

\$89,000 - 2312 Boatwright Street, Bryan

MLS® #25009128

\$89,000

Bedroom, Bathroom,
Commercial Sale

N/A, Bryan, TX

Prime .21-Acre Commercial Lot â€“ Bryan, TX
â€“ Zoned C-3 General Commercial

Opportunity awaits with this .21-acre commercial lot ideally positioned on Boatwright Rd, just off Hwy 21 at the busy Tabor Rd intersection. Directly across from a large Shell gas station and truck stop, Fattyâ€™s Smoke Shop, and Fire & Ice Snow Cones, this property benefits from high visibility and steady traffic flow.

Zoned C-3 General Commercial by the City of Bryan, the site offers flexibility for a wide variety of uses. Permitted uses include retail, restaurants, professional offices, financial institutions, automobile services, and public parking. With approval, conditional uses may include hotels/motels, fueling stations, auto sales, daycares, or community facilitiesâ€”providing exceptional long-term potential.

All utilitiesâ€”gas, electric, and waterâ€”are already on-site, reducing development time and cost. The location, surrounded by established commercial activity and just minutes from Texas A&M University and central Bryan/College Station, makes this an attractive option for investors and business owners alike.

Whether you envision a quick-service restaurant, office, retail shop, or specialty



business, this lot is priced to sell and ready for development. Drive by today and see the potential!

Essential Information

MLS® #	25009128
Price	\$89,000
Type	Commercial Sale
Sub-Type	Land
Status	Active

Community Information

Address	2312 Boatwright Street
Area	B16
Subdivision	N/A
City	Bryan
County	Brazos
State	TX
Zip Code	77803

School Information

District	Bryan
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Additional Information

Days on Market	56
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Listing Details

Listing Agent	Cheryl Hadrych
Listing Office	Hadrych Properties Group

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