

\$895,000 - 3141 Zion Hill, Seguin

MLS® #1881664

\$895,000

Bedroom, Bathroom,
Land on 44.94 Acres

HICKORY FORREST, Seguin, TX

This nearly 45-acre tract is a developer's dream with a recent water study approving 20 water meters through Springs Hill Water Supply-setting the stage for subdividing or a small community buildout. Situated just off Hwy 123 with a convenient drive to town, the property has been recently cleared and leveled, showcasing stunning mature oak trees and usable topography. Infrastructure is already in place with electric and fiber internet installed along the entire western boundary. A water hydrant is located at the front of the property near the road, with one water service already available (meter not installed). Septic system is on-site (condition unknown). This is a rare chance to capitalize on a tract with infrastructure, location, and entitlements already underway. Whether you're looking to develop, subdivide, or invest and hold, this one checks all the boxes.

Essential Information

MLS® #	1881664
Price	\$895,000
Acres	44.94
Type	Land
Sub-Type	Rural
Status	Active

Community Information

Address 3141 Zion Hill



Area	2709
Subdivision	HICKORY FORREST
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	Other - See Remarks, Hunting
Utilities	Electric

Exterior

Lot Description	Undeveloped, Improved, Partial Cleared
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School Information

District	Seguin
Elementary	Seguin
Middle	Seguin
High	Seguin

Additional Information

Date Listed	July 6th, 2025
Days on Market	121
Zoning	OCL

Listing Details

Listing Agent	Jessi Riedel
Listing Office	Tarpon Blue Real Estate

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