

\$3,200,000 - 10825 W State Highway 21, Bryan

MLS® #25005049

\$3,200,000

Bedroom, Bathroom,
Commercial Sale

N/A, Bryan, TX

86.32 Ag-Exempt acres just outside Bryan city limits and located less than one mile from the expanding RELLIS Campus! Offering over 2,500 feet of State Hwy 21 road frontage and nearly 2,300 feet of Little Brazos River frontage. Property benefits from high traffic counts, exceptional visibility, and close proximity to ongoing, extensive new development plans focused on research, technology, education, and infrastructure. The major growth corridor is open to a variety of uses, including recreational (along the non-navigable Little Brazos River), agricultural, research, tech-related, outdoor event spaces, or flood-resilient development. Outstanding opportunity for creative developers to capitalize on proximity to Bryan-College Station booming innovation district and Texas A&M influence.



Essential Information

MLS® #	25005049
Price	\$3,200,000
Type	Commercial Sale
Sub-Type	Industrial
Status	Active

Community Information

Address	10825 W State Highway 21
Area	119
Subdivision	N/A

City	Bryan
County	Brazos
State	TX
Zip Code	77807

School Information

District	Bryan
----------	-------

Additional Information

Days on Market	166
----------------	-----

Listing Details

Listing Agent	Becky Schenk
Listing Office	Ranch House Real Estate, LLC

The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS. Listing information is provided by Bryan-College Station Regional MLS.