

# \$7,400,000 - 5650 Riverside (hwy 47) Parkway, Bryan

MLS® #22011514

**\$7,400,000**

Bedroom, Bathroom,  
Land on 18.93 Acres

Other, Bryan, TX

This 18.929 acre tract of land in a Bryan Opportunity Zone at the center of the upcoming Riverside Innovation Corridor project is close to TAMU, TAMU Health Science Center, Easterwood Airport, TAMU Rellis Campus, and the Brazos County Expo Center. It is located on the hard corner of Highway TX-47 (Riverside Parkway) and Leonard Road. There are no pipelines or easements running through the property, no significant elevation changes, and Wellborn Water is available on site. There is a City of Bryan 3-phase transmission line across from Emily Drive at the west boundary line and single-phase electricity on site along Leonard Road. The property provides 810+/- feet of Hwy 47 (Riverside Parkway) frontage, 1300+/- feet of Leonard Road frontage, and 700+/- feet of Emily Drive frontage. The City of Bryan has 2023-2025 planned sewer line upgrades and extensions. Targeted for massive growth in the next 2-5 years, this area is prime for investment.



## Essential Information

MLS® #	22011514
Price	\$7,400,000
Acres	18.93
Type	Land
Sub-Type	Commercial
Status	Active

## Community Information

Address	5650 Riverside (hwy 47) Parkway
Area	119
Subdivision	Other
City	Bryan
County	Brazos
State	TX
Zip Code	77807

## Amenities

Utilities	Electricity Available, Natural Gas Available, High Speed Internet Available, Overhead Utilities, Phone Available, Water Available
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## Exterior

Lot Description	Level, Trees Large Size, Trees, Open Space
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## School Information

District	Bryan
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## Additional Information

Days on Market	1142
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## Listing Details

Listing Agent	Jen Zweiacker
Listing Office	Zweiacker & Associates

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