

\$339,000 - 1569 & 1571 N Austin, Seguin

MLS® #1893118

\$339,000

Bedroom, Bathroom, 3,000 sqft
Commercial on 0.62 Acres

N/A, Seguin, TX

Prime commercial property for sale in Seguin, Texas, offering exceptional visibility, growth potential, and a strategic location in one of the fastest-growing cities in the state. Situated on .62 acres along Austin Street just north of downtown, this versatile property is only minutes from major highways, providing easy access for employees, customers, and transportation routes. The site features a 3,000 square-foot metal building with both office space and a warehouse/shop, creating an ideal setup for a variety of business operations. An industrial truck scale with scale house is included, making this location perfect for distribution centers, logistics companies, or transportation-related businesses. Approximately 2,000 square feet of paved parking ensures ample space for staff and clients. Zoned for both commercial and multi-family development, the property offers flexibility for future growth or redevelopment in a thriving business-friendly environment. Whether you're expanding your operations, starting a new venture, or investing in Seguin's booming commercial real estate market, this location delivers the space, infrastructure, and accessibility to make your business vision a reality. LOT: 5, 6, 7, PT 4, 8, & 9 BLK: 318 ADDN: HAYS 0.348 AC LOT: 20' of 4, All 59 & STREET BLK: 318 ADDN: HAYS 0.269 AC

Built in 1970

Essential Information



MLS® #	1893118
Price	\$339,000
Square Footage	3,000
Acres	0.62
Year Built	1970
Type	Commercial
Sub-Type	OfcWrhs/IndPrk/Manfc/Dist
Status	Active

Community Information

Address	1569 & 1571 N Austin
Area	2701
Subdivision	N/A
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Utilities	Electricity, Water
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Interior

# of Stories	0.0
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Exterior

Roof	Metal
Construction	Metal
Foundation	Slab

School Information

District	Seguin
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Additional Information

Date Listed	August 15th, 2025
Days on Market	72
Zoning	COMMERCIAL

Listing Details

Listing Agent	Kristofer Kaufmann
Listing Office	Legacy Broker Group

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