



CATERPILLAR



W KINGSBURY ST

W COURT ST

±145 ACRES

46

GUADALUPE RIVER

±145 ACRES

SWQ of State Hwy 46 & W Court St, Seguin, TX 78155

FOR SALE



9311 San Pedro, Suite 850
San Antonio, Texas 78216
www.endurasa.com

CORBIN BARKER
210.477.0827 direct
210.410.3718 mobile
cbarker@endurasa.com

WILLIE KEMPF
210.918.6403 direct
830.931.5610 mobile
wkempf@endurasa.com



±145 ACRES

HIGHLIGHTS

LOCATION: SWQ of State Hwy 46 & W Court St
Seguin, Texas 78155

LOT SIZE: ±145 Acres

ZONING: Agricultural - Ranch

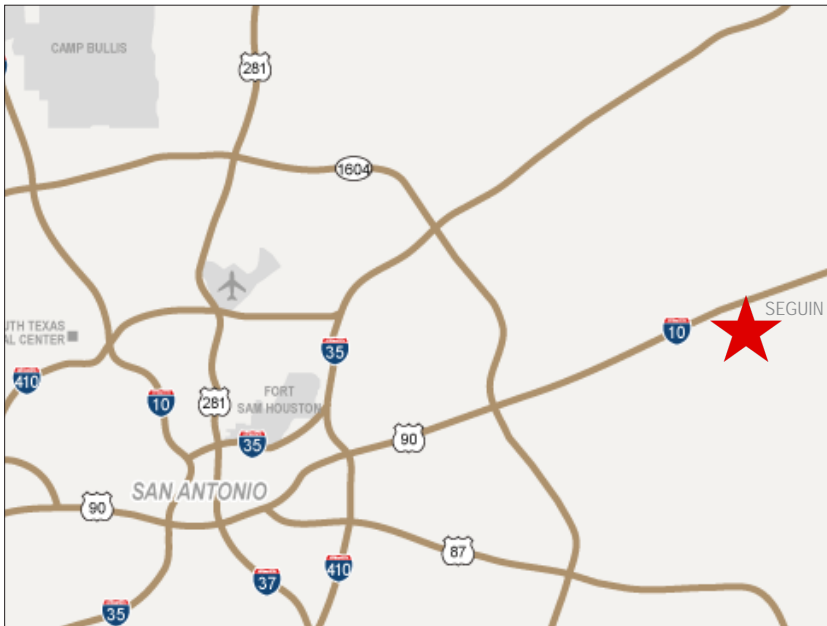
REDUCED PRICE: Available upon request

FRONTAGE: W Court St: ±720'
State Hwy 46: ±3,000'
Guadalupe River: ±700'

SCHOOL DISTRICT: Seguin ISD

UTILITIES*: Available to site

*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.



- Excellent single-family or mixed-use development opportunity in the emerging Seguin market.
- Across the street (within walking distance) from Rodriguez Elementary School, A.J. Briesemeister Middle School and Texas Lutheran University.
- Over ±700' of frontage on the Guadalupe River.
- Within five minutes of downtown Seguin, the Guadalupe Regional Medical Center, numerous restaurants and retailers as well as major employers such as Caterpillar and CMC Steel Texas.
- Development friendly tract with flat topography and frontage on two major thoroughfares.

6.21.19



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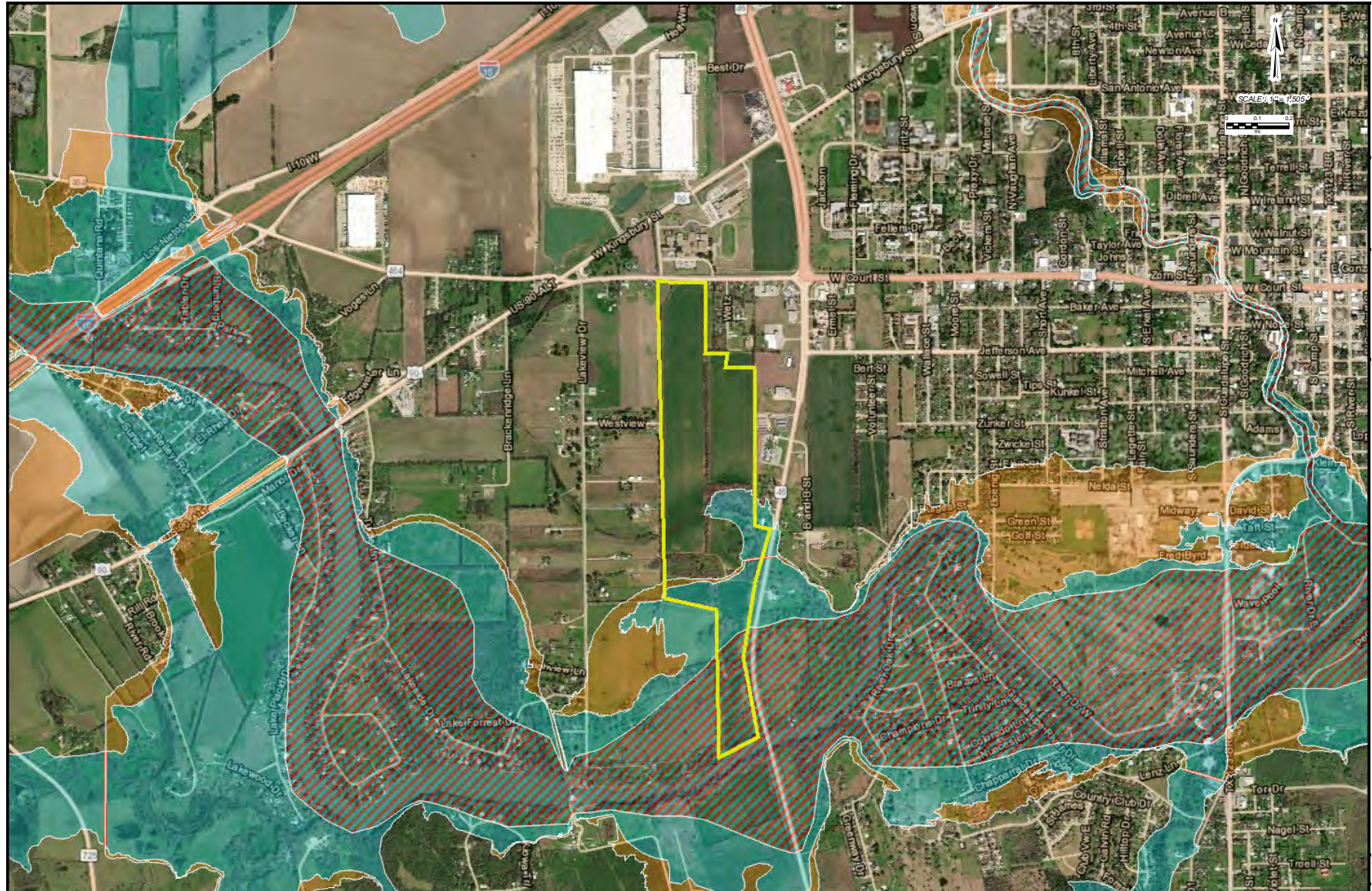
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The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



±145 ACRES

FLOOD PLAIN



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Endura Advisory Group, GP, LLC	581037	jlundblad@endurasa.com	(210) 366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Corbin Barker	491799	cbarker@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Willie Kempf	617303	wkempf@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

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