



## TBD N STATE HWY 123

NEW BRAUNFELS, TX 78155



\$2,927,232



7 sqft

## DESCRIPTION

Hard corner off of N State HWY 123 and FM 20 lighted intersection - City of Seguin Rudolph Road extension construction to begin soon with upgrades into a four way intersection and new street lights. Approximately 1 mile from I-10 and easy access to surrounding subdivisions. Lots of roof tops! Access to electricity and 12" waterline off of FM 20, 8" line off of HWY 123 and access to an 8 inch sewer line.

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**PROPERTY TYPE:** Commercial - MixedUse  
**MLS STATUS:** Active  
**MLS:** 7008229  
**YEAR BUILT:** 1938  
**COUNTY:** Guadalupe  
**TRACT OR SUBDIVIION:** N/A  
**LIST DATE:** 06/13/2025

**AREA:** GU  
**SQUARE FEET:** 7  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 6.72  
**LOT SIZE (SQFT):** 292,723

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- SeeRemarks

## EXTERIOR FEATURES

### PARKING:

- None

## UTILITIES

### HEATING/COOLING:

- None

### UTILITIES:

- ElectricityAvailable
- SewerAvailable
- SeeRemarks
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Neha Rabbani

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**BROKERED BY:** Land Up Realty & Investments