

# \$7,400,000 - Tbd State Hwy 47 Highway, Bryan

MLS® #1625950

**\$7,400,000**

0 Bedroom, 0.00 Bathroom,  
Land on 18.93 Acres

Abstract 5901, Bryan, TX

This 18.929 acre tract of land in a Bryan Opportunity Zone at the center of the upcoming Riverside Innovation Corridor project is close to TAMU, TAMU Health Science Center, Easterwood Airport, TAMU Rellis Campus, and the Brazos County Expo Center. It is located on the hard corner of Highway TX-47 (Riverside Parkway) and Leonard Road. There are no pipelines or easements running through the property, no significant elevation changes, and Wellborn Water is available on site. There is a City of Bryan 3-phase transmission line across from Emily Drive at the west boundary line and single-phase electricity on site along Leonard Road. The property provides 810+/- feet of Hwy 47 (Riverside Parkway) frontage, 1300+/- feet of Leonard Road frontage, and 700+/- feet of Emily Drive frontage. The City of Bryan has 2023-2025 planned sewer line upgrades and extensions. Targeted for massive growth in the next 2-5 years, this area is prime for investment.



## Essential Information

MLS® #	1625950
Price	\$7,400,000
Bathrooms	0.00
Acres	18.93
Type	Land
Sub-Type	Multiple Parcels

Status	Active
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## Community Information

Address	Tbd State Hwy 47 Highway
Area	Out of Area
Subdivision	Abstract 5901
City	Bryan
County	Brazos
State	TX
Zip Code	77807-9015

## Amenities

Utilities	Above Ground Utilities, Cable Available, Electricity Available, Fiber Optic Available, Phone Available, See Remarks, Water Available, Sewer Available, Underground Utilities
Features	Airport/Runway, Golf, Internet Access, See Remarks, Street Lights, Trash Pickup Door to Door
View	City, Neighborhood, City Lights
Waterfront	None

## Exterior

Exterior Features	See Remarks
Lot Description	City Lot, Corner Lot, Few Trees, Gentle Sloping, Level, Moderate Trees, See Remarks

## School Information

District	Bryan Isd
Elementary	Outside School District
Middle	Outside School District
High	Outside School District

## Additional Information

Date Listed	October 6th, 2022
Days on Market	590
Zoning	Retail Services

## Listing Details

Listing Office	Zweiacker & Associates
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