# \$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

Elementary Krueger
Middle Marion
High Marion

# **Additional Information**

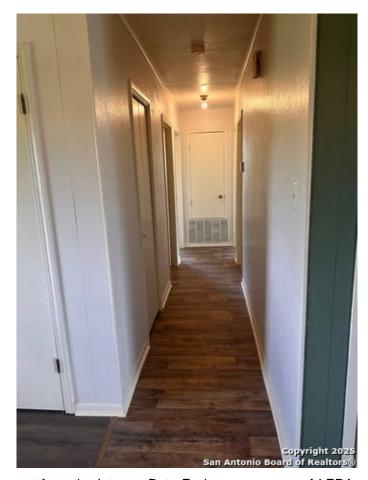
Date Listed July 28th, 2025

Days on Market 99 HOA Fees 0.00

# **Listing Details**

Listing Agent Leroy Garza

Listing Office LJG COMM Real Estate



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