

\$175,000 - 1413 Sandy Point Road, Bryan

MLS® #25009393

\$175,000

4 Bedroom, 1.00 Bathroom, 1,176 sqft

Residential on 0.10 Acres

McCulloch, Bryan, TX

Endless Possibilities in Prime Location!

This commercially zoned property currently being used as a residence offers unlimited potential for investors, business owners, or those seeking a unique live/work opportunity. Featuring 3 bedrooms, 1 bathroom, and a bonus flex room currently serving as a fourth bedroom, this property provides flexibility to fit your vision.

Perfectly situated just minutes from Historic Downtown Bryan, with easy access to Highways 21 and 6, youâ€™ll also enjoy proximity to numerous retail centers, dining, and amenities. While the home could use some TLC and personal touches, itâ€™s a blank canvas brimming with opportunity.

Whether youâ€™re looking to keep it as a rental, transform it into your business space, or reimagine it entirely, this propertyâ€™s location and zoning make it a rare find in Bryan.

Built in 1950

Essential Information

MLS® # 25009393

Price \$175,000

Bedrooms 4

Bathrooms 1.00



Full Baths	1
Square Footage	1,176
Acres	0.10
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	1413 Sandy Point Road
Area	B17
Subdivision	McCulloch
City	Bryan
County	Brazos
State	TX
Zip Code	77803

Amenities

Utilities	Electricity Available, High Speed Internet Available, Phone Available, Sewer Available, Trash Collection, Water Available
Parking	None

Interior

Interior Features	Window Treatments, Ceiling Fan(s)
Appliances	Electric Water Heater, Water Heater
Heating	Space Heater
Cooling	Ceiling Fan(s), Window Unit(s)
# of Stories	1
Stories	One

Exterior

Lot Description	Corner Lot, Trees Large Size, Trees
Roof	Composition
Foundation	Pillar/Post/Pier

School Information

District	Bryan
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Additional Information

Days on Market 50

Listing Details

Listing Agent Priscilla Hernandez

Listing Office CENTURY 21 Integra

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