

\$640,000 - 3349 Stephans Crossing, Bryan

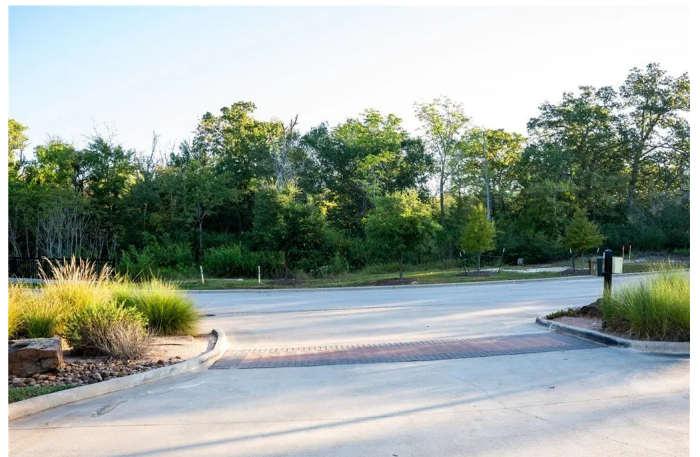
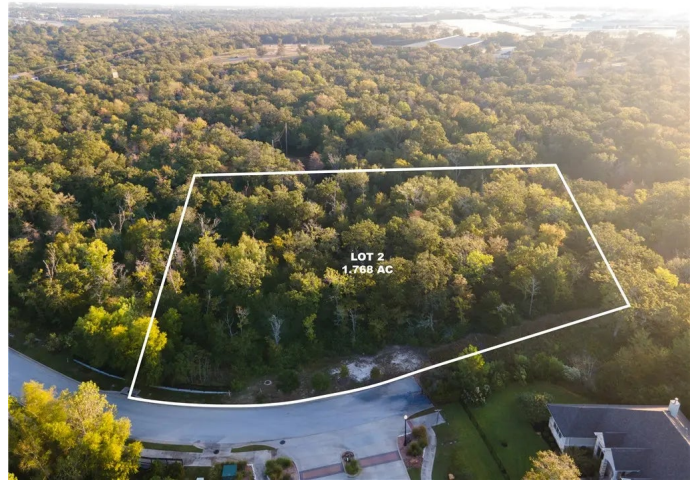
MLS® #25009357

\$640,000

Bedroom, Bathroom,
Land on 1.77 Acres

The Traditions, Bryan, TX

Nestled within the heart of the eminent Traditions Club and Community, this expansive 1.76-acre homesite is thoughtfully divided into two distinct parcels. The first, a 0.88-acre buildable site, is bordered by a serene creek on two sides and lies entirely outside the floodplain. It features mature trees, natural buffers, and ample opportunity for creative site design and lasting privacy. The second 0.89-acre parcel includes the creek itself, designated floodplain, and a common area, creating a truly one-of-a-kind setting. For those with vision, this homesite offers a rare blend of natural beauty, outdoor potential, and imaginative possibilities—unlike any other lot in Traditions. Additionally, it backs up to Texas A&M parkland, providing a peaceful retreat! With a generous width of approximately 269 feet and a depth of 244+ feet, this homesite offers endless possibilities for designing a custom home that embraces the beauty of its natural surroundings. Enjoy club living in a golf community with all the amenities of a private club. Traditions Club, featuring a Jack Nicklaus 18-hole golf course, offers club dining and entertainment space, a racquet center, a pool center with poolside service, and grill. Traditions also include over 4 miles of walking trails leading to Lake Walk Town Center, abundant with social activities, a day spa, and dining opportunities! Plus, it's just a few minutes away from the Texas A&M Campus!



Essential Information

MLS® #	25009357
Price	\$640,000
Acres	1.77
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	3349 Stephans Crossing
Area	B18
Subdivision	The Traditions
City	Bryan
County	Brazos
State	TX
Zip Code	77807

Amenities

Amenities	Maintenance Grounds, Management, Pool, Security
Features	Fitness, Golf, Pool, Tennis Court(s)
Pool	Community

Exterior

Exterior Features	Fire Pit
Lot Description	Backs to Greenbelt/Park, Stream/Creek, Trees, Wooded

School Information

District	Bryan
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Additional Information

Days on Market	47
HOA Fees	975
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Betsy Segers
Listing Office	Coldwell Banker Apex, REALTORS

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