



CENTRAL TEXAS INVESTMENT PROPERTY

AUSTIN-SAN ANTONIO CORRIDOR

GUADALUPE COUNTY, TEXAS

1,364 ACRES ON SH130 (TOLL)

Situated in the center of
“America’s Next Great Metropolis”
 according to Forbes.

Property straddles SH130 (Toll), bypassing heavily-congested IH 35 by connecting IH 10 near Seguin to IH 35 north of Georgetown. Excellent access to Austin, San Antonio (no more than one-hour drive to downtown area of each) and Austin Bergstrom International Airport (40-minute drive).

DESCRIPTIVE INFORMATION

LOCATION: SH130(Toll) bisects the Property from north to south. Closest SH130 on/off ramps are at FM 621 (north side) and at FM 20 (south side). Property is ~10.5 miles from San Marcos city limits; ~11 miles from Seguin city limits.

ACCESS: From SH130(Toll) @ FM 621, ~4 miles via existing paved roads; From SH130(Toll) @ FM 20, ~3 miles via existing paved roads. See map for route details.

SCHOOL DISTRICT: San Marcos CISD & Seguin ISD

ZONING: Guadalupe County

EASEMENTS: Easements normally associated with existing electric distribution lines; Gas transmission line (operated by Energy Transfer Company); Hazardous liquids

products gas line (operated by Flint Hills Resources, LC); Other easements, if any, (to be identified by survey) expected to be typical of ranches in the market area and have minimal effect on the marketability of the Property

UTILITIES:

Electricity: Guadalupe Valley Electric Co-op. Distribution lines along northwest, north and east boundaries.

Water: Crystal Clear Special Utility District {www.crystalclearsud.org}.

Sewer: None. CCSUD & Guadalupe-Blanco River Authority will participate.

Telephone: Verizon Communications, Inc.

Gas: Propane

FINANCIAL INFORMATION

SALES PRICE: \$ 5,450,000.00

PRICE PER ACRE: \$ 3,995.60

TAXES (Estimated 2018): \$5,615.88

WATER RIGHTS: All water rights convey with the Property

MINERAL RIGHTS: Seller retains all mineral rights.

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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THE AREA

Prime Location within one of the nation's fastest-growing populations. Approximately equidistant from San Marcos and Seguin - home to employers that include Amazon Fulfillment, Caterpillar, Continental Automotive Systems, and a variety of educational institutions.

INVESTMENT OPPORTUNITY

- Prominent Location / SH 130 (Toll) Frontage
- Established Municipal Utility District
- Outside City Limits / ETJs
- Potential - Subdivide / Variety of Uses
- Farm Lease / Ag-Exempt Property Tax Basis
- Potential Communications Tower Lease

THE PROPERTY

Open, gently rolling land with several lakes and ponds fed by York Creek and natural springs. Property is set up with facilities for handling and managing livestock. Perimeter is fenced, with additional fencing dividing the Property into pastures & traps that facilitate efficient crop, grazing and livestock management. A network of all-weather gravel and typical pasture roads provides access to interior areas.