

# \$550,000 - 3094 Club Drive, Bryan

MLS® #25009374

**\$550,000**

Bedroom, Bathroom,  
Land on 0.96 Acres

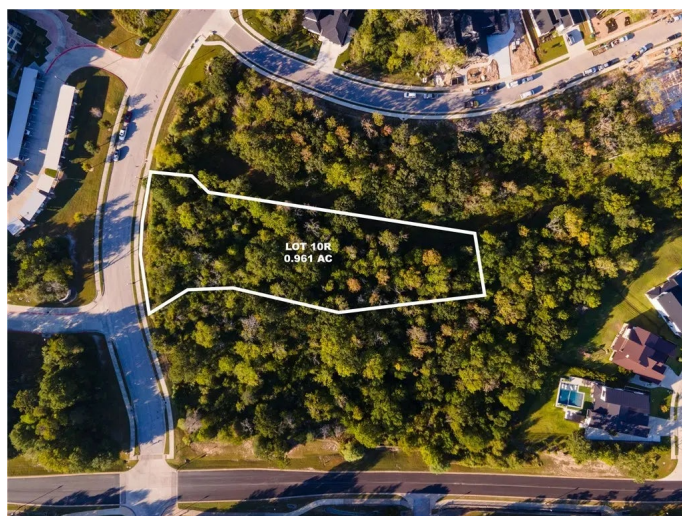
The Traditions, Bryan, TX

Traditions Club and Community is excited to offer this .961-acre lot surrounded by unique wooded topography. The property is ~192 ft wide and ~371 ft deep. Three sides of this lot are bordered by HOA-owned undevelopable land with beautiful oaks, cedars, and a small creek. If you are seeking a private space in the midst of nature, you have found it! This property is a short walk or a quick golf cart ride to Traditions Club. 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 more dining opportunities! Plus, it's just a few minutes away from the Texas A&M Campus and walking distance to Traditions Club!

## Essential Information

MLS® #	25009374
Price	\$550,000
Acres	0.96
Type	Land
Sub-Type	Unimproved Land
Status	Active

## Community Information



Address	3094 Club Drive
Area	B18
Subdivision	The Traditions
City	Bryan
County	Brazos
State	TX
Zip Code	77807

### **Amenities**

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

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Trees Large Size, 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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