

\$1,800,000 - 1163 Or 1145 Fm 78, Marion

MLS® #1919979

\$1,800,000

Bedroom, Bathroom, 304,920 sqft
Commercial on 7.00 Acres

N/A, Marion, TX

FOR SALE - Turnkey RV & Boat Storage Business With Expansion Potential Family Time RV & Boat Rental - 7 Acres | High-Visibility FM 78 Frontage Unlock an exceptional income-producing opportunity located directly on FM 78, the primary commercial corridor through town, offering significant visibility and steady daily traffic. Positioned in a high-growth region with increasing residential development, this asset is strategically configured to capture continued demand for RV and boat storage. Current Operations This established RV & boat storage business features: 85 total leaseable storage spaces 10 covered spaces 25 pull-through spaces 50 back-in spaces Approximately 90% current occupancy Monthly recurring rental income approx. \$4,700 Fully fenced, easy access circulation, and wide turning radii designed specifically for large vehicles. This business is income-producing today and already cash-flowing for a new owner without operational overhaul. Expansion Opportunity A dedicated portion of the property has been initiated for an RV park: Septic permits already launched Preliminary groundwork completed Expansion area may be completed as an RV park OR reconfigured into additional rentable storage spaces to maximize passive income with low overhead This dual-path flexibility gives the new owner control over capital strategy. Location Advantage FM 78 is the main artery through



the area, delivering strong drive-by exposure, signage visibility, and tenant convenience. Regional builder land acquisitions nearby indicate future population growth - driving further demand for secure storage of recreational vehicles, boats, and toys. Ideal Buyer Profile Owner-operators seeking immediate cash flow Investors looking for scalable passive income RV park developers seeking low barrier-to-entry entitlements Commercial storage aggregators looking to expand footprint Why This Asset Performs Tight occupancy validates market demand Seven acres provides uncommon scale Existing rent roll supports lending Multiple use options reduce long-term risk for the owner Expansion potential drives value upside Opportunities of this size, cash-flow readiness, and expansion capability rarely hit the market.

Built in 1980

Essential Information

MLS® #	1919979
Price	\$1,800,000
Square Footage	304,920
Acres	7.00
Year Built	1980
Type	Commercial
Sub-Type	Multi-Use
Status	New
Commercial Type	Multi-Use

Community Information

Address	1163 Or 1145 Fm 78
Area	2705
Subdivision	N/A
City	Marion
County	Guadalupe
State	TX

Zip Code	78124
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Amenities

Amenities	Fenced Storage Yard, Security Fence
Utilities	Electricity, Water, Telephone
Parking Spaces	15

Interior

Heating	Office Only
Cooling	Window
# of Stories	1.0
Stories	1

Exterior

Roof	Metal
Construction	Metal

School Information

District	Marion
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Additional Information

Date Listed	November 2nd, 2025
Days on Market	2
Zoning	COMMERCIAL RESIDENTIAL

Listing Details

Listing Agent	Destini Evans
Listing Office	MAG Real Estate LLC

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