



## DEVELOPMENT OPPORTUNITY

**521 Ron Rd, Marion, TX 78124**  
**18.55 Acres of Commercial Land**

### DESCRIPTION

Exceptional 18.55-acre development opportunity zoned R-2A (Residential, Low-Density), located just 4 miles from downtown New Braunfels. This well-positioned parcel offers a prime setting for a residential subdivision, build-to-rent community, or small-scale planned development.

The property features existing utility infrastructure, including city water and electric, with a septic system previously supporting a mobile home—a valuable head start for future development.

With gentle/flat topography, accessible road frontage, and a location with quick access to amenities, schools, and commuter routes, this tract presents strong appeal for both developers and future residents.

Ideal for investors seeking a strategically located site with infrastructure in place, flexible zoning, and proximity to one of the fastest-growing cities in Texas.

*Disclaimer: Buyer is responsible for independently verifying all information, including zoning, permitted uses, development restrictions, utility availability, and any future land use plans with the appropriate city and county authorities.*

### OVERVIEW



### ABOUT THE PROPERTY

SALE TYPE	TOTAL LOT SIZE	PROPERTY TYPE	PROPERTY SUBTYPE	PRICE	AVAILABLE
Investment	18.55 AC	Land	Commercial	\$1,950,000	Now



**Sarah Lindsay**

slindsay@teamhousing.com

830.237.9065

Scan to view the online listing.