



DEVELOPMENT LAND

±15.75 ACRES · 3 PARCELS

State Hwy 46

SEGUIN, TX 78155 · AUSTIN-SAN ANTONIO CORRIDOR

SALE PRICE

\$1,575,000 \$100,000 / ACRE

STEPHEN BROWN & DUSTIN RIGGS

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TOTAL SIZE	±15.75 Acres 16.88 ac per 2022 ALTA survey · 735,293 SF
CONFIGURATION	3 contiguous parcels ±1.0 / ±14.88 / ±1.0 ac · CAD #56242 · #56265 · #56420
FRONTAGE	±345 ft on State Hwy 46 Four-lane divided · good visibility
ZONING	New Braunfels ETJ No use/density zoning — flexible
TOPOGRAPHY	Gently sloping, irregular Native grass & trees
UTILITIES	Power + public water GVEC electric · 16" water main at frontage · OSSF septic
FLOOD	FEMA Zone A (partial) ~46% in 100-yr floodplain · seasonal tributary = greenbelt/creek-lot amenity
HIGHEST & BEST USE	Single-family subdivision Per appraisal · also supports retail / mixed-use
SALE PRICE	\$1,575,000 \$100,000 / Acre · ±15.75 ac



INVESTMENT HIGHLIGHTS

 SH 46 FRONTAGE ±345 ft on a four-lane divided highway with strong daily traffic and visibility.	 SUBDIVISION-READY Appraised highest & best use is single-family lots — an end-user / builder play.	 GROWTH CORRIDOR Seguin population up 31.7% since 2020, between Austin & San Antonio.	 POWER & WATER GVEC electric plus a 16-inch public water main running along the frontage.
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FLEXIBLE ETJ LAND

The site sits in the City of New Braunfels ETJ, which does not regulate use or density — leaving a residential subdivision, retail, or mixed-use program open to the buyer. Legacy improvements (sheds, a manufactured home, propane infrastructure) carry minimal contributory value and can be delivered cleared.

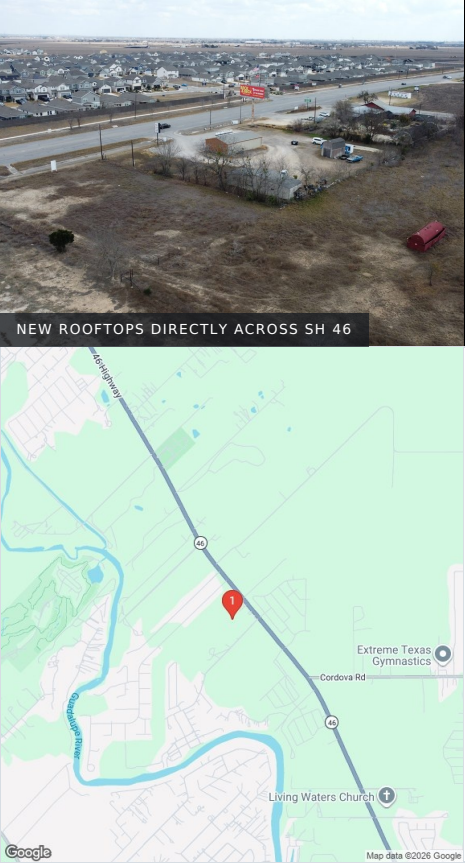
195,166 GUADALUPE COUNTY POPULATION (2024)	+3.2%/yr COUNTY GROWTH — ~2x THE MSA	\$99,385 COUNTY MEDIAN HOUSEHOLD INCOME
+31.7% SEGUIN POPULATION SINCE 2020	219,958 AREA POPULATION PROJECTED BY 2030	~8,000 LOCAL MANUFACTURING JOBS

Sources: U.S. Census Bureau, ESRI, Texas Workforce Commission (per Titan Commercial Valuation, Feb 2026).

The tract sits on State Highway 46 between San Antonio and Austin — one of the fastest-growing stretches in the country. **Seguin's population has climbed 31.7% since 2020**, with 25+ subdivisions under construction and 4,000+ residential permits issued in four years; the city projects it will pass 50,000 residents by 2030.

Demand is anchored by a deep manufacturing base — **Caterpillar, Tyson Foods, CMC Steel, Niagara Bottling, Vitesco and Hexcel** — alongside healthcare and logistics drawing on the I-10 and I-35 corridors. New homes in the submarket sell at a ~\$285K median and finished lots average ~\$94K, underpinning the subdivision economics.

Downtown San Antonio	~35 min
San Antonio Int'l Airport	~40 min
Austin-Bergstrom Int'l	~55 min
Downtown Austin	~1 hr
I-10 / I-35 via SH 46, 123 & 130	Direct





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The information herein was obtained from sources deemed reliable, including a Titan Commercial Valuation appraisal and a 2022 ALTA/NSPS survey, but is not guaranteed. Titan Real Estate makes no representation or warranty as to its accuracy. Acreage, frontage, utilities, flood designation, and development potential are approximate and must be independently verified by buyer and its consultants. Marketing figures reflect ±15.75 listed acres; the 2022 survey reflects 16.88 acres. The site lies partially within FEMA Flood Zone A. © 2026 Titan Real Estate. All rights reserved.