

# \$174,000 - 3222 Fm 1117, Seguin

MLS® #584449

**\$174,000**

0 Bedroom, 0.00 Bathroom,  
Land / Farm on 0.80 Acres

N/A, Seguin, Texas

Owner says sell it â€“ any reasonable offer will be considered! Endless potential with over 220â€™ of unrestricted Guadalupe River frontage. Located just outside Seguin city limits, this property offers unmatched flexibility for personal use, investment, or short-term rentals. Perfect for fishing, kayaking, or simply relaxing along the river. Build your private retreat, set up RVs, design tiny homes, or create income-producing rentalsâ€”the choice is yours. Once you have your floor plan selected, all you need to do is obtain your no-rise certificate and build your dream home. Utilities are available, a septic design has been completed, and a gated driveway is already in place. Donâ€™t miss this chanceâ€”riverfront opportunities like this are rare!



## Essential Information

MLS® #	584449
Price	\$174,000
Bathrooms	0.00
Acres	0.80
Type	Land / Farm
Sub-Type	Residential
Status	Pending

## Water Feature/View

View	Other, River, Water
Is Waterfront	Yes

Water Body	Guadalupe River
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### **Community Information**

Address	3222 Fm 1117
Subdivision	N/A
City	Seguin
County	Guadalupe
State	Texas
Zip Code	78155

### **Amenities**

Utilities	Electricity Available
Features	None

### **School Information**

District	Seguin ISD
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### **Additional Information**

Date Listed	June 24th, 2025
Days on Website	109
Days on Market	97

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