

# \$145,000 - 4007 Hollow Court, College Station

MLS® #25002607

**\$145,000**

Bedroom, Bathroom,  
Land on 1.01 Acres

The Hollow, College Station, TX

**MOTIVATED SELLER!** The Hollow (phase 2) is a carefully crafted partnership between humans and nature. In this small, privately gated community within Millican Reserve, homes will be thoughtfully integrated into the built and natural environments, allowing residents to engage meaningfully both with their neighbors and with the native landscape. Millican Reserve is a 2,500+ acre planned, conservation-focused development. This prime location allows you to escape the hustle and bustle of the city while still being located only 11 miles south of Kyle Field. Bryan/ College Station is the heart of the Texas Triangle - 80 miles from Houston, 100 miles from Austin, and 190 miles to Dallas. Homeowners will enjoy a community boathouse on 40+ acre lake, 20+ miles of hiking and biking trails, extensive park & conservation space, and community gardens. Square footage of a home must fall between 2500 - 4500 sq ft. The developer has thoughtful restrictions and design guidelines. One guest house or accessory living space under 1500 sqft of conditioned space is allowed. Separate storage buildings and detached garages are permitted but must be 700 sqft or smaller and include landscaping plus complement the architecture of the primary residence.



## Essential Information

MLS® # 25002607

|          |                 |
|----------|-----------------|
| Price    | \$145,000       |
| Acres    | 1.01            |
| Type     | Land            |
| Sub-Type | Unimproved Land |
| Status   | Active          |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4007 Hollow Court |
| Area        | 110               |
| Subdivision | The Hollow        |
| City        | College Station   |
| County      | Brazos            |
| State       | TX                |
| Zip Code    | 77845             |

### **Amenities**

|            |                                 |
|------------|---------------------------------|
| Amenities  | Maintenance Grounds, Management |
| Features   | Gated                           |
| Waterfront | None                            |

### **School Information**

|          |          |
|----------|----------|
| District | Navasota |
|----------|----------|

### **Additional Information**

|                |          |
|----------------|----------|
| Days on Market | 224      |
| HOA Fees       | 1350     |
| HOA Fees Freq. | Annually |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Agent  | Lacey Hogan               |
| Listing Office | Inhabit Real Estate Group |

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