

OFFERING SUMMARY

LOT SIZE:
824,547.24 SF

ACREAGE:
18.929

LIST PRICE:
\$7,400,000

PRICE/SF:
\$8.97/SF

PROPERTY HIGHLIGHTS

- MOSTLY OPEN LAND
- 760'+/- RIVERSIDE PKWY (HWY 47) FRONTAGE
- 1,167'+/- LEONARD RD. FRONTAGE
- 814'+/- EMILY DR. FRONTAGE
- CO-OP WATER
- AREA TARGETED FOR MASSIVE GROWTH
- SINGLE PHASE ELECTRIC ON-SITE
- THREE-PHASE TRANSMISSION LINE (EMILY DR.)
- LOCATED IN BRYAN OPPORTUNITY ZONE
- '23 - '25 PLANNED SEWER LINE UPGRADES/EXTENSIONS
- NO SIGNIFICANT ELEVATION CHANGES
- LOCATED NEAR TEXAS A&M UNIVERSITY (TAMU), TAMU RELLIS CAMPUS, TAMU HEALTH SCIENCE CENTER, TRADITIONS GOLF & COUNTRY CLUB, EASTERWOOD AIRPORT, BRAZOS COUNTY EXPO CENTER

