

\$220,000,000 - 903 Balcones Drive, College Station

MLS® #25010341

\$220,000,000

Bedroom, Bathroom,
Commercial Sale

N/A, College Station, TX

Located just off the TAMU Shuttle Route, this well-maintained 12-unit multifamily complex offers consistent income and unbeatable proximity to campus, shopping, and dining. Each spacious 1,200 sq. ft. unit features modern layouts designed for comfort and long-term tenant satisfaction. The property also includes an on-site office, ideal for management or conversion to an additional income-producing unit.

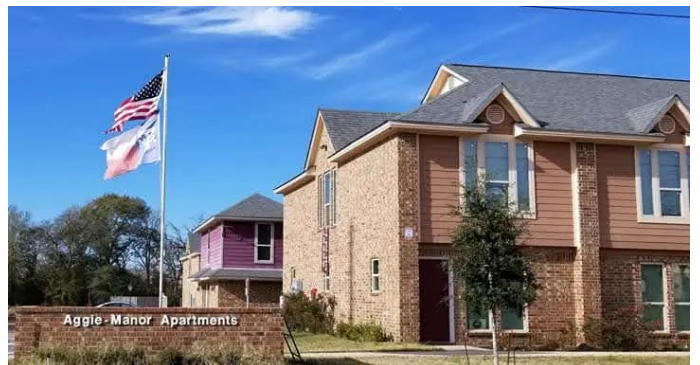
Currently at 100% occupancy, these units rent for \$1,200 per month (Gross annual income of \$172,800.00), supported by a roster of reliable, long-term tenants. Strong rental history and minimal turnover make this a low-maintenance, high-yield investment in one of Texas's most stable rental markets. With TAMU student demand and workforce housing needs driving continued growth, this property offers exceptional income stability and future appreciation potential.

Whether you're expanding your portfolio or entering the Bryan-College Station market, this turn-key asset delivers steady cash flow in a prime location.

Built in 2014

Essential Information

MLS® #	25010341
Price	\$220,000,000



Year Built	2014
Type	Commercial Sale
Sub-Type	Multi Family
Status	Active

Community Information

Address	903 Balcones Drive
Area	C10
Subdivision	N/A
City	College Station
County	Brazos
State	TX
Zip Code	77845

Amenities

Utilities	Separate Meters
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Interior

Interior	Carpet, Tile
Appliances	Electric Water Heater, Water Heater

Exterior

Roof	Composition, Shingle
Construction	Brick Veneer

School Information

District	College Station
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Additional Information

Days on Market	1
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Listing Details

Listing Agent	Linda Praytor
Listing Office	Town & Country Realty

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