

\$1,850,000 - 2331 N State Highway 46, Seguin

MLS® #1646383

\$1,850,000

Bedroom, Bathroom, 7,500 sqft
Commercial on 7.32 Acres

N/A, Seguin, TX

DEVELOPMENT OPPORTUNITY WITHIN NORTH POINT BUSINESS PARK. 7.3 ACRES ALONG THE HIGHWAY 46 CORRIDOR. LOCATED APPROXIMATELY .53 MILES NORTH OF IH 10 AND HAS 782 FEET OF HIGHWAY 46 FRONTAGE. THIS PROPERTY IS ZONED LIGHT INDUSTRIAL AND HAS AN EXISTING INCOME PRODUCING MULTI-TENANT BUILDING IN PLACE. THIS IS A FAST GROWING AREA WITH MANY NEW HOMES AND COMMERCIAL PROJECTS DEVELOPING IN THE SURROUNDING AREA.

Built in 1999

Essential Information

MLS® #	1646383
Price	\$1,850,000
Square Footage	7,500
Acres	7.32
Year Built	1999
Type	Commercial
Sub-Type	OfcWrhs/IndPrk/Manfc/Dist
Status	Active

Community Information

Address	2331 N State Highway 46
Area	2701
Subdivision	N/A
City	Seguin



County	Guadalupe
State	TX
Zip Code	78155-2209

Amenities

Utilities	Electricity, Sewer, Water
Parking Spaces	36

Interior

Heating	3 Units, Central, Individual Meters
Cooling	Central, Individual Meters
# of Stories	1.0
Stories	1

Exterior

Roof	Metal
Construction	Metal
Foundation	Slab

School Information

District	Seguin
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Additional Information

Date Listed	October 21st, 2022
Days on Market	555
Zoning	LIGHT INDUSTRIAL

Listing Details

Listing Office	Anders Pierce Realty
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