

CENTURY 21[®]

Judge Fite Company



00 HIGHWAY 46

SEGUIN, TX 78155



\$699,000



0 sqft

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 westside growth corridor, surrounded by a mix of civic facilities, established neighborhoods, university activity, and growing commercial development.

PROPERTY TYPE: Commercial - Commercial Land

MLS STATUS: Active

MLS: 1938299

YEAR BUILT:

COUNTY: Guadalupe

TRACT OR SUBDIVIION:

LIST DATE: 02/03/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA: 2703

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 3.61

LOT SIZE (SQFT): 157,251

ADDITIONAL PROPERTY DETAILS

LISTED BY: Mark Haynie

PHONE: 830.481.9533

BROKERED BY: Haynie RE & C LLC