



FranklinStreet



SUBJECT
PROPERTY
0.59 AC

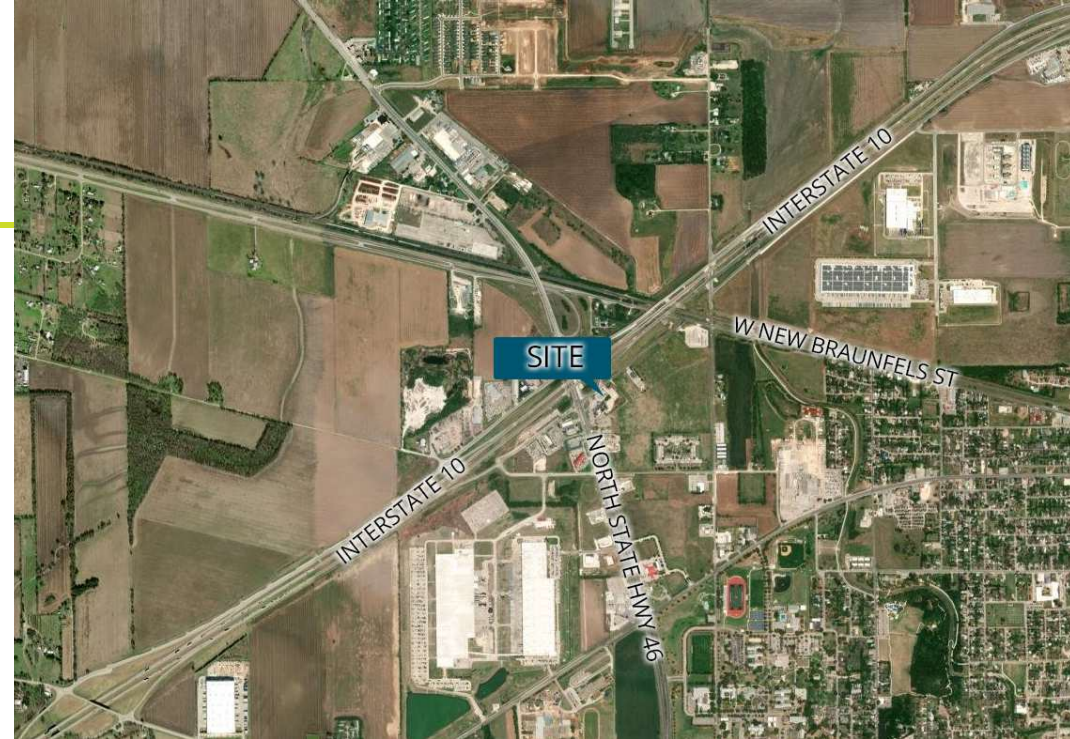
1609 W IH-10

Seguin, TX 78155

PROPERTY DETAILS

INVESTMENT DETAIL

Address	1609 W IH-10
Sale Price	\$375,000.00
Lot Size	0.59 AC
Land Square Feet	25,700
Parcel ID	23648
Zoning	Commercial (C)
County	Guadalupe
Traffic Count	18,624 VPD



Property Description

Franklin Street as co-broker in partnership with Cushman & Wakefield is pleased to present qualified investors the opportunity to acquire the enclosed vacant land in Seguin, Texas. The site is positioned at/near the intersection of North State Highway 46 and Highway 10, providing direct access to major regional thoroughfares that allow for convenient connectivity to the entire Seguin MSA.

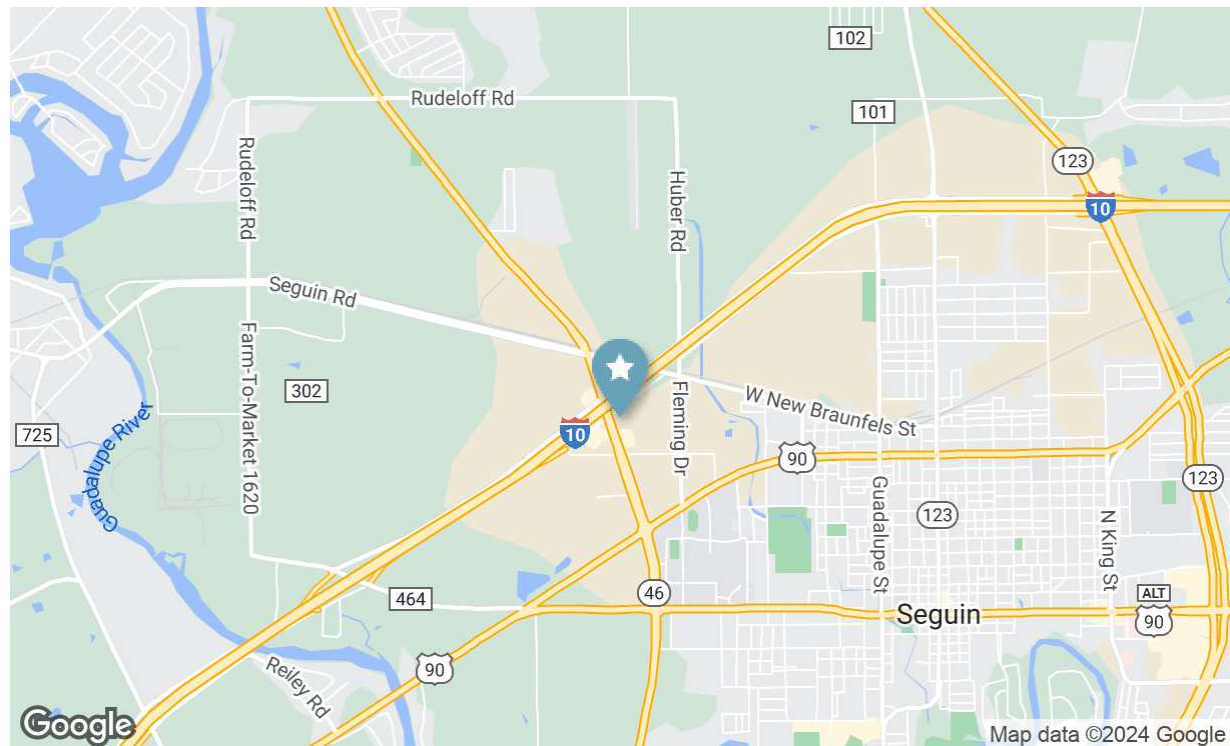
LOCATION OVERVIEW

ABOUT SEGUIN

Seguin, Texas, harmoniously blends its rich historical heritage with contemporary development, offering unique environment that appeal to both residents and businesses.

The business landscape in Seguin is characterized by diversity, encompassing a blend of local establishments and larger corporations. With its strategic location and business-friendly policies, Seguin has become an attractive destination for entrepreneurs and investors alike.

The city of Seguin is dedicated to fostering growth through proactive initiatives aims at attracting new businesses. Ongoing infrastructure projects, residential developments, and commercial expansions underscore Seguin's commitment to sustainable economic progress while preserving its distinctive character.



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In Partnership with:

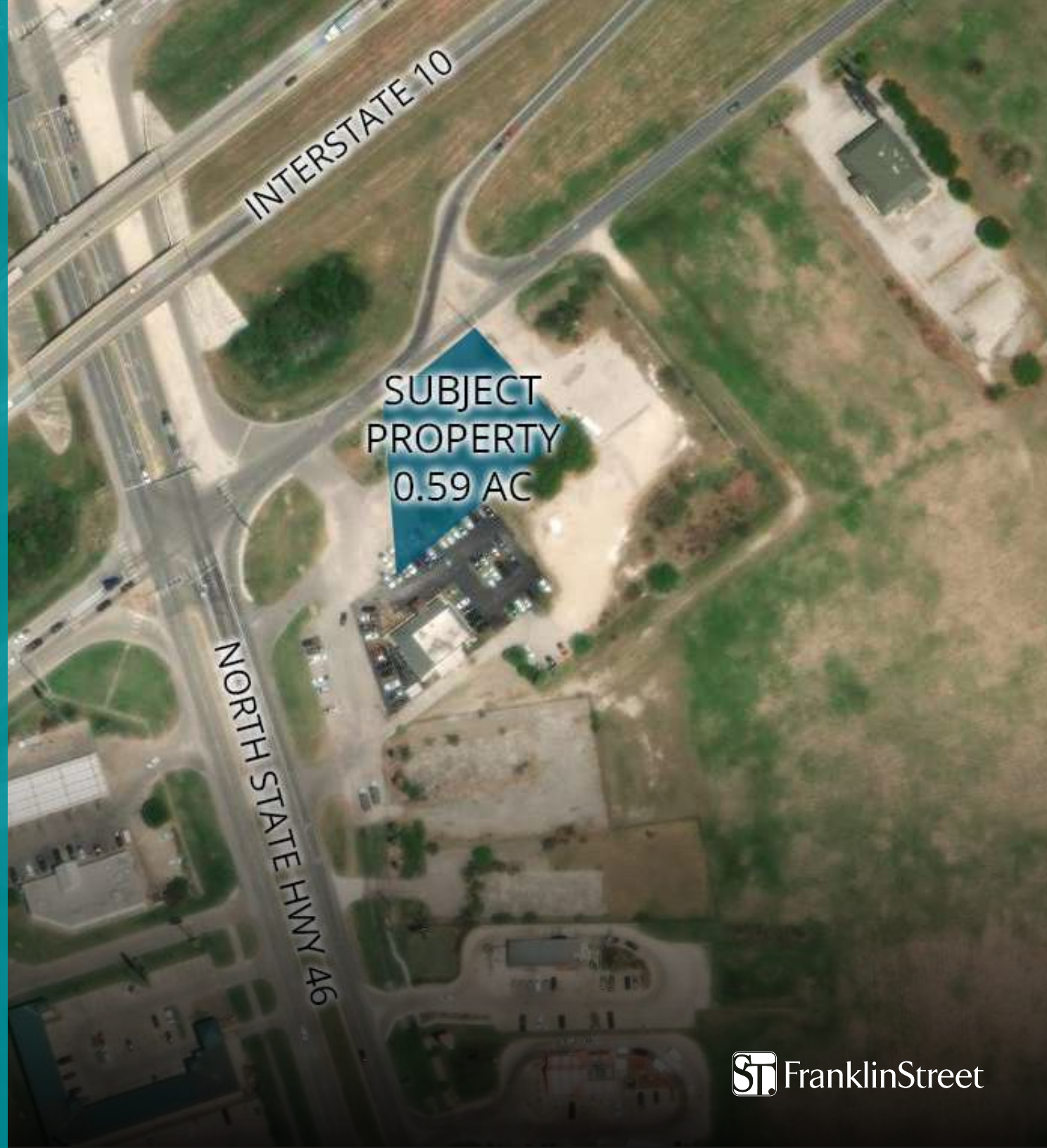


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