

\$495,200 - 1219 Weil, Marion

MLS® #1887722

\$495,200

3 Bedroom, 2.00 Bathroom, 1,620 sqft
Residential on 2.62 Acres

(RURAL_G06) RURAL NBHD GEO REG,
Marion, TX

Versatile Residential-Commercial Opportunity in Marion, TX! Welcome to 1219 Weil Road, a unique and highly desirable property offering the perfect blend of residential comfort and commercial potential. Nestled in a growing area of Marion, this exceptional property features the main house alongside two fully functional workshops, ideal for a wide range of business or hobbyist uses. Situated on a 2.6-acre lot with easy access to major roads, this property is a rare opportunity for those seeking to live and work on the same premises. Whether you're launching a small business, expanding a trade operation, or simply need space for projects and storage, the setup here offers unmatched flexibility. Key Features: Comfortable and well-maintained main residence Two large workshops - ideal for contractors, craftsmen, or entrepreneurs Great visibility and access for commercial activity Endless possibilities for home-based business ventures or live/work setups



Essential Information

MLS® #	1887722
Price	\$495,200
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,620
Acres	2.62
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	1219 Weil
Area	1600
Subdivision	(RURAL_G06) RURAL NBHD GEO REG
City	Marion
County	Guadalupe
State	TX
Zip Code	78124

Amenities

Amenities	None
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area
Appliances	Ceiling Fans, Washer Connection, Dryer Connection
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Wood
Exterior Features	Workshop, Ranch Fence
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Marion
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Elementary	Krueger
Middle	Marion
High	Marion

Additional Information

Date Listed	July 28th, 2025
Days on Market	99
HOA Fees	0.00

Listing Details

Listing Agent	Leroy Garza
Listing Office	LJG COMM Real Estate



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