

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2485 N STATE HIGHWAY 46

SEGUIN, TX 78155



\$1,277,000



7,200 sqft

## DESCRIPTION

Commercial 4.392 acres with a 7200 sf bldg. Billboard leased. Please call listing agent for all showings. Frontage on Hwy 46 and 1 mile from IH 10.

**CENTURY 21**

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**800.451.8055**

**PROPERTY TYPE:** Commercial - Business  
**MLS STATUS:** ActiveUnderContract  
**MLS:** 8495341  
**YEAR BUILT:** 1970  
**COUNTY:** Guadalupe  
**TRACT OR SUBDIVIION:** None  
**LIST DATE:** 02/05/2025

**AREA:** GU  
**SQUARE FEET:** 7,200  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 4.39  
**LOT SIZE (SQFT):** 191,315

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- Carpet
- Concrete
- Laminate

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- OnSite
- Outside
- Paved
- ParkingLot
- Unassigned

### LOT DESCRIPTION:

- Level

### SIDING:

- Concrete
- Plaster

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- AboveGroundUtilities
- CableAvailable
- ElectricityAvailable
- ElectricityConnected
- HighSpeedInternetAvailable
- PhoneAvailable
- PhoneConnected
- WaterAvailable
- WaterConnected
- FiberOpticAvailable

**LISTED BY:** Michelle Mehrens

**PHONE:** 512.214.6600

**BROKERED BY:** Coldwell Banker D'Ann Harper,

## ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated