

2741 Horseback Court, College Station, TX 77845
A004601, M RECTOR (ICL), TRACT 14.24, 23.022 ACRES

Listed By:
Justin M. Whitworth
Commercial Broker

Property Summary

- Full service equestrian facility
- Established business and property for sale
- Located 3.5 miles from Texas A&M University
- Redevelopment potential




KELLER WILLIAMS
REALTY

GW

COMMERCIAL
PROPERTIES

FORREST WEBBER
Commercial Agent
979.255.6376

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Property Description

Established equestrian facility on over 23 acres of land located less than 3.5 miles from Texas A&M University. This incredible mixed use property is the perfect business with upside. Property features over 23 acres of land, 42 stalls, 2 lighted arenas, 60' round pen, and roping chute. Property also features two platted, buildable lots for a total of .44+/- acres. Owner has been in operation for 15 years. Also included in sale 1996 doublewide currently leases for \$900-1100 per month and the 1 bedroom house leases for \$400-500 per month.

Property Photos



*Information deemed reliable but not guaranteed, Broker owner. Purchaser should verify all information prior to making any purchase.



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16 stall barn, Doublewide mobile home, 1 bedroom house, 10 stall barn, 6 stall shed row, 4 stalls with runs, and 12 additional shed rows with feed storage. The property has access to College Station Utilities water and a private well. The well services the barn and pastures, CSU services the houses. The property also features two ponds.

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Property Details

Offer Price \$675,000

Type Land/Equestrian Facility

City College Station

County Brazos

Zoning Agricultural

Water College Station

Power College Station

Sewer College Station

Lot Size 23 acres +/- and 2 platted lots.

Building See Description

Current Use Equestrian Facility

Highest Use Equestrian Facility/Redevelopment



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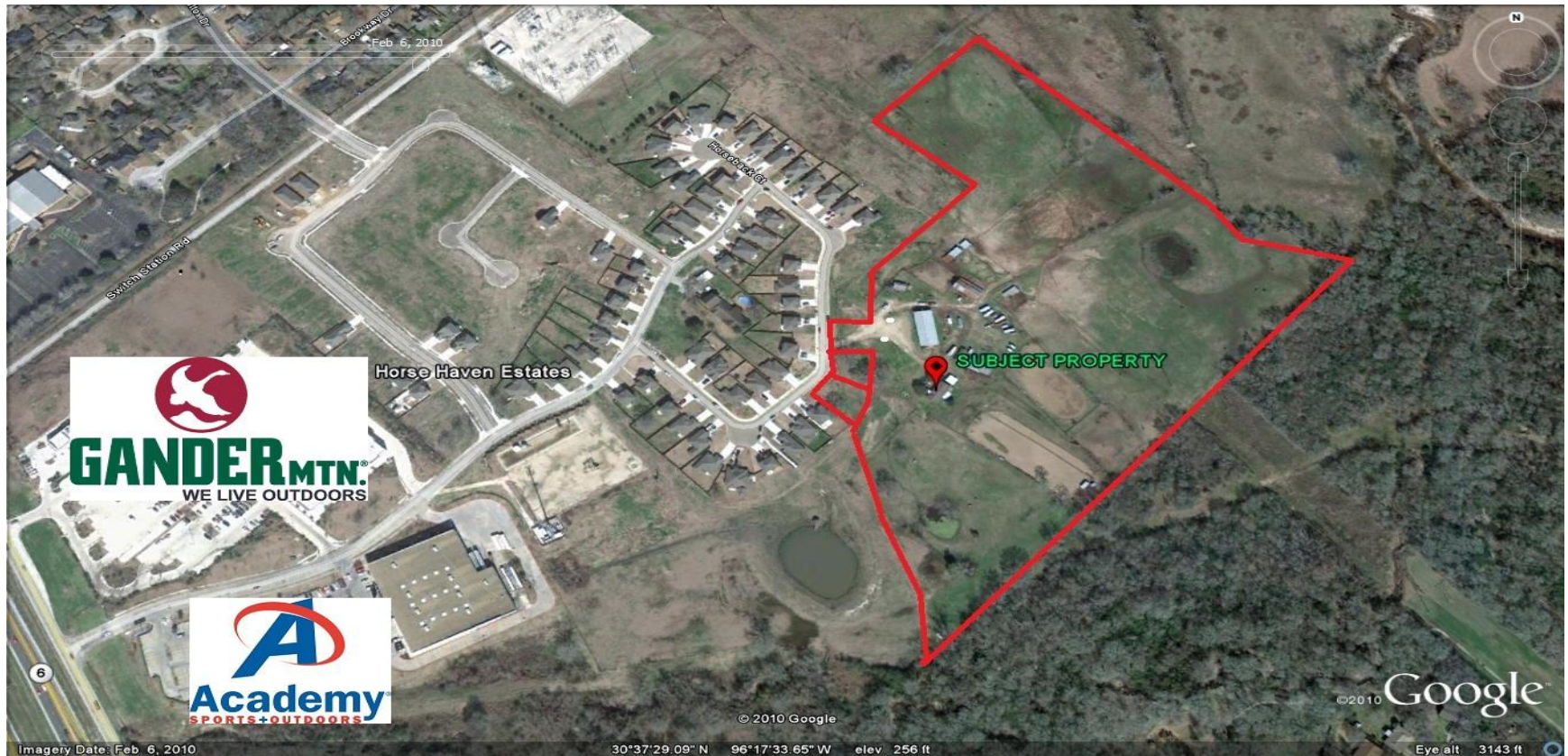
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Aerial Photo




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Property Location




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Additional Photos



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For more information on this property,
and others, contact:



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4400 OLD COLLEGE, BRYAN TX 77801

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