




## A large, rustic metal sign stands at the entrance of the ranch. The sign is made of galvanized steel pipes and has the words "EASTGATE RANCH" written in large, bold, red, sans-serif capital letters across the top horizontal bar. The sign is set against a backdrop of a dirt road leading into a ranch property under a soft, pinkish-orange sky at dusk or dawn. In the background, there is a red barn on the left, a utility pole, and various trees and structures.

## EASTGATE RANCH

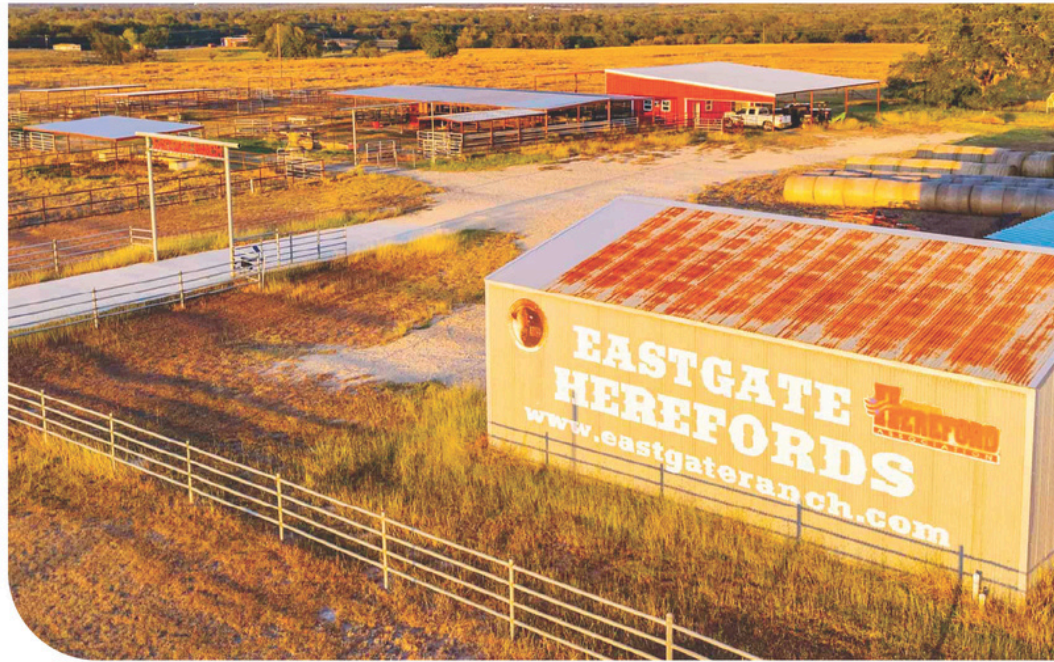
Seguin, Texas | 431.6 ± ACRES

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# HIGHLIGHTS

- 431.6± Acres in Guadalupe County
- 7 stocked ponds
- Fenced and cross-fenced into 23 pastures
- 2 private water wells + Springs Hill community water
- Over 3,200 feet of combined road frontage
- Just outside Seguin city limits, but partially within the ETJ
- Premium cattle infrastructure
- Mill Creek frontage with bottomland habitat
- Excellent hunting and immediate development potential
- 1,624 sq ft 2008 manufactured home
- Over 15,000 sq ft of barns and improvements



## THE RANCH

Eastgate Ranch is a premium, turnkey cattle and recreational property encompassing 431.6± acres just minutes from Seguin. The ranch features rolling terrain, improved pastures, rich bottomland along Mill Creek, and high-quality cattle infrastructure. With 23 cross-fenced pastures, seven stocked ponds, two private water wells, and access to Springs Hill community water, the property is fully equipped for efficient livestock management. A 1,624 sq ft 2008 manufactured home and over 15,000 sq ft of barns and utility buildings provide operational functionality and comfortable living.





## IMPROVEMENTS

The property is fully outfitted for livestock and ranch operations, featuring fenced and cross-fenced pastures, covered working pens, alleyways, a squeeze chute, and a crowding tub. There are multiple barns and utility buildings totaling approximately 15,772 sq ft, a 1,624 sq ft 2008 manufactured home with three bedrooms and two bathrooms plus an uncovered deck, an on-site ranch office with utilities, and multiple ideal homesites for expansion or development.

### Ranch Infrastructure & Amenities

- Fenced and cross-fenced into 23 pastures
- Covered working pens, alleyways, squeeze chute, crowding tub
- Multiple barns and utility buildings totaling approx. 15,772 sq ft
- 2008 manufactured home – 3 bed / 2 bath, 1,624 sq ft, plus uncovered deck
- On-site ranch office with utilities
- Multiple ideal homesites for expansion or development

## WATER

Water resources are abundant, with seven stocked ponds, Mill Creek frontage, two private water wells, and access to Springs Hill Water Supply for domestic and operational use.



## DEVELOPMENT POTENTIAL

Eastgate Ranch is well-positioned for immediate or phased development. With no zoning restrictions, public water access, and extensive road frontage, the property is a prime candidate for ranchette subdivisions, estate tracts, or larger residential projects. Its location in a fast-growing corridor east of San Antonio adds strong investment appeal.

### Uniquely suited for immediate or phased development

- Outside city limits and partially within the ETJ
- Public water access
- Extensive road frontage
- No zoning restrictions
- Well-positioned for ranchette subdivision, estate tracts, or larger residential project

## LOCATION

Located at 1155 FM 2438 in Guadalupe County, Eastgate Ranch sits within a high-growth corridor with quick access to Seguin, San Antonio, New Braunfels, and I-10. The property benefits from over 3,200 feet of combined road frontage—approximately 2,000 feet on FM 2438 and 1,200 feet on Highway 90A—and is just outside the Seguin city limits and partially within the ETJ, making it ideal for both current use and future development.

## TERRAIN

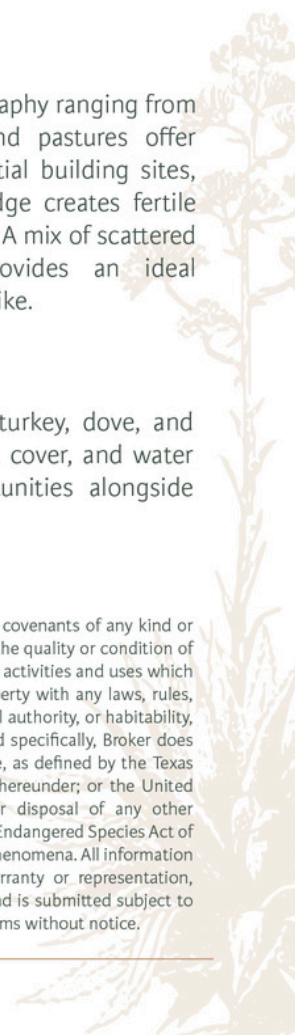
The ranch features gently rolling topography ranging from 440 to 500 feet in elevation. Upland pastures offer excellent drainage and multiple potential building sites, while Mill Creek along the eastern edge creates fertile bottomland and strong water retention. A mix of scattered tree cover and open pastures provides an ideal environment for livestock and wildlife alike.

## WILDLIFE

The property supports whitetail deer, turkey, dove, and other native species. Its mix of habitat, cover, and water provides excellent recreational opportunities alongside cattle operations.

### DISCLAIMER

Broker does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which Purchaser may conduct thereon, compliance by the property with any laws, rules, ordinances, or regulations of any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose, and specifically, Broker does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder; or the United States Environmental Protection Agency regulations or disposal of any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt or any other natural phenomena. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted subject to prior sale, withdrawal, or other changes in price and or terms without notice.



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# WEST & SWOPE

RANCHES



“A LEGACY OF LAND”

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