



5037 N STATE HIGHWAY 123
SEGUIN, TX 78155



\$699,900



0 sqft

DESCRIPTION

PERFECT OPPORTUNITY TO LIVE AND BUILD A BUSINESS. OWNER FINANCING AVAILABLE. This 3 bedroom 2.5 bath home resides on a 2.4 acre tract and features a 1/1 apartment. THE FRONT HALF OF THIS TRACT IS ZONED FOR COMMERCIAL USE MAKING THE FRONT HALF OF THIS TRACT IS ZONED FOR COMMERCIAL USE. THIS THE PERFECT LIVE/WORK PROPERTY. This is great location with high traffic on the north side of the booming City of Seguin. Close proximity to the new Navarro High School with easy access to IH10, Hwy 46, and IH35. In addition to the updated apartment, the property features gated access, a 22 x 54 covered area for entertaining, a screened in porch, swimming pool, oversized carport, and a 2 car garage. The island kitchen features a breakfast bar, built-in microwave, and stainless appliances. The 2nd living area opens to the patio and features a wetbar with wine refrigerator. The efficiency apartment features a kitchenette with range, built-in microwave, and full bathroom. Water well serves home and irrigation, however, COOP water is available.

PROPERTY TYPE: Commercial - Multi-Use

MLS STATUS: Active

MLS: 1959476

YEAR BUILT: 1984

COUNTY: Guadalupe

TRACT OR SUBDIVIION:

LIST DATE: 04/21/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA: 2706

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 2.44

LOT SIZE (SQFT): 106,242

ADDITIONAL PROPERTY DETAILS

LISTED BY: Heath Anders

PHONE: 830.214.6002

BROKERED BY: Anders Pierce Realty