

\$649,900 - 3707 Old Hearne Road, Bryan

MLS® #25007059

\$649,900

Bedroom, Bathroom,
Land on 6.33 Acres

Woodville Acres, Bryan, TX

Prime Development Opportunity in Bryan, TX!
Unlock the potential of this exceptional tract of land spanning across a thoughtfully pre-approved plat designed for 20 lots. Situated in the thriving community of Bryan, Texas, this expansive property offers an unparalleled opportunity for residential development in a high-demand area. This sizeable piece of land is primed for investors and developers seeking to establish a multifamily development or a cohesive residential neighborhood. Ensuring streamlined progression, the pre-approved plat removes many preliminary hurdles, setting the stage for immediate development with 20 individual lots. The expansive tract provides an excellent canvas with versatile topography ideal for varying designs, from traditional single-family homes to contemporary townhouses. The land is partly cleared yet retains mature trees that enhance aesthetic appeal and provide natural landscaping opportunities. Strategically positioned in Bryan, this property benefits from proximity to essential amenities. Close to top-rated schools, major shopping centers, healthcare facilities, and recreational activities, it offers convenience that enhances future residents' quality of life. Well-connected by major roadways, ensuring easy commutes to surrounding areas including College Station. Seize this rare offering to contribute to Bryan's growth with your visionary development. Act now to create a vibrant living environment in



one of Texas's most dynamic regions.

Essential Information

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| MLS® # | 25007059 |
| Price | \$649,900 |
| Acres | 6.33 |
| Type | Land |
| Sub-Type | Agriculture |
| Status | Active |

Community Information

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|-------------|----------------------|
| Address | 3707 Old Hearne Road |
| Area | B16 |
| Subdivision | Woodville Acres |
| City | Bryan |
| County | Brazos |
| State | TX |
| Zip Code | 77803 |

School Information

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| District | Bryan |
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Additional Information

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| Days on Market | 117 |
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Listing Details

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| Listing Agent | Laura Lea Smith |
| Listing Office | Coldwell Banker Apex, REALTORS |

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