

# FOR SALE ± 95 ACRES

5340 DREIBRODT RD SAN MARCOS, TX 78666



## LOCATION

5340 Dreibrodt Rd  
San Marcos, TX 78666

## SIZE

95.72 Acres

## PRICE

\$3,600,000 • \$37,609.69/AC

## COMMENTS

Located just 10 miles outside San Marcos in Zorn, Texas. Situated within Navarro ISD, the property is outside the FEMA floodplain, currently under agricultural exemption for low property taxes, and has no zoning or known restrictions, allowing maximum flexibility for future development.

The property features over 4,100 feet of total road frontage along FM 3353 and Dreibrodt Road, with Crystal Clear water lines along both frontages and electricity available. Fiber optic internet is also accessible, providing modern infrastructure for potential residential or commercial projects. Its location near San Marcos and within reach of the expanding Austin market positions this property for strong long-term appreciation and multiple development possibilities.

Potential uses include residential subdivision, business development, or a strategic long-term investment. With generous frontage, utilities in place, and a central Texas location in a high-growth corridor, it is a rare opportunity for buyers seeking a substantial landholding with future upside.

## JURISDICTION

Guadalupe County  
Outside City Limits

## FLOOD HAZARD

NONE\*\*

## SCHOOL DISTRICT

Navarro ISD

## UTILITIES

Crystal Clear Water &  
Electricity



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