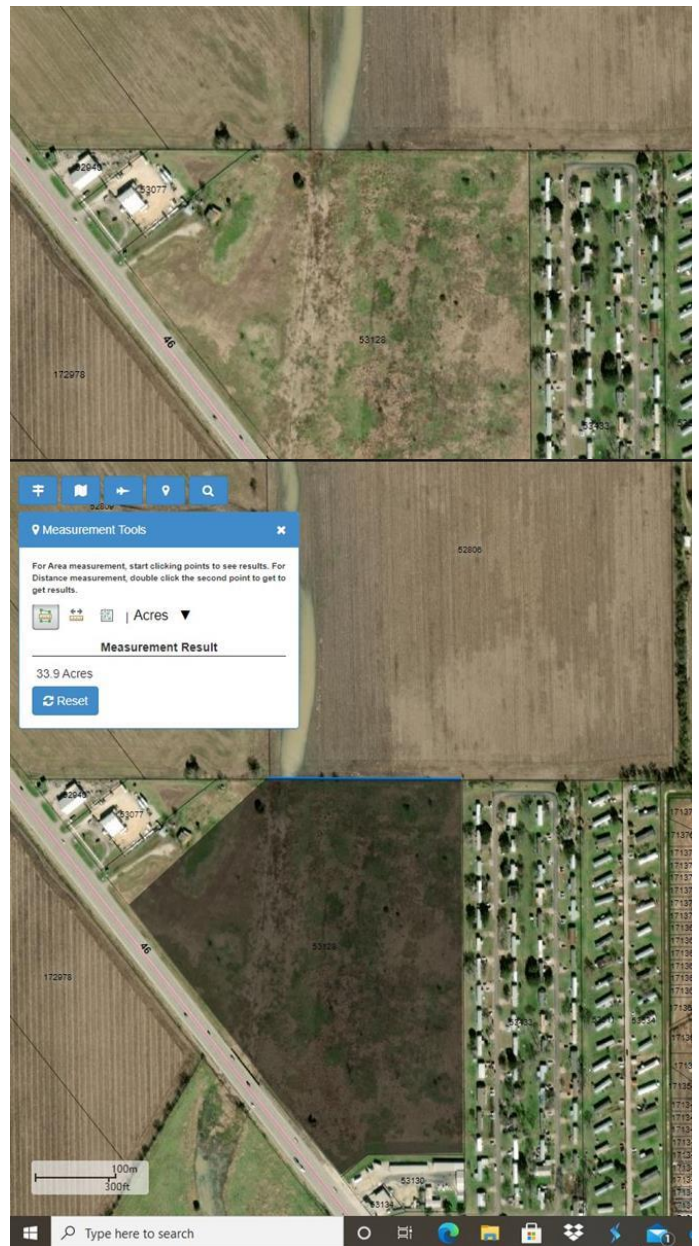
## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | 2016684     |
| Price      | \$1,080,221 |
| Bathrooms  | 0.00        |
| Acres      | 36.34       |
| Year Built | 1989        |
| Type       | Commercial  |
| Sub-Type   | Retail      |
| Status     | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | Tbd Hwy 46 Highway |
| Subdivision | JD CELMENTS        |
| City        | Seguin             |
| County      | Guadalupe          |
| State       | TX                 |
| Zip Code    | 78155              |

## Amenities



|           |  |
|-----------|--|
| Utilities | Electricity Available, Sewer Available, See Remarks, Water Available |
| Parking   | None   |

### **Interior**

|          |             |
|----------|-------------|
| Interior | See Remarks |
| Heating  | None        |

### **Exterior**

|            |      |
|------------|------|
| Foundation | None |
|------------|------|

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