

# \$135,000 - 15182 Ty Marshall Court, College Station

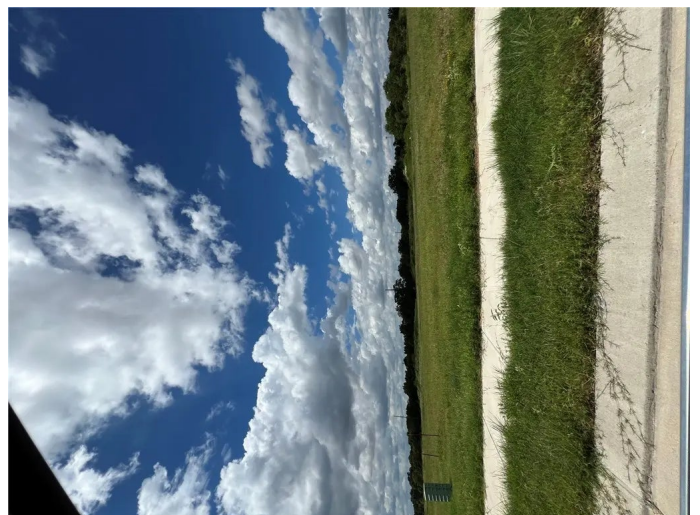
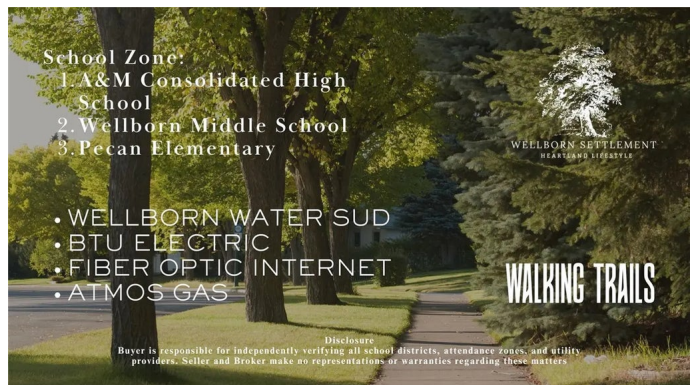
MLS® #24015971

**\$135,000**

Bedroom, Bathroom,  
Land on 0.33 Acres

Wellborn Settlement PH 2, College Station, TX

**\*\*Build with Oakwood Custom Homes and receive 10K off the price of the Homesite/Lot\*\***  
**WELCOME TO WELLBORN SETTLEMENT, THE HOME OF THE HEARTLAND LIFESTYLE** by Oakwood Custom Homes Group. This exceptional .33-acre homesite offers the ideal canvas for your "Dream Home." Located in an amazing and sought-after location just a few miles to Texas A&M, this open land presents a unique opportunity to build to suit your vision. With ample space and flexibility, you can design and construct a home tailored to your specific needs and preferences 2,200 sf min required. Embrace the "Heartland Lifestyle" in this vibrant community, known for its friendly atmosphere and charming ambiance. Whether you're envisioning a cozy family home or a modern retreat, this lot provides the ideal foundation for your next chapter. Enjoy all that this wonderful neighborhood has to offer. Don't miss this chance to become part of the Wellborn Settlement community and experience the Heartland Lifestyle. Contact an agent today for more information and to schedule a visit to this beautiful property!!!!  
**BUILD TO SUIT** with Oakwood Custom Homes Group. With over 48 years in the new home construction business we are the right choice for you!



## Essential Information

|          |                 |
|----------|-----------------|
| MLS® #   | 24015971        |
| Price    | \$135,000       |
| Acres    | 0.33            |
| Type     | Land            |
| Sub-Type | Unimproved Land |
| Status   | Active          |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 15182 Ty Marshall Court  |
| Area        | 111                      |
| Subdivision | Wellborn Settlement PH 2 |
| City        | College Station          |
| County      | Brazos                   |
| State       | TX                       |
| Zip Code    | 77845                    |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | Maintenance Grounds, Management |
|-----------|---------------------------------|

### **Exterior**

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

### **School Information**

|          |                 |
|----------|-----------------|
| District | College Station |
|----------|-----------------|

### **Additional Information**

|                |          |
|----------------|----------|
| Days on Market | 324      |
| HOA Fees       | 450      |
| HOA Fees Freq. | Annually |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Agent  | Alton Ofczarzak      |
| Listing Office | Brazos Valley Realty |

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