

# FOR SALE - 1620 N. Highway 123

## Seguin, TX



**22,460 SF Building  
on 3.768 Acres**

*Located 1/2 mile  
off of Interstate 10*

*Former RV Sales &  
Service Center*

**Asking Price: \$725,000**



**For more Information  
please contact:  
NICK PRATER  
210.342.4242**



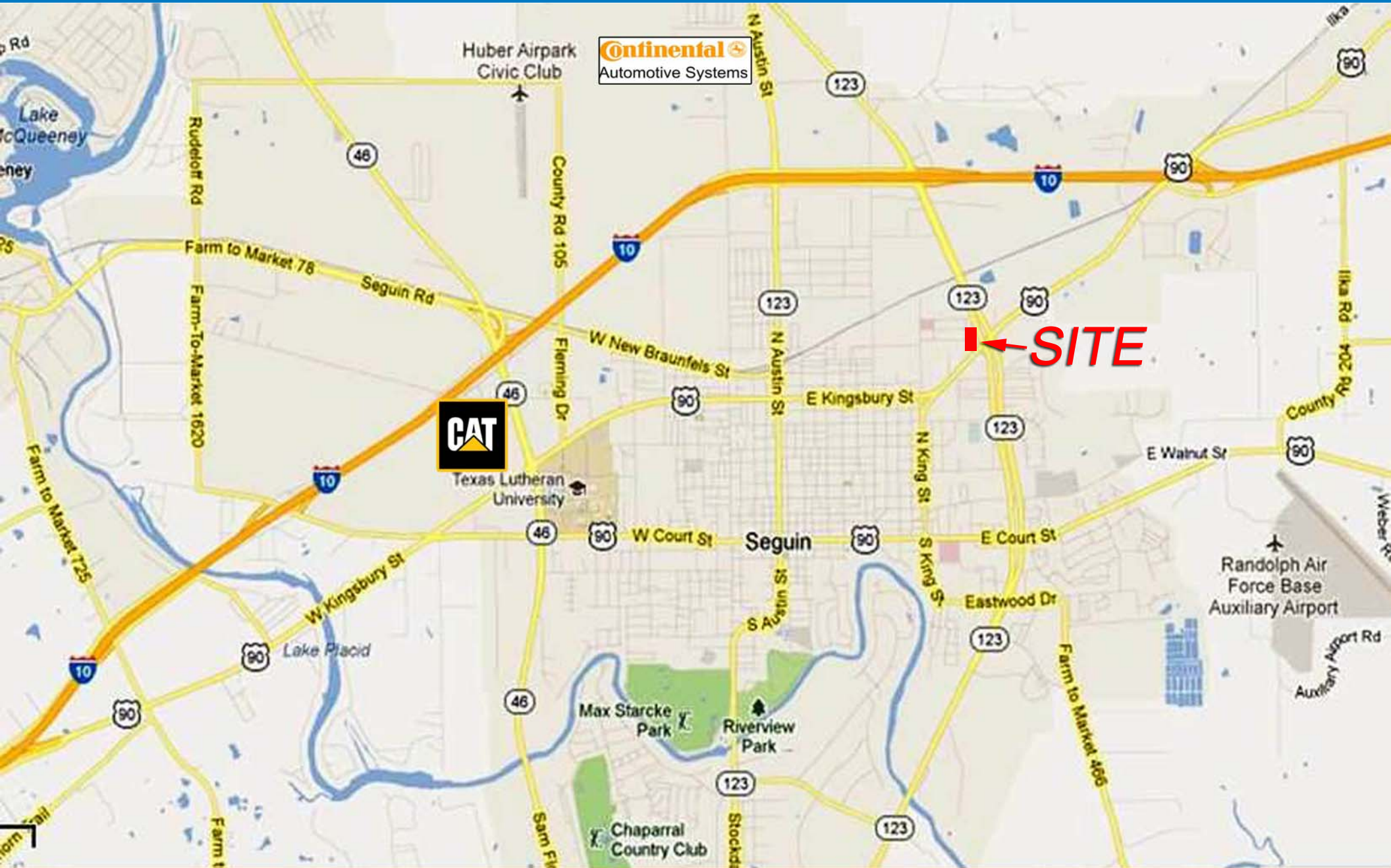
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Seguin, TX



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**NOTES:**

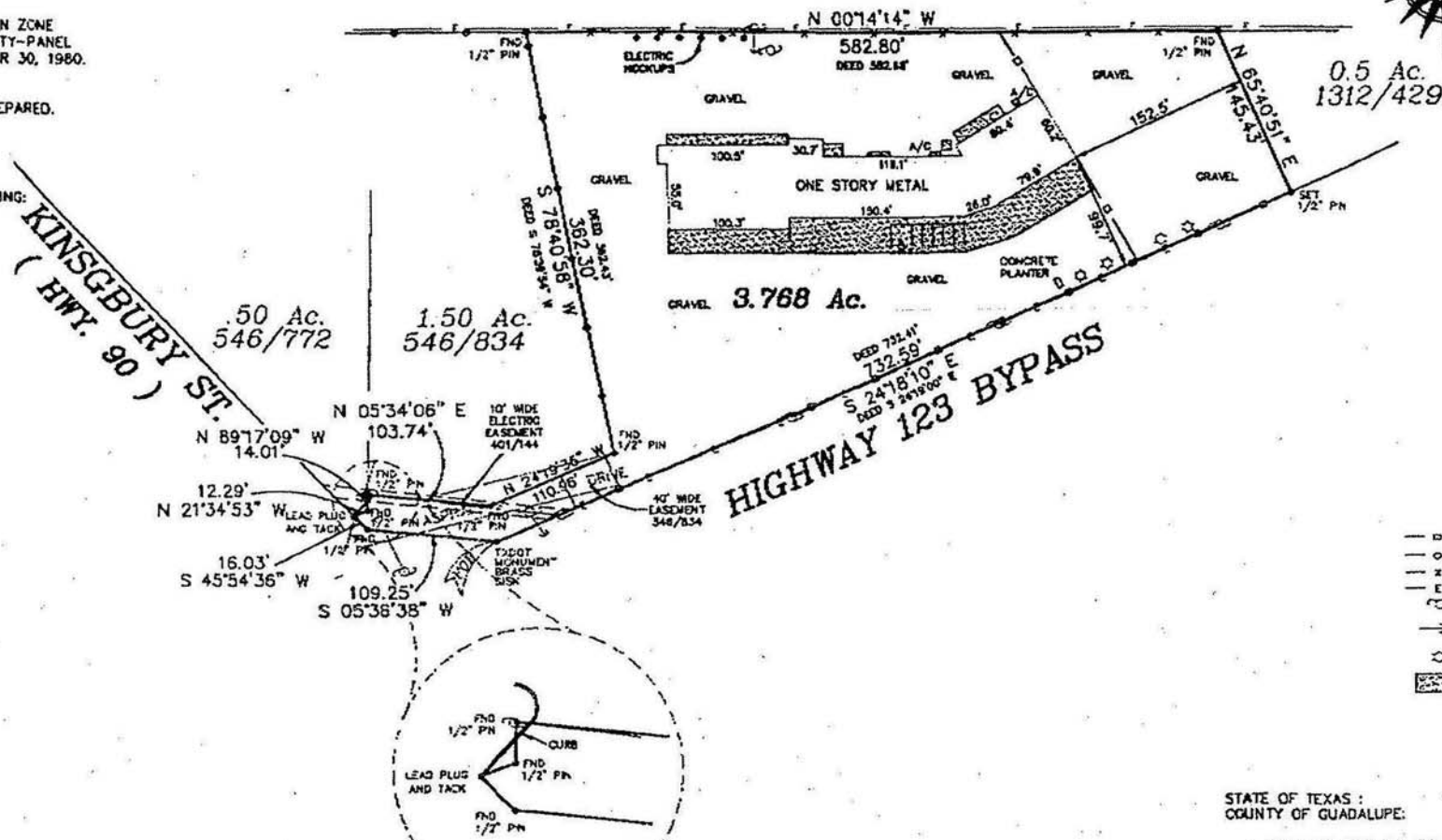
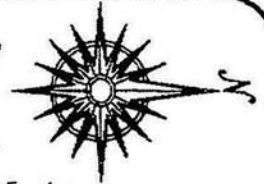
BASIS OF BEARING IS THE EAST R.O.W. LINE OF VETTER STREET AS FOUND MONUMENTED ON THE GROUND.

SUBJECT PROPERTY IS LOCATED IN ZONE C, AS PER F.I.R.M. MAP COMMUNITY-PANEL 485508 0005 C, DATED DECEMBER 30, 1980.

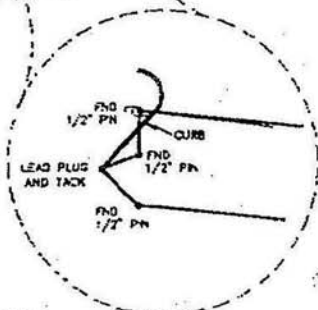
CORRESPONDING FIELD NOTES PREPARED.

THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING:  
VOL. 83, PG 356 D.R.

SCALE:  
1" = 100'



- PIPE FENCE
- CHAIN-LINK FENCE
- x— WIRE FENCE
- E— OVERHEAD ELECTRIC UTILITY POLE
- C.U.T.
- U.G.T.
- CONCRETE



**PLAT SHOWING:**

SURVEY OF A 3.768 ACRE TRACT OF LAND OUT OF THE JOHN SOWELL SURVEY NUMBER 16, ABSTRACT 35, GUADALUPE COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CALLED 3.77 ACRES, DESCRIBED IN VOLUME 1280, PAGE 563, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS :  
COUNTY OF GUADALUPE:

I, AUBREY C. HOLLAND, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY MEN WORKING UNDER MY SUPERVISION AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

*Aubrey C. Holland*  
**AUBREY C. HOLLAND**  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4493

SURVEYED: MARCH 5, 1993  
PROJECT NO.: 9902111      DWG No.: 9902111

**TRI-COUNTY LAND SURVEYING, INC.**  
114 NORTH AUSTIN  
SEGUIN, TEXAS 78155  
PH: (830) 372-1001  
FX: (830) 379-1155



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## PROPERTY DESCRIPTION

Subject Structural Improvements generally consist of:

- 22,460 s.f. Metal Building Service Center Facility
- Reinforced concrete slab with pre-engineered metal frame & truss building with sheet metal walls/roof with gutters & downspouts
  - Utilities are all underground with ground-mounted transformers
    - Roof heights range from 18 ft. to 24ft.
    - Exterior windows are aluminum frame fixed tinted glass
  - Overhead doors in four (4) bay shop area are 18ft. x 14ft.- eight (8) total
  - Overhead doors in three (3) bay shop area are 16ft. x 14ft.- three (3) total
  - Overhead doors in body shop area are 16ft. x 14ft. insulated- two (2) total
- Four (4) bay shop area has finished concrete floors, high-density suspended lights, hydraulic vehicle lifts, wall-mounted electrical outlets & air lines
  - Three (3) bay shop area has finished concrete floors, high-density suspended lights, hydraulic vehicle lift, commercial heavy truck front-end alignment (pit-mounted)
- Parts Room has finished concrete floor, open ceiling, with surface-mounted fluorescent lights, drywall with textone finish walls, product display, point of sale counter, multiple entrances for shop mechanics & customers
- Parts Room has 18 inch inlaid decor tile floors, drywall walls, 7 ft. acoustical ceiling with surface-mounted fluorescent lights, point of sale counter, product display floor area with shelves
  - Customer Waiting Area has finished concrete floors, drywall walls & ceiling (12 ft.), suspended acoustical ceiling, recessed fluorescent lights, coffee bar & sink, customer restrooms (handicap equipped), built-in single lavatory, water closet, 8 ft. ceilings, rear storage room
  - Body Shop has finished concrete floors, high-density suspended lights, two (2) exhaust fans, six (6) offices with concrete floors, drywall walls, surface-mounted fluorescent lights, and storage area over offices
- Upper Level Offices & Conference Area consists of stairwell with landing, connecting hallway with three (3) private offices, one (1) executive office, one (1) conference room, bathroom & storage closets, Conference room has built-in coffee bar with double sink

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Approved by the Texas Real Estate Commission for Voluntary Use

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

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### **If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

