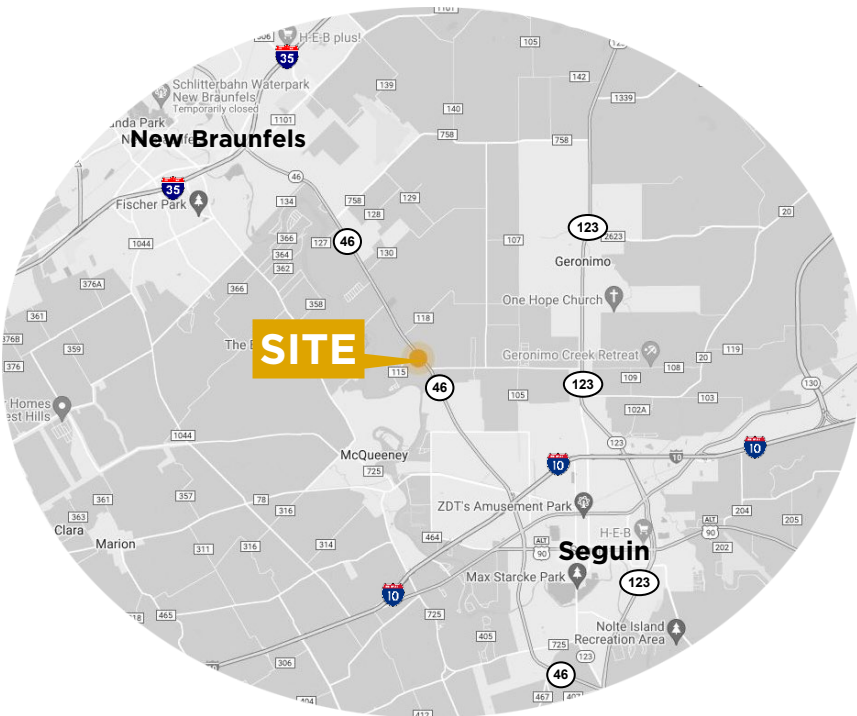
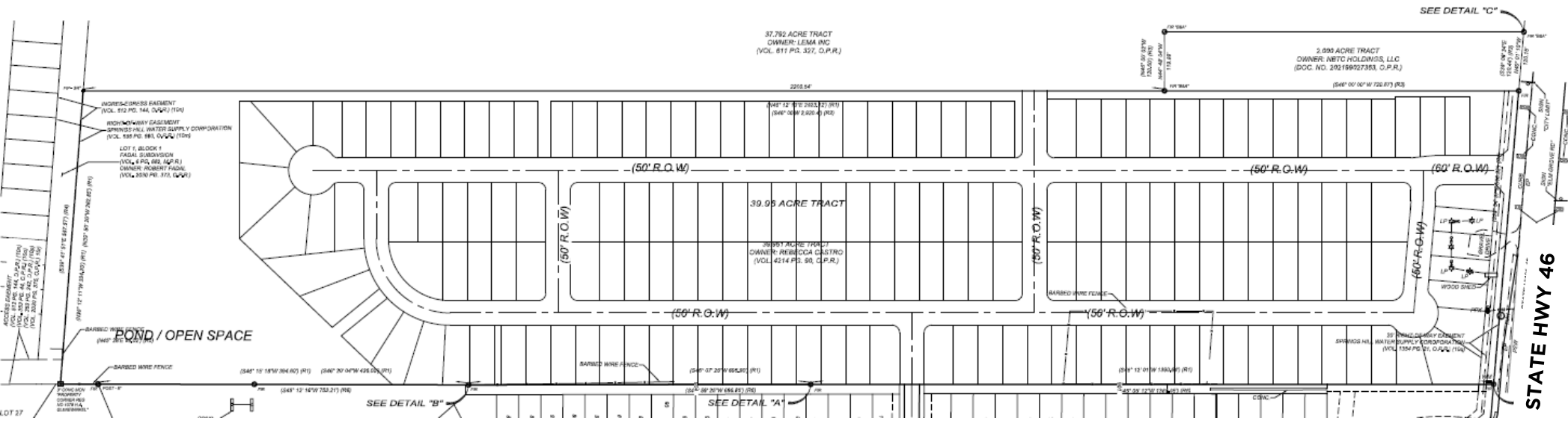


**39.9+ ACRES** 175 LAND-PLAN LOTS  
**HWY 46 CORRIDOR - SEGUIN, TX**  
 SWS, JUST NORTH OF CORDOVA ROAD

**FOR SALE**



**175 LAND-PLAN LOTS**

- MDP in process
- 50' X 120' LOTS

**LOCATION**

CITY OF SEGUIN  
 GUADALUPE COUNTY  
 just 20 minutes from New Braunfels

**UTILITIES**

- Property to convey with sewer solution in place
- Water solution in process

Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities for buyer's intended use.

**SCHOOL DISTRICT**

NAVARRO ISD

CLICK TO VIEW



**SURVEY**



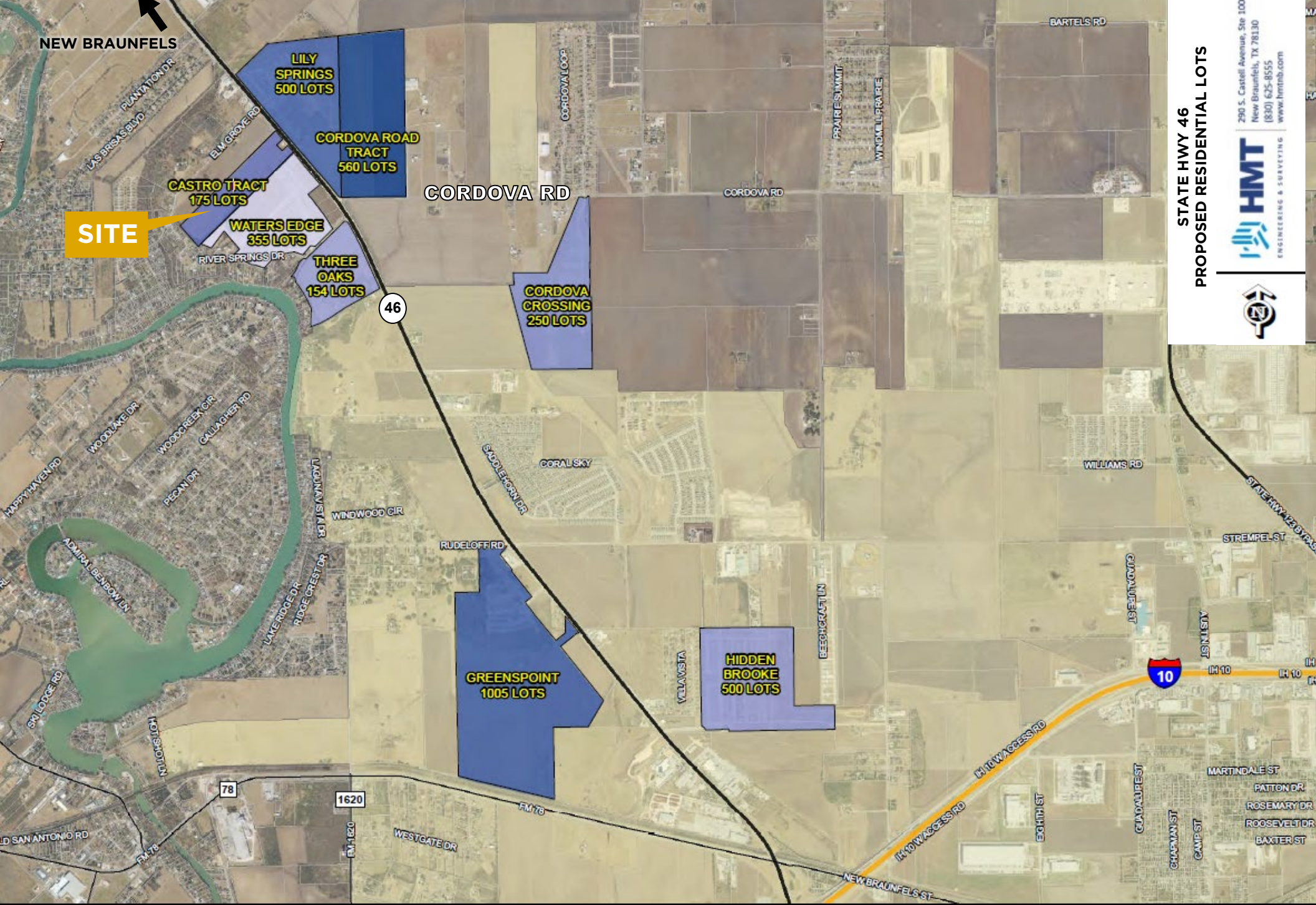
**LAND PLAN**

**TRAFFIC COUNT**

HWY 46 - 23,498 VPD

**SALE PRICE**

CONTACT BROKER



NEW BRAUNFELS

**SITE**

LILY SPRINGS  
500 LOTS

CORDOVA ROAD TRACT  
560 LOTS

CASTRO TRACT  
175 LOTS

WATERS EDGE  
355 LOTS

THREE OAKS  
154 LOTS

CORDOVA CROSSING  
250 LOTS

GREENSPPOINT  
1005 LOTS

HIDDEN BROOKE  
500 LOTS

STATE HWY 46  
PROPOSED RESIDENTIAL LOTS

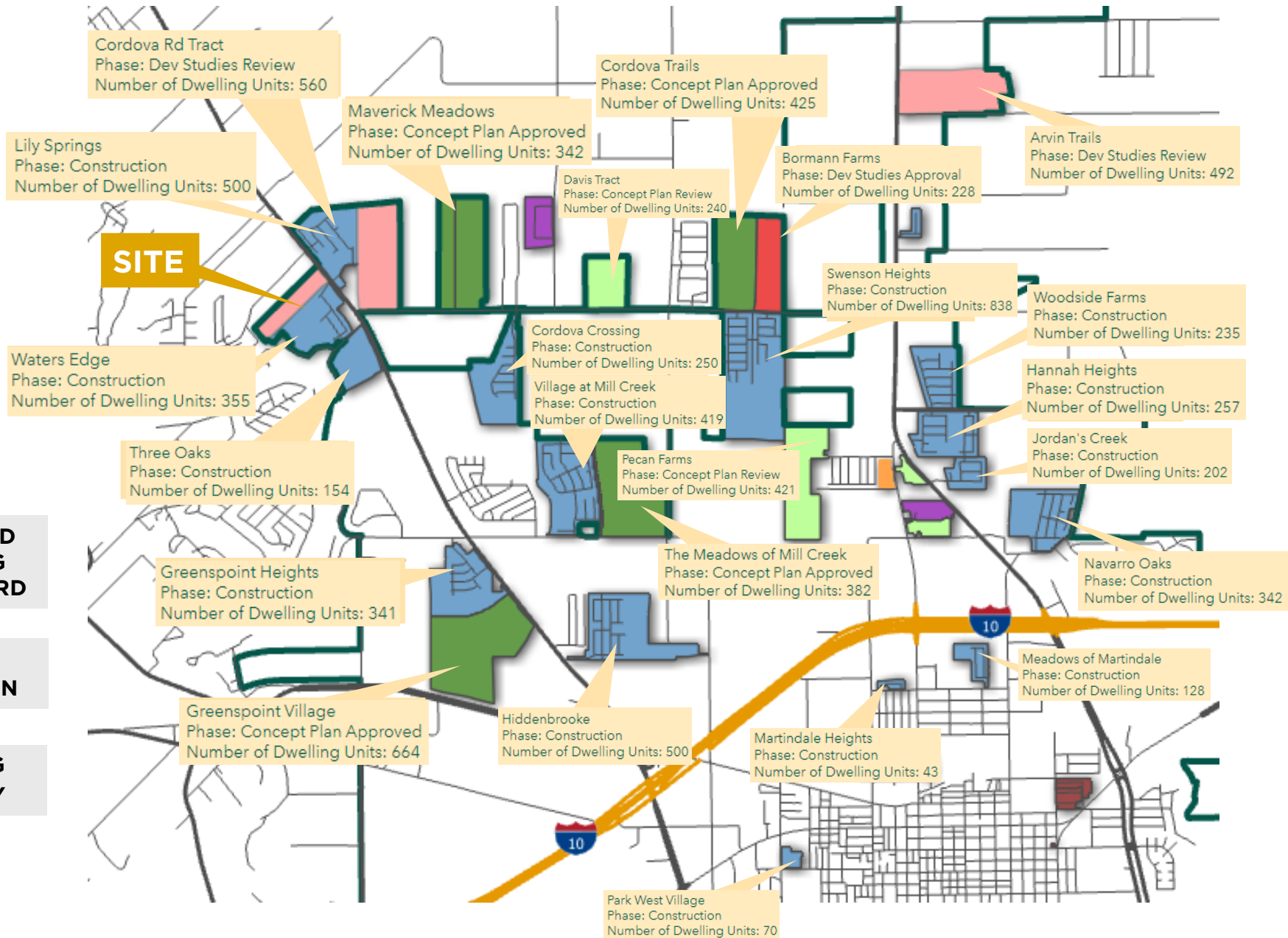


290 S. Castell Avenue, Ste 100  
New Braunfels, TX 78130  
(817) 625-8555  
www.hmtmb.com




**39.9+ ACRES** 175 LAND-PLAN LOTS  
**HWY 46 CORRIDOR - SEGUIN, TX**

SWS, JUST NORTH OF CORDOVA ROAD

**FOR SALE**



CLICK TO VIEW

-  **PROPOSED HOUSING DASHBOARD**
-  **SITE SELECTION**
-  **HOUSING ACTIVITY**



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

11-2-2015

**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 obligation 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 opinion and advise 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

<b>SULLIVAN COMMERCIAL REALTY</b>	<b>LICENSE NO: 491694</b>	<b>Phone: 210-341-9292</b>	
	<b>200 Concord Plaza Dr., Suite 440, San Antonio, TX 78216</b>		
<b>James E. Sullivan, Jr., Broker</b>	<b>LICENSE NO: 347973</b>	<b>jsullivan@sullivansa.com</b>	<b>210-341-9292 ext 304</b>
<b>Pete Tassos, Broker</b>	<b>LICENSE NO: 488379</b>	<b>ptassos@sullivansa.com</b>	<b>210-341-9292 ext 303</b>
<b>Zach Davis, Broker</b>	<b>LICENSE NO: 555684</b>	<b>zdavis@sullivansa.com</b>	<b>210-341-9292 ext 309</b>
<b>Connor Dziuk, Agent</b>	<b>LICENSE NO: 779545</b>	<b>cdziuk@sullivansa.com</b>	

\_\_\_\_\_  
Buyer/Tenant initials

\_\_\_\_\_  
Seller/Landlord Initials

\_\_\_\_\_  
Date

Source:

**Regulated by the Texas Real Estate Commission**  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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