

Bypass North Subdivision

~ 9.92 acres

State Hwy. 123

Subject ~ 9.92 ac.



Bypass North Subdivision Located on the North Side of Seguin TX





Swenson
Heights
781 lots

KB
Homes
235 lots

Hannah
Heights
257 lots

Navarro
Oaks
342 lots

Subject

- Available
9.92 acres

- Zoning
Currently Agricultural
Corridor Overlay District

New Subdivisions in Seguin
In Review or In Construction
As of Sept.17, 2020
8,993 dwelling units proposed

+/- 5,000 Housing Units
Planned or in Construction
Within a 3 Mile Radius

Label	Subdivision Name	Housing Units
1	Arroyo Ranch	1103
2	Sky Valley	192
3	Chaparral	418
4	Country Club 3	28
5	B&B Development	107
6	Jefferson Place	44 (88 units)
7	Pecan Cove Apartments	198
8	Ridgeview Estates	674
9	Hiddenbrooke	500
10	Greenspoint Village	600
11	Greenspoint Heights	341
12	Waters Edge	355
13	Lily Springs	500
14	Cordova Tract	342
15	Twin Creeks	32
16	Cordova Crossing	250
17	Village at Mill Creek	435
18	Swenson Heights	838
19	Cordova Ranch	425
20	Navarro Crossing	29 (58 units)
21	Woodside Farms	235
22	Hannah Heights	257
23	Jordan's Creek	101 (202 units)
24	Navarro Oaks	342
25	Martindale Heights	43
26	Meadows on Martindale	89
27	King St Duplex	44 (88 units)
28	Lucille St Duplex	63 (126 units)
29	Villas of Tierra Rica	5
30	Greenfield	122

Proposed Housing Status

- Construction
- Final Plat Approval
- Prelim Plat Approval
- Plat Review
- Dev Studies Approval
- Dev Studies Review
- No Submittal



SUBDIVISION PLAT
OF
**BYPASS NORTH
SUBDIVISION**

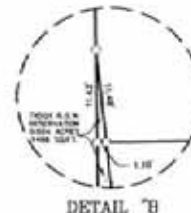
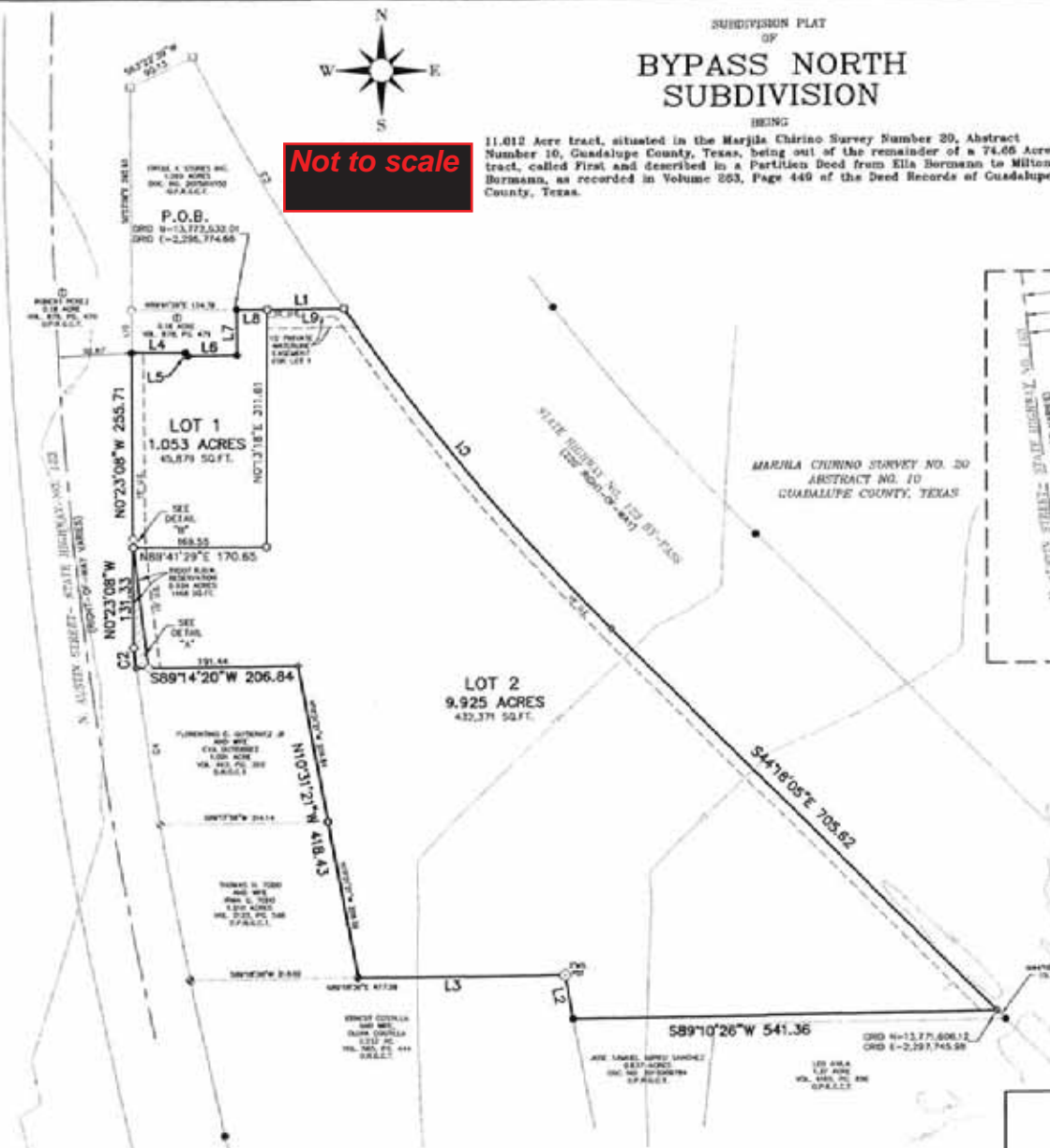


Not to scale

11.012 Acre tract, situated in the Marjila Chirino Survey Number 20, Abstract Number 10, Guadalupe County, Texas, being out of the remainder of a 74.66 Acre tract, called First and described in a Partition Deed from Ella Bornmann to Milton Bornmann, as recorded in Volume 263, Page 449 of the Deed Records of Guadalupe County, Texas.

CURVE	CHORD	BEARING	LENGTH
C1	13.77	S89°41'29"E	170.65
C2	13.77	N07°23'08"W	255.71
C3	13.77	S89°14'20"W	206.84
C4	13.77	N07°23'08"W	255.71
C5	13.77	S89°14'20"W	206.84

LINE	BEARING	LENGTH
L1	S89°41'29"E	170.65
L2	N07°23'08"W	255.71
L3	S89°14'20"W	206.84
L4	N07°23'08"W	255.71
L5	S89°14'20"W	206.84
L6	N07°23'08"W	255.71
L7	S89°14'20"W	206.84
L8	N07°23'08"W	255.71
L9	S89°14'20"W	206.84
L10	N07°23'08"W	255.71
L11	S89°14'20"W	206.84
L12	N07°23'08"W	255.71
L13	S89°14'20"W	206.84
L14	N07°23'08"W	255.71
L15	S89°14'20"W	206.84
L16	N07°23'08"W	255.71
L17	S89°14'20"W	206.84
L18	N07°23'08"W	255.71
L19	S89°14'20"W	206.84
L20	N07°23'08"W	255.71
L21	S89°14'20"W	206.84
L22	N07°23'08"W	255.71
L23	S89°14'20"W	206.84
L24	N07°23'08"W	255.71
L25	S89°14'20"W	206.84
L26	N07°23'08"W	255.71
L27	S89°14'20"W	206.84
L28	N07°23'08"W	255.71
L29	S89°14'20"W	206.84
L30	N07°23'08"W	255.71
L31	S89°14'20"W	206.84
L32	N07°23'08"W	255.71
L33	S89°14'20"W	206.84
L34	N07°23'08"W	255.71
L35	S89°14'20"W	206.84
L36	N07°23'08"W	255.71
L37	S89°14'20"W	206.84
L38	N07°23'08"W	255.71
L39	S89°14'20"W	206.84
L40	N07°23'08"W	255.71
L41	S89°14'20"W	206.84
L42	N07°23'08"W	255.71
L43	S89°14'20"W	206.84
L44	N07°23'08"W	255.71
L45	S89°14'20"W	206.84
L46	N07°23'08"W	255.71
L47	S89°14'20"W	206.84
L48	N07°23'08"W	255.71
L49	S89°14'20"W	206.84
L50	N07°23'08"W	255.71
L51	S89°14'20"W	206.84
L52	N07°23'08"W	255.71
L53	S89°14'20"W	206.84
L54	N07°23'08"W	255.71
L55	S89°14'20"W	206.84
L56	N07°23'08"W	255.71
L57	S89°14'20"W	206.84
L58	N07°23'08"W	255.71
L59	S89°14'20"W	206.84
L60	N07°23'08"W	255.71
L61	S89°14'20"W	206.84
L62	N07°23'08"W	255.71
L63	S89°14'20"W	206.84
L64	N07°23'08"W	255.71
L65	S89°14'20"W	206.84
L66	N07°23'08"W	255.71
L67	S89°14'20"W	206.84
L68	N07°23'08"W	255.71
L69	S89°14'20"W	206.84
L70	N07°23'08"W	255.71
L71	S89°14'20"W	206.84
L72	N07°23'08"W	255.71
L73	S89°14'20"W	206.84
L74	N07°23'08"W	255.71
L75	S89°14'20"W	206.84
L76	N07°23'08"W	255.71
L77	S89°14'20"W	206.84
L78	N07°23'08"W	255.71
L79	S89°14'20"W	206.84
L80	N07°23'08"W	255.71
L81	S89°14'20"W	206.84
L82	N07°23'08"W	255.71
L83	S89°14'20"W	206.84
L84	N07°23'08"W	255.71
L85	S89°14'20"W	206.84
L86	N07°23'08"W	255.71
L87	S89°14'20"W	206.84
L88	N07°23'08"W	255.71
L89	S89°14'20"W	206.84
L90	N07°23'08"W	255.71
L91	S89°14'20"W	206.84
L92	N07°23'08"W	255.71
L93	S89°14'20"W	206.84
L94	N07°23'08"W	255.71
L95	S89°14'20"W	206.84
L96	N07°23'08"W	255.71
L97	S89°14'20"W	206.84
L98	N07°23'08"W	255.71
L99	S89°14'20"W	206.84
L100	N07°23'08"W	255.71



- Key Legend:**
- 1" Pipe Found
 - 1/2 inch Iron Rod Set with Orange Plastic Cap "URBAN CIVIL"
 - 3/8 inch Iron Rod Found
 - 1x6 Concrete Right of way Marker (Type 1)
 - 1/2 inch Iron Rod Found
 - 1/2 inch Iron Rod Found with Orange Plastic Cap "URBAN CIVIL"
 - Post (Corner)
 - Adjacent Property Line
 - Boundary Line
 - Utility Easement
 - O.P.R.C.C.T. Official Public Records of Guadalupe County, Texas
 - D.R.C.C.T. Deed Records of Guadalupe County, Texas
 - T&E R.O.W. Dedication/Reservation

PLAT SUMMARY
 1.053 ACRES - LOT 1
 9.925 ACRES - LOT 2
 0.034 ACRES - TRUCK R.O.W. DEDICATION
 11.012 ACRES-TOTAL ACREAGE

URBAN CIVIL

2461 LOOP 357 NEW BRAUNFELS, TEXAS 78130
 PHONE (830) 606-5913 FAX (830) 625-2204
 TSPE FIRM# 17233 TSPLS FIRM# 10005900

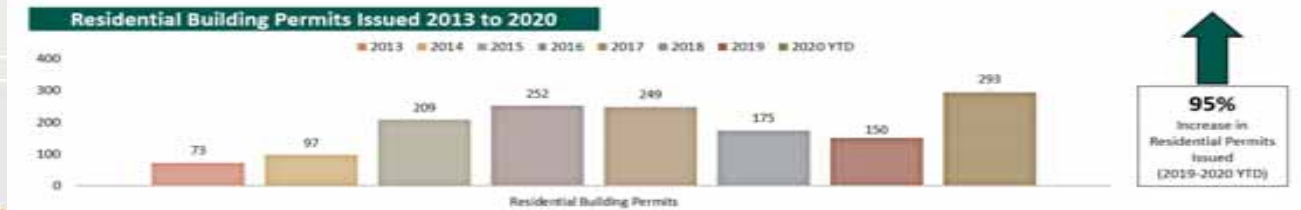
PREPARED DATE: MAY 2018	JOB NO: 1803.0230
SHEET 2 OF 2	PREPARED BY: M.H.

Traffic and Housing

State Highway 123 & Court Street (US 90 Alternate)	2016 TXDoT AADT Count	2035 TXDoT AADT Estimate
SH 123 Bypass South of Kingsbury St. (US 90) Intersection	21,081	36,330
SH 123 Bypass North of Court St. (US 90 Alt.) Intersection	22,901	40,420
SH 123 Bypass Between Court St. (US 90 Alt.) & FM 466	16,802	29,650
Court St. (US 90 Alt.) Between SH 123 Bypass & FM 466	16,198	29,880
Court St. (US 90 Alt.) East of SH 123 Intersection	13,887	17,690

State Highway 123 & Interstate 10	2016 TXDoT AADT Count	2035 TXDoT AADT Estimate
IH 10 East of SH 123 Bypass	41,788	67,100
IH 10 West of SH 123 Business	55,515	83,540
IH 10 Between SH 123 Business & SH 123 Bypass	51,038	85,770
SH 123 Between IH 10 & US 90	18,841	32,580

SINGLE FAMILY RESIDENTIAL PERMITS ISSUED FOR SEGUIN



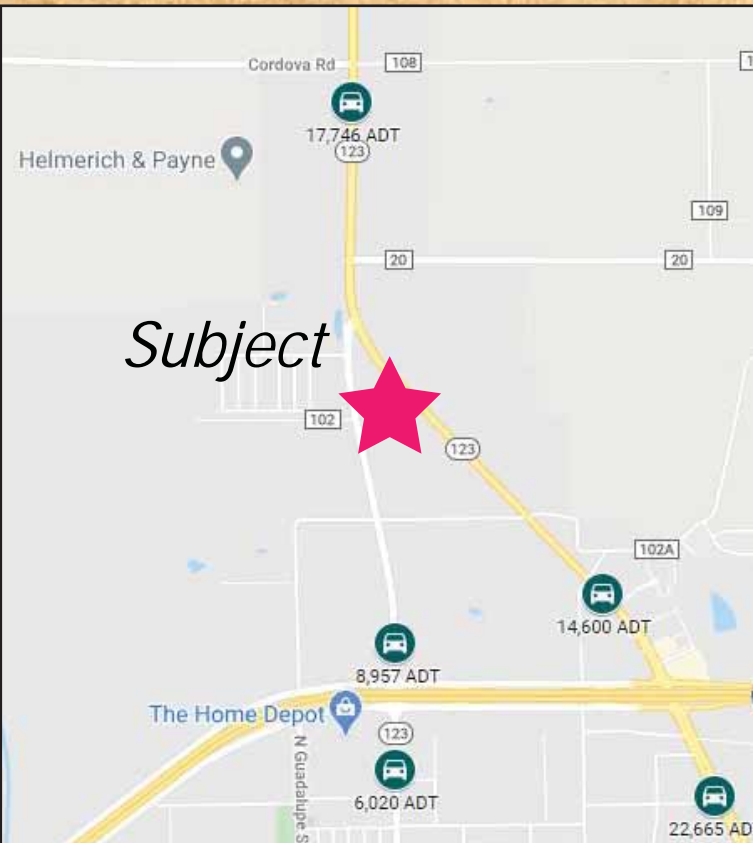
Source: City of Seguin Planning Department

ANNUAL HOUSING ACTIVITY FOR SEGUIN

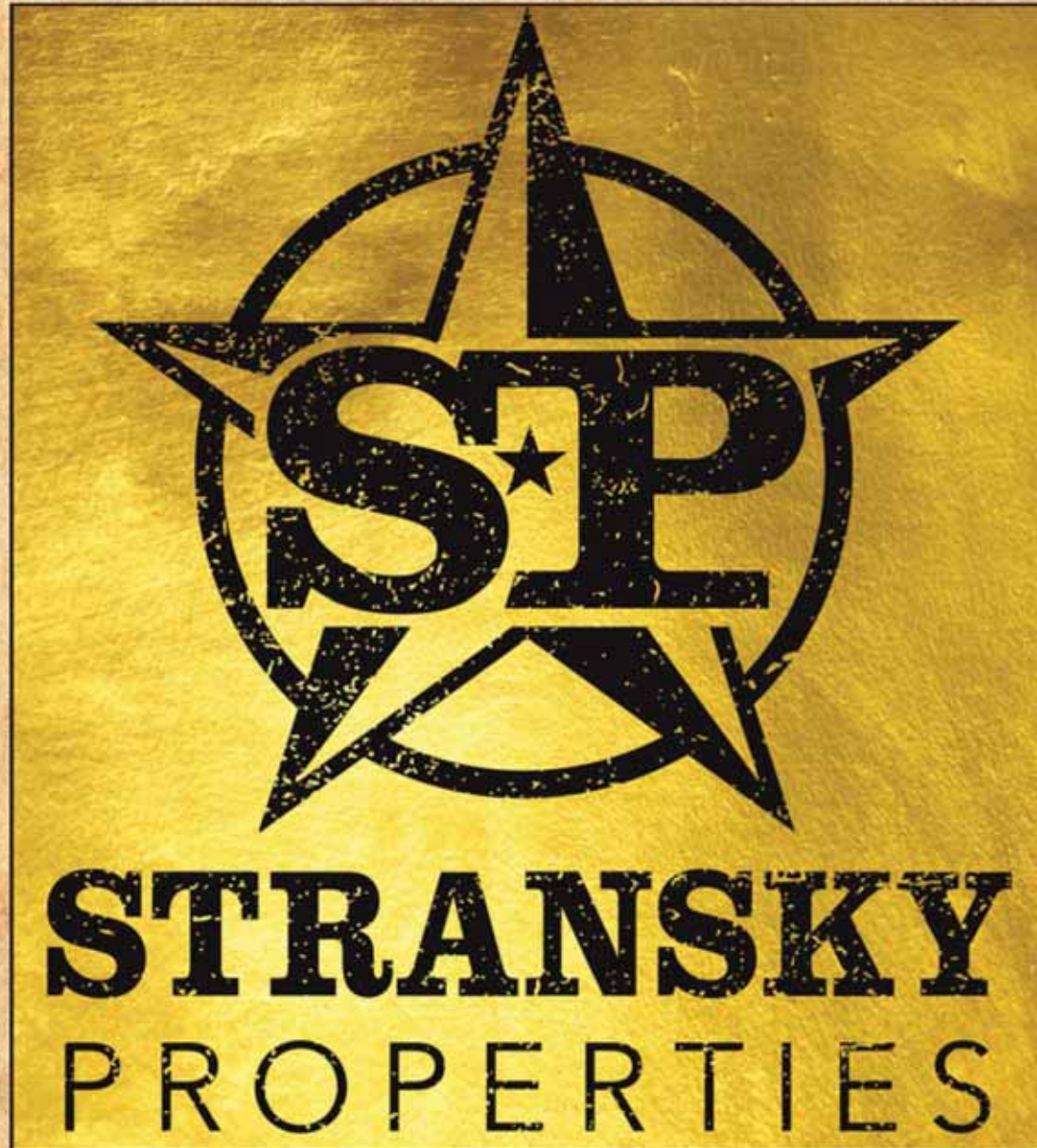
Year	Sales (Units)	Dollar Volume	Median Price	Total Monthly Listings	Months Inventory
2019	380	\$82,846,693	\$197,750	93	2.8
2018	467	\$97,951,221	\$192,900	85	1.7
2017	511	\$108,571,920	\$194,156	97	1.9
2016	403	\$78,460,471	\$181,480	82	2.8

Source: Real Estate Center at Texas A&M University

Nearby Major Texas Cities	Distance
San Antonio	37 miles
Austin	49 miles
Houston	160 miles
Corpus Christi	145 miles
Dallas	250 miles



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stepen@stranskyproperties.com



DISCLAIMER

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stephen@stranskyproperties.com



Information About Brokerage Services

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 obligations 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 opinions and advice 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.

STRANSKY, STEPHEN MICHAEL	481714	stephen@stranskyproperties.com	210-254-7700
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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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