

\$1,150,000 - 403 Nimitz Street, College Station

MLS® #25006939

\$1,150,000

Bedroom, Bathroom,
Residential Income

College Hts(Cs), College Station, TX

Introducing a RARE asset located in a prime position near Texas A&M campus! This new construction duplex is comprised of 2 side-by-side units with 4 bedrooms, each having an en-suite bath, plus a guest half bath. Upon entering these properties, you are greeted by the central great room comprised of an open kitchen with eat-in bar, dining room and living areas. Off the living area is the half bath for visitors. This great room space is perfect for gathering friends or visiting family members to all your favorite Aggie events! One bedroom, with private bath, located on the main floor. The second floor hosts three additional bedrooms with private baths. Outside you will find a spacious fenced backyard and ample parking as each unit has 4 spaces. Pre-leased for 2025-26 at \$3200 per side (\$6400 total) and expected pre-lease rates for 2026-27 of \$4000 per side (\$8000 total). Many amenities are walkable from this duplex, including campus, dining, shopping and much more. These properties are exceedingly hard to source so do not miss your opportunity to purchase adjacent to one of the largest and fastest growing college campuses worldwide!

Built in 2025

Essential Information

MLS® #	25006939
Price	\$1,150,000



Year Built	2025
Type	Residential Income
Sub-Type	Duplex
Status	Active

Community Information

Address	403 Nimitz Street
Area	C03
Subdivision	College Hts(Cs)
City	College Station
County	Brazos
State	TX
Zip Code	77840

Amenities

Utilities	Separate Meters
Parking Spaces	8
Parking	On Site, Paved

Interior

Interior	Carpet, Vinyl
Interior Features	Dry Bar, Kitchen Exhaust Fan
Appliances	Dishwasher, Electric Range, Disposal, Microwave, Refrigerator, Dryer, Electric Water Heater, Washer
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric
Stories	Two

Exterior

Roof	Composition, Shingle
Construction	HardiPlank Type

School Information

District	College Station
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Additional Information

Days on Market	117
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Listing Details

Listing Agent	Chad Hovde
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Listing Office

RE/MAX 2020

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