

\$174,900 - 2968 Boxelder Drive, Bryan

MLS® #25010764

\$174,900

Bedroom, Bathroom,
Land on 0.20 Acres

The Traditions, Bryan, TX

Limited homesites remain in the highly sought-after Traditions community! Don't miss this opportunity to build your dream home within the prestigious Jack Nicklaus and Jack Nicklaus II Design championship golf course neighborhood. This lot is surrounded by newly built custom homes and offers flexibility with no time frame to build. The community requires a minimum of 2,000 square feet on the first floor, ensuring quality and consistency throughout the neighborhood.

Enjoy peaceful strolls along winding walking paths shaded by mature trees, and experience the unmatched amenities of the private Traditions Club—including fine dining, wine room, grille, two resort-style pools, cantina, and bar. A social membership is the minimum requirement for ownership. Located just minutes from Kyle Field, this is the perfect place to “Live Where the Aggies Play!”

Essential Information

MLS® #	25010764
Price	\$174,900
Acres	0.20
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	2968 Boxelder Drive
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Area	B18
Subdivision	The Traditions
City	Bryan
County	Brazos
State	TX
Zip Code	77807

Amenities

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

Exterior

Lot Description	Level, Trees, Open Space
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School Information

District	Bryan
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Additional Information

Days on Market	6
HOA Fees	975
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Caitlin Logsdon
Listing Office	Farmhouse Twist, The

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