

PROPERTY AERIAL



PROPERTY HIGHLIGHTS

Property Title:	Lot 1 Brazos Court
Price:	\$252,000
Lot Size:	3.75 AC

Description:

The newest subdivision in Burleson County, Brazos River Reserve, is an acreage development located between Caldwell and Bryan/College Station just south of State Highway 21. Breathtaking views of the river bottom as well as mature trees are on every lot, making the subdivision highly desirable being a short 10 minutes from Bryan. Lot sizes range from 1.39 acres to 18.63 acres and are lightly restricted with a 1,800 square foot minimum on homes and barndominiums are allowed. Utilities required include well and septic.

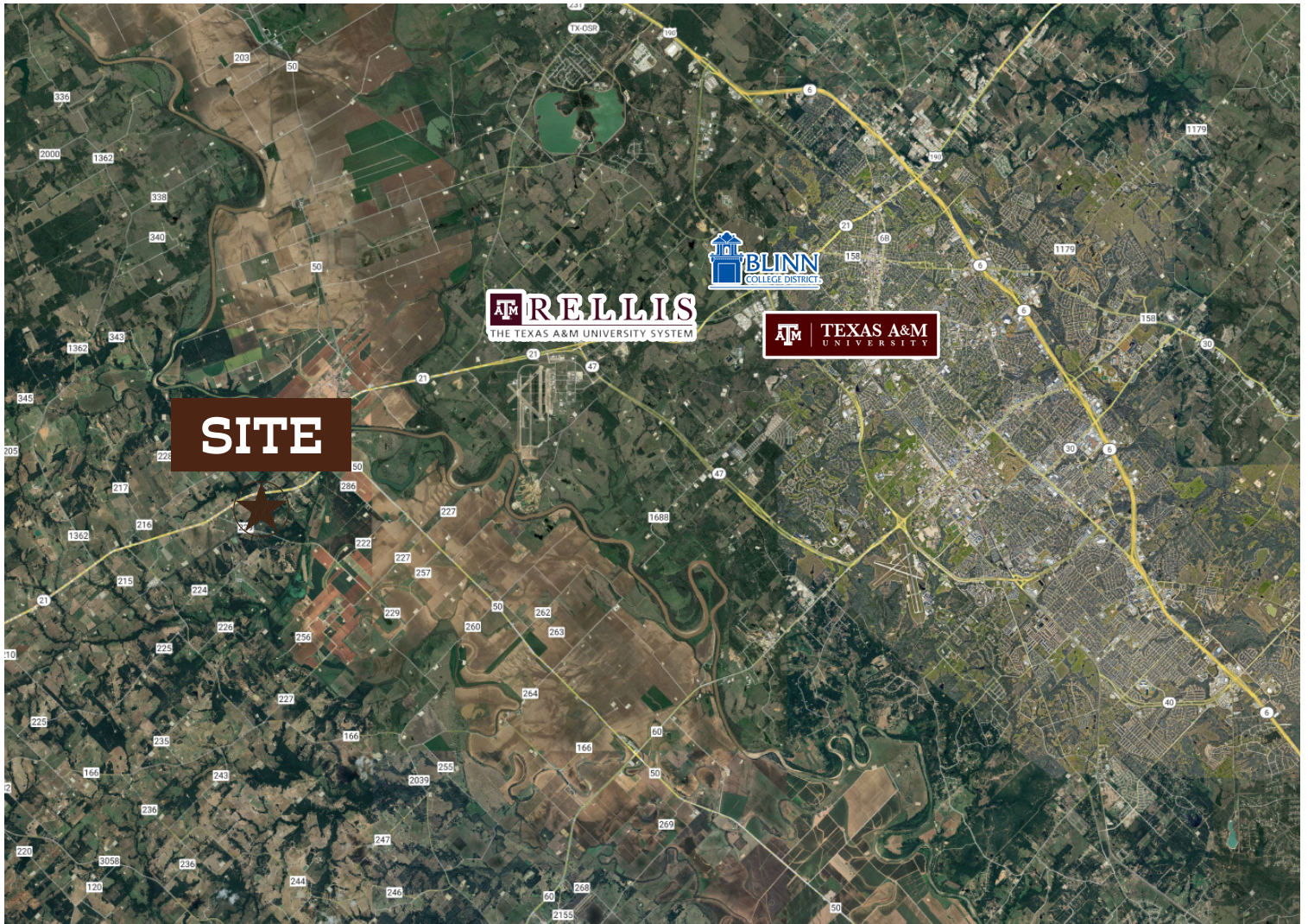


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LOCATION MAP



*From Bryan/College Station head west on State Highway 21 towards Caldwell. After crossing over the Brazos River into Burleson County, look for Royalty Pecans on the left side of the road and exit left onto CR 285 and the subdivision entrance will be on your left.