

\$7,400,000 - 5650 Riverside Parkway, Bryan

MLS® #6347178

\$7,400,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale 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.

Built in 2023

Essential Information

MLS® #	6347178
Price	\$7,400,000
Bathrooms	0.00
Acres	18.93
Year Built	2023



Type	Commercial Sale
Sub-Type	Retail
Status	Active

Community Information

Address	5650 Riverside Parkway
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, Sewer Not Available, Water Available
Parking	Direct Access, Driveway, Open
View	City, Neighborhood, Panoramic, Rural

Interior

Interior	See Remarks
Heating	None

Exterior

Foundation	None
------------	------

Additional Information

Date Listed	October 5th, 2022
Days on Market	589
Zoning	New City of Bryan Rezonin
RE / Bank Owned	Yes

Listing Details

Listing Office	Zweiacker & Associates
----------------	------------------------

Property Listed by: Zweiacker & AssociatesThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from May 16th, 2024 at 9:45pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the

market. All information provided is deemed reliable but is not guaranteed and should be independently verified.