

# \$105,900 - 6458 Scenic View Trail, Bryan

MLS® #24015917

**\$105,900**

Bedroom, Bathroom,  
Land on 1.01 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® #   | 24015917        |
| Price    | \$105,900       |
| Acres    | 1.01            |
| Type     | Land            |
| Sub-Type | Unimproved Land |
| Status   | Active          |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 6458 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 | 324      |
| HOA Fees       | 200      |
| HOA Fees Freq. | Annually |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Agent  | Teresa Shivener      |
| Listing Office | Brazos Valley Realty |

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