

# \$2,500,000 - 2485 N State Highway 46, Seguin

MLS® #1354820

## \$2,500,000

Bedroom, Bathroom, 7,140 sqft  
Commercial on 4 Acres

N/A, Seguin, TX

Amazing location w/unlimited possibilities. Approx 1 mile from IH 10/State Hwy 46/FM 78 intersection, less than 10 miles from IH 35. Lower taxes in Guadalupe Co compared to Comal & Hays counties. High traffic area w/beginning stages of development, homes currently being built in neighboring property. Building & property are for sale, business is not for sale. 4.392 acres, 7100 sq ft building, billboard on property's lease will transfer w/the sale. Leaseback Required Co-Listing agent related to seller

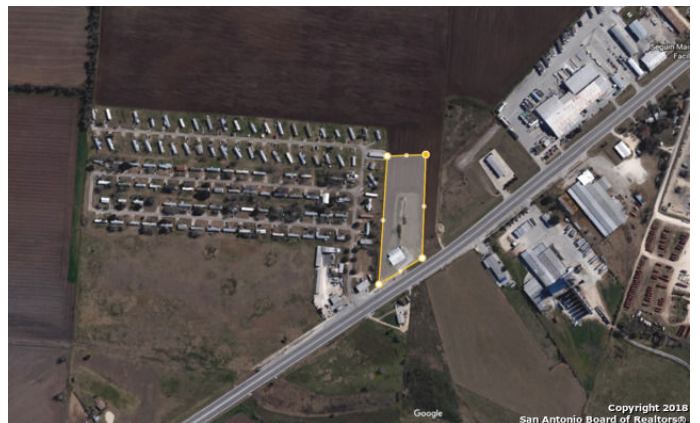
Built in 1970

## Essential Information

MLS® #	1354820
Price	\$2,500,000
Square Footage	7,140
Acres	4.39
Year Built	1970
Type	Commercial
Sub-Type	OfcWrhs/IndPrk/Manfc/Dist
Status	Active

## Community Information

Address	2485 N State Highway 46
Area	2702
Subdivision	N/A
City	Seguin
County	Guadalupe



State	TX
Zip Code	78155

### **Amenities**

Amenities	High Speed INternet, Inside Storage, Outside Storage
Utilities	Electricity, Water, Septic
Parking Spaces	12

### **Interior**

Heating	Central
Cooling	Central
# of Stories	1.0
Stories	1

### **Exterior**

Roof	Metal
Construction	Stucco
Foundation	Slab

### **School Information**

District	Seguin
----------	--------

### **Additional Information**

Date Listed	December 19th, 2018
Days on Market	306
Zoning	LI

### **Listing Details**

Listing Office	Coldwell Banker D'ann Harper
----------------	------------------------------

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of the MLS of the San Antonio Board of Realtors®, and is updated as of October 22nd, 2019 at 3:51am CDT (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.