

# \$1,240,000 - 506 W Carson Street, Bryan

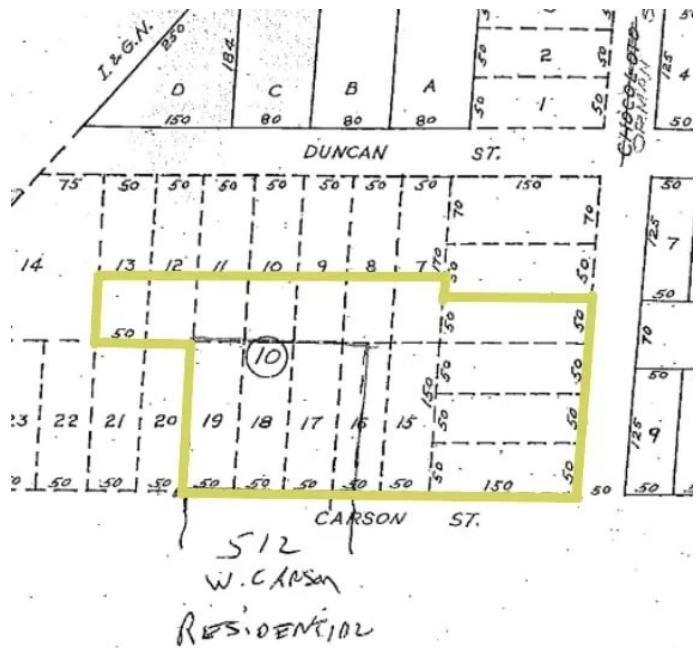
MLS® #25003404

**\$1,240,000**

Bedroom, Bathroom,  
Land on 1.99 Acres

Beason Revised, Bryan, TX

Development of 4 bedroom / 4 bathroom townhouses may be allowed on this tract - contact an agent for details. \$70M+ Midtown Park! This fantastic hard corner property, with over 400â€™ of frontage on Carson & approximately 200â€™ frontage on Orman, includes more than 11 oversized (50â€™x150â€™) lots. All lots have already be cleared of prior existing structures. Subject property represents the northern entrance to the park complex and is across Carson street from the Bombers minor league baseball stadium and the beautifully renovated & award winning Travis Fields. Additional amenities include the Schulman entertainment complex (under construction), featuring a multiplex movie theater, 24 lane bowling alley, microbrewery/restaurant, pickleball courts - all fronting on a lakefront boardwalk. Additionally there is nearly weekly softball/basketball/volleyball tournaments currently drawing thousand of visitors. This has the potential for development into an outstanding mixed use commercial/residential property and may represent one of the strongest available redevelopment plays in the region!



## Essential Information

MLS® # 25003404  
Price \$1,240,000

Acres	1.99
Type	Land
Sub-Type	Unimproved Land
Status	Active

### **Community Information**

Address	506 W Carson Street
Area	B08
Subdivision	Beason Revised
City	Bryan
County	Brazos
State	TX
Zip Code	77801

### **Amenities**

Utilities	Electricity Available, High Speed Internet Available, Sewer Available, Trash Collection, Water Available
Waterfront	None

### **School Information**

District	Bryan
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### **Additional Information**

Days on Market	207
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### **Listing Details**

Listing Agent	Brandon Stribling
Listing Office	Cortiers Real Estate

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