

\$98,900 - 6436 Scenic View Trail, Bryan

MLS® #24012993

\$98,900

Bedroom, Bathroom,
Land on 1.03 Acres

Hunters Crossing Estates, Bryan, TX

BUILD TO SUIT - LIVE YOUR BEST LIFE COUNTRY-SIDE IN THIS BRAND NEW MASTER PLANNED COMMUNITY IN HUNTERS CROSSING ESTATES IN BRYAN TEXAS. OFFERING 1+ ACRE HOMESITES TO BUILD YOUR "DREAM HOME" ON & ABOUT 7 MINUTES FROM HWY 6 ACCESS AND APPROX. 13 MILES FROM TEXAS ATM. THIS COMMUNITY FEATURES FIBER OPTIC HIGH SPEED INTERNET, PROPANE READY, ELECTRIC READY, PICK YOUR PLAN OR DESIGN IN HOUSE WITH BUILDER - GREAT SCHOOL DISTRICTS, COMMUNITY MAILBOXES, WIXON WATER, BTU FOR ELECTRIC, AEROBIC SYSTEMS, 50% MASONRY REQ, 1,800 MIN SF REQ. CALL NOW BEFORE YOU MISS OUT ON THIS RARE OPPORTUNITY TO GET INTO PHASE 2 HOMESITES. LOW LOW LOW PROPERTY TAXES IS A HUGE PLUS (1.37% IN 2024) DO YOURSELF A FAVOR AND DRIVE OUT TO US AND TOUR THIS FANTASTIC COMMUNITY.

SUNRISE/SUNSETS ARE AMAZING. Take Highway 6 heading NORTH and exit onto Highway 21 EAST then drive approx. 7 miles to FM 2776 turn LEFT onto FM 2776 then travel 3.5 miles to Wilcox Lane which will be on your LT. Then go about a 1/2 mile down and Hunters Crossing Estates will be on your RT. ****BUILD TO SUIT****



Essential Information

MLS® #	24012993
Price	\$98,900
Acres	1.03
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	6436 Scenic View Trail
Area	100
Subdivision	Hunters Crossing Estates
City	Bryan
County	Brazos
State	TX
Zip Code	77808

Amenities

Amenities	Maintenance Grounds, Management
Utilities	Electricity Available, High Speed Internet Available, Propane, Phone Available, Septic Available, Separate Meters, Trash Collection, Underground Utilities, Water Available

Exterior

Lot Description	Open Space
-----------------	------------

School Information

District	Bryan
----------	-------

Additional Information

Days on Market	418
HOA Fees	200
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Teresa Shivener
Listing Office	Brazos Valley Realty

The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS. Listing information is provided by Bryan-College Station Regional MLS.