

\$225,000 - 38 E Hampton, Seguin

MLS® #1915281S

\$225,000

Bedroom, Bathroom,
Land / Farm on 0.42 Acres

Glen Cove, Seguin, TX

THIS IS ONE OF THOSE RARE OPPORTUNITIES YOU'LL REGRET IF YOU DON'T ACT NOW -- YOU KNOW, IT'S HAPPENED TO YOU BEFORE! If you love the azure, emerald waters of Guadalupe River, have dreamed of building waterfront, want to be walkable to a super cool downtown and don't want to wait to enjoy the location, then this is the lot for you. Glen Cove is in the idyllic location of being on the River and yet so close to all the restaurants and shops in the burgeoning historic county seat of Seguin. Nearly 1/2 acre of cleared, level and sloped land offering 95 feet of river front with the perfect spot for a home with a view is just the start. This lot offers a solar powered irrigation system to keep the grass green for you on weekends so you can enjoy the river from the bulkhead and deck over the water. Bring your picnic and swimsuit and spend all day while you review your building plans! Not all lots give you this chance. The voluntary HOA gives you use of the boat dock so you wouldn't have to add one unless you just wanted to! San Antonioans have been moving to friendly, gorgeous Seguin for decades and commuting to the big city. Work in east Austin? Seguin makes smart sense with the toll road turning the commute into one less than if you lived in Austin itself. New Braunfels and San Marcos are easy 1/2 hour drives from here. For those not from our area and looking to relocate, the Guadalupe is a special river -- the moving, variable current forms deeper pools where fish



gather, so fishing for catfish, perch and bass is especially productive. Overhanging ancient trees, shaded banks, and lots of wildlife (deer, fox, etc) are big parts of the river's character along with the resonating history of the city which was founded on the river in the early 1800s by a group of Texas Rangers. Spring fed through surrounding limestone, it has a beautiful, unique emerald/blue color so swimming and tubing are especially enjoyable. Downtown Seguin is bursting along Main Street with cafes, boutiques and of course boasts the charm of its county courthouse and the storied claim of being the 'Pecan Capital of Texas'. The Meadow Lake Water Control and Improvement District, which manages work to protect the waterway where this lot is located, is almost finished with the dam project so now is the time to buy before the values escalate. Invest in your future, your homestead, your vacation home and recreation that can begin right away. Don't wait and kick yourself later! Visit this utopian spot and call her your own.

Essential Information

MLS® #	1915281S
Price	\$225,000
Acres	0.42
Type	Land / Farm
Sub-Type	Residential Lot and Acreage
Status	Active

Water Feature/View

Is Waterfront	Yes
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Community Information

Address	38 E Hampton
Area	2703
Subdivision	Glen Cove
City	Seguin

County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	Fishing, Lake/River Park, Boat Dock, Dock, Boat Ramp, Stream/River
Utilities	Water System, Electric

Exterior

Lot Description	Improved
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School Information

District	Seguin
Elementary	Jefferson
Middle	Barnes, Jim
High	Seguin

Additional Information

Date Listed	October 14th, 2025
Days on Market	11
Zoning	RESIDENTIAL