



For Sale on Market

\$13,655,295

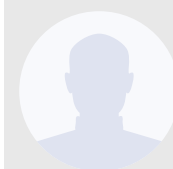
Call (979) 846-1887 Today!

4342 DOBROVOLNY LANE W, BRYAN, TX 77807

Located off Pleasant Hill Rd, this beautiful 635.13 acres, includes six tracts that can be bought separately. Tract#16547, #16548= +/- 258.18 acres @ \$22,250 per acre Tract#16697, #16612 (48.8 acres) = +/- 376.95 acres @ \$22,250 per acre Note Tract#16612 (48.8 acres) can be sold separately @ \$35,000 per acre Located Northwest Bryan, Texas, This property is in a close proximity to the transformative TEXAS A&M RELIS Campus growth corridor, a rapidly evolving hub of education, research, industry and residential expansion. The topography features rolling hills, natural creeks, ponds, mature trees and open pasture, offering a unique blend of buildability. Approximately 150 acres lie within a designated floodplain. Excellent opportunity to create green space, drainage basins, parkland, or even trail systems. Property includes a large barn and outbuildings. These structures can support short-term operational needs during early development. These tracts benefit from both existing access and planned infrastructure improvements. Planned water and sanitary sewer access utility expansions and/or extensions will run through or near the tracts. Natural gas is available at multiple points on the property. Electrical access provided with major power transmission lines running through the property accommodating a range of potential uses from residential to industrial. Rail access on one tract creates valuable opportunities for a business that requires freight services.

GENERAL DESCRIPTION

- Subdivision:** Dobrovolny
- Property Type:** Residential Lots
- Lotsize:** 27,660,600
- MLS# / Area:** BCSREGTX-24002740



Get in touch
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Visit <https://www.har.com/BCSREGTX-24002740> for more information