



DESCRIPTIVE INFORMATION

LOCATION:

1215 Cordova Road, Sequin, TX

ACCESS: From IH 10 @ North Hwy 123

Bypass, in Seguin – Travel 2.3 miles north on North Hwy 123 Bypass, then west on Cordova Road for 1.0 miles - to north boundary of property.

SCHOOL DISTRICT: Navarro ISD

ZONING / EASEMENTS:

Zoning: Seguin ETJ; Guadalupe County
Easements: GVEC, Powerline across property
on south side (see survey).

UTILITIES:

Water: Springs Hill Water Supply Corporation

Sewer: City of Seguin (Extension plans under discussion); Currently Septic

Electricity: Guadalupe Valley Electric Cooperative, Inc [“GVEC”]

GAS: N/A

FINANCIAL INFORMATION

SALES PRICE: \$1,000,000.00

PRICE PER ACRE: \$10,000.00

TAXES (Projected 2017): \$514.50

MINERAL RIGHTS: Seller will convey 50% of owned mineral rights.

COMMENTS

Expansion of city sewer service to the property is currently under discussion with representatives of the City of Seguin and a number of other parties interested in the area. Contact a representative at Legacy Ag Group or the City of Seguin for additional information.

NOTICE: Prospective purchasers are urged to conduct such independent investigations through consultation with legal counsel, accountants, investment advisors, or otherwise as necessary to evaluate and form conclusions regarding the information contained herein. While the data and descriptions have been provided by sources deemed reliable, they are subject to errors and omissions, and their accuracy is not guaranteed. Neither Legacy Ag Group, LLC nor Owner make any express or implied representation or warranty as to the correctness of such data or descriptions.

The offering is subject to prior sale, change of price, and other changes in terms or conditions. Seller, at its sole discretion and without prior notice, may withdraw this property from sale in whole or in part.



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A G G R O U P

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DEVELOPMENT LAND

Seguin, Texas

GUADALUPE COUNTY, TEXAS

100.19 Acres, Frontage on Cordova Road

A 100-acre tract of land that lies in the epicenter of South Central Texas' booming housing and commercial region just north of Sequin and east of New Braunfels.

This prime investment/development property borders the northern city limits of Seguin, with easy access to state highways 123 and 46. Located in the highly regarded Navarro Independent School District, this competitively priced property offers rapid appreciation potential as development of the surrounding area continues.



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Boundary

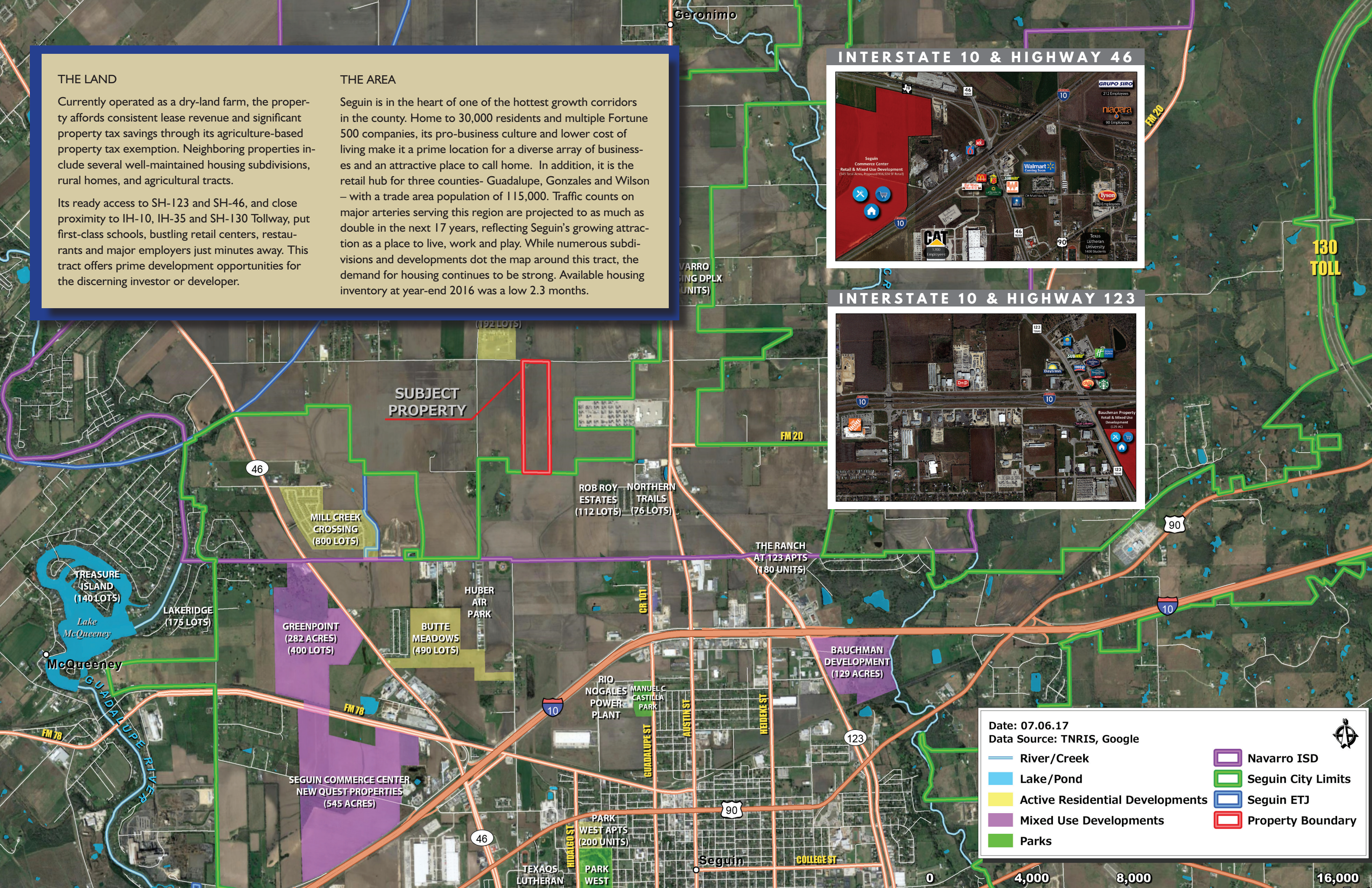
THE LAND

Currently operated as a dry-land farm, the property affords consistent lease revenue and significant property tax savings through its agriculture-based property tax exemption. Neighboring properties include several well-maintained housing subdivisions, rural homes, and agricultural tracts.

Its ready access to SH-123 and SH-46, and close proximity to IH-10, IH-35 and SH-130 Tollway, put first-class schools, bustling retail centers, restaurants and major employers just minutes away. This tract offers prime development opportunities for the discerning investor or developer.

THE AREA

Seguin is in the heart of one of the hottest growth corridors in the county. Home to 30,000 residents and multiple Fortune 500 companies, its pro-business culture and lower cost of living make it a prime location for a diverse array of businesses and an attractive place to call home. In addition, it is the retail hub for three counties- Guadalupe, Gonzales and Wilson – with a trade area population of 115,000. Traffic counts on major arteries serving this region are projected to as much as double in the next 17 years, reflecting Seguin's growing attraction as a place to live, work and play. While numerous subdivisions and developments dot the map around this tract, the demand for housing continues to be strong. Available housing inventory at year-end 2016 was a low 2.3 months.



INTERSTATE 10 & HIGHWAY 46



INTERSTATE 10 & HIGHWAY 123



Date: 07.06.17
Data Source: TNRIS, Google

- River/Creek
- Lake/Pond
- Active Residential Developments
- Mixed Use Developments
- Parks
- Navarro ISD
- Seguin City Limits
- Seguin ETJ
- Property Boundary