

# \$2,200,000 - 903 Balcones Drive, College Station

MLS® #25010499

**\$2,200,000**

Bedroom, Bathroom,  
Residential Income

College Station Southwood, 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® # 25010499



Price	\$2,200,000
Year Built	2014
Type	Residential Income
Sub-Type	Townhouse
Status	Active

### **Community Information**

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

### **Amenities**

Utilities	Separate Meters
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### **Interior**

Interior	Carpet, Tile
Interior Features	Breakfast Area
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Electric Water Heater
Heating	Central, Electric
Cooling	Central Air, Electric
Stories	Two

### **Exterior**

Construction	Brick Veneer
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### **School Information**

District	College Station
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### **Additional Information**

Days on Market	3
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### **Listing Details**

Listing Agent	Linda Praytor
Listing Office	Town & Country Realty

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