

# \$3,607,000 - 3906 Rock Prairie Road, College Station

MLS® #25008920

**\$3,607,000**

Bedroom, Bathroom,  
Land on 10.35 Acres

Mid Towne Center, College Station, TX

This tract is an ideal location, almost adjacent to the Baylor Scott and White Hospital campus, with Accel Rehabilitation and Midtown City Center on its borders. The frontage on Rock Prairie has recently been widened to a 4-lane boulevard with large sidewalks connecting into the hospital campus. All needed accessory uses are in very close proximity, which include grocery, medical, retail, restaurant, and convenience stores. The property is currently zoned Ag, but we believe the potential entitlements include medical, office, general commercial, or multifamily.(to be negotiated with the city) Utilities are available.

## Essential Information

MLS® #	25008920
Price	\$3,607,000
Acres	10.35
Type	Land
Sub-Type	Commercial
Status	Active

## Community Information

Address	3906 Rock Prairie Road
Area	C11
Subdivision	Mid Towne Center
City	College Station
County	Brazos



State	TX
Zip Code	77845

### **Exterior**

Lot Description	Level, Open Space
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### **School Information**

District	College Station
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### **Additional Information**

Days on Market	60
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### **Listing Details**

Listing Agent	James Murr
Listing Office	Cortiers Real Estate

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