

# \$599,900 - Tract #1 (+/- 11.2ac) Jones Road, College Station

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MLS® #24017601

**\$599,900**

Bedroom, Bathroom,  
Land on 11.20 Acres

Other, College Station, TX

This is your chance to own a pristine 11.2 acre wooded retreat just 4 miles from Texas A&M University. Tucked away off Jones Rd and Hwy 47, this lightly deed-restricted property offers a perfect blend of seclusion and convenience, making it an exceptional location for your dream home or weekend getaway. Recent clearing and mulching have opened up new trails creating the ability to access multiple parts of the land and revealed great build site options, giving you a head start in creating your ideal setting. Utilities including water and power are located along the private road. The property features numerous tree species such as Post Oak, Blackjack Oak, Cedar, Live Oak, and Water Oak along with tons of wildlife. This tract is truly a blank canvas ready for anyone wanting a peaceful location to build a home.



## Essential Information

MLS® #	24017601
Price	\$599,900
Acres	11.20
Type	Land
Sub-Type	Unimproved Land
Status	Active

## Community Information

Address	Tract #1 (+/- 11.2ac) Jones Road
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Area	118
Subdivision	Other
City	College Station
County	Brazos
State	TX
Zip Code	77845

### **Amenities**

Utilities	Electricity Available, Water Available
Waterfront	Creek

### **Exterior**

Lot Description	Pond on Lot, Stream/Creek, Trees Large Size, Trees
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### **School Information**

District	Bryan
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### **Additional Information**

Days on Market	305
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### **Listing Details**

Listing Agent	Ryan Swope
Listing Office	Swope & Young Land Company

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