

\$13,655,295 - 4342 Dobrovolny Lane W, Bryan

MLS® #24002740

\$13,655,295

Bedroom, Bathroom,
Land on 635.13 Acres

Dobrovolny, Bryan, TX

Located off Pleasant Hill Rd, this beautiful 635.13 acres is in Northwest Bryan, Texas, presents a rare and strategic opportunity for investors, developers and visionaries looking to capitalize on the growth within one of the most dynamic regions in the state. This property is in a close proximity to the transformative TEXAS A&M RELLIS Campus growth corridor, a rapidly evolving hub of education, research, industry and residential expansion.

This tract benefits from both existing access and planned infrastructure improvements. Planned Water and Sanitary Sewer Access utility expansions and/or extensions will run through or near the tract. Natural Gas is available at multiple points on the property. Electrical access provided with major power transmission lines running through the property, accommodating a range of potential uses from residential to industrial. Rail Access creates valuable opportunities for logistics-bases business or manufacturing facilities that require freight service.

The topography features rolling hills, natural creeks, ponds, mature tree and open pasture, offering a unique blend of beauty and buildability. Approximately 150 acres lies within a designated floodplain. This presents an excellent opportunity to create green space, drainage basins, parkland, or even trail systems. Adding to the value, property



includes a large barn and outbuildings. These structures can support short-term operational needs during early development.

Essential Information

MLS® #	24002740
Price	\$13,655,295
Acres	635.13
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	4342 Dobrovolny Lane W
Area	121
Subdivision	Dobrovolny
City	Bryan
County	Brazos
State	TX
Zip Code	77807

Amenities

Amenities	None
Utilities	High Speed Internet Available, Propane, Overhead Utilities, Phone Available, Sewer Available, Septic Available, Water Available
Waterfront	Lake

Exterior

Exterior Features	Satellite Dish
Lot Description	Irregular Lot, Lake Front, Pond on Lot, Stream/Creek, Trees Large Size, Trees

School Information

District	Bryan
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Additional Information

Days on Market	610
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Listing Details

Listing Agent	Georgia Matthews
Listing Office	Georgia Matthews, Broker

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