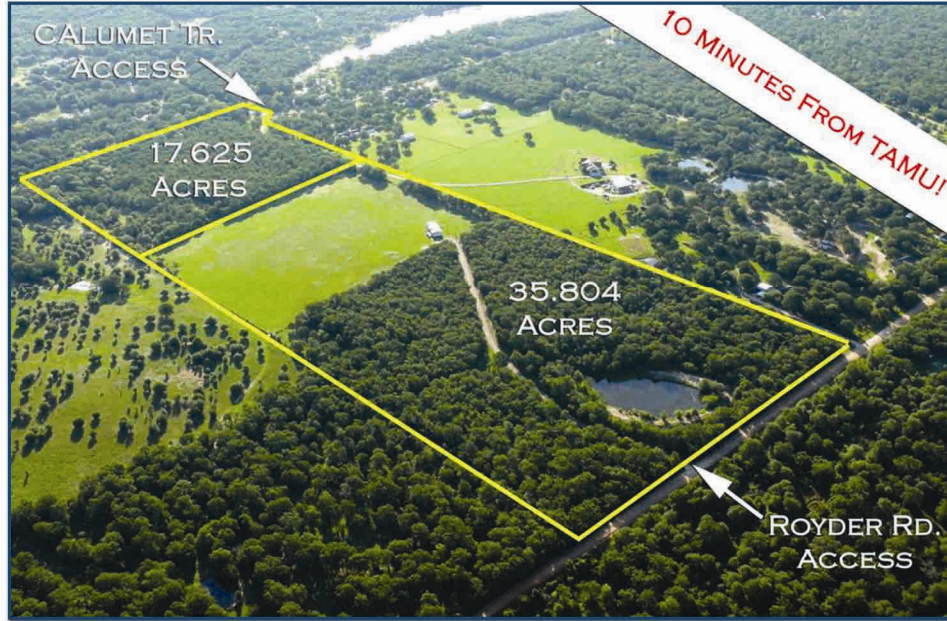




53.429 Acres Royder Rd.

16313 Royder Road
College Station, Texas 77845

FOR SALE



- Approximately 53.429 acres located at 16313 Royder Rd. directly in the growth path of College Station
- Great ranch-homesite and/or development tract
- Property is just south of Creek Meadows Subdivision and the new Greens Prairie Elementary School and adjoins Woodlake Estates on the east
- Clean rectangular tract with gentle topography and no floodplain
- Great mix of woods and open pasture
- Priced at \$19,750 per acre. Seller will divide:
 - 35.804 acres fronting Royder Rd. (\$24,500 per acre)
 - 17.625 acres fronting Calumet Trail (\$24,500 per acre)
- Property has agriculture exemption and is under a non-annexation development agreement with City of College Station

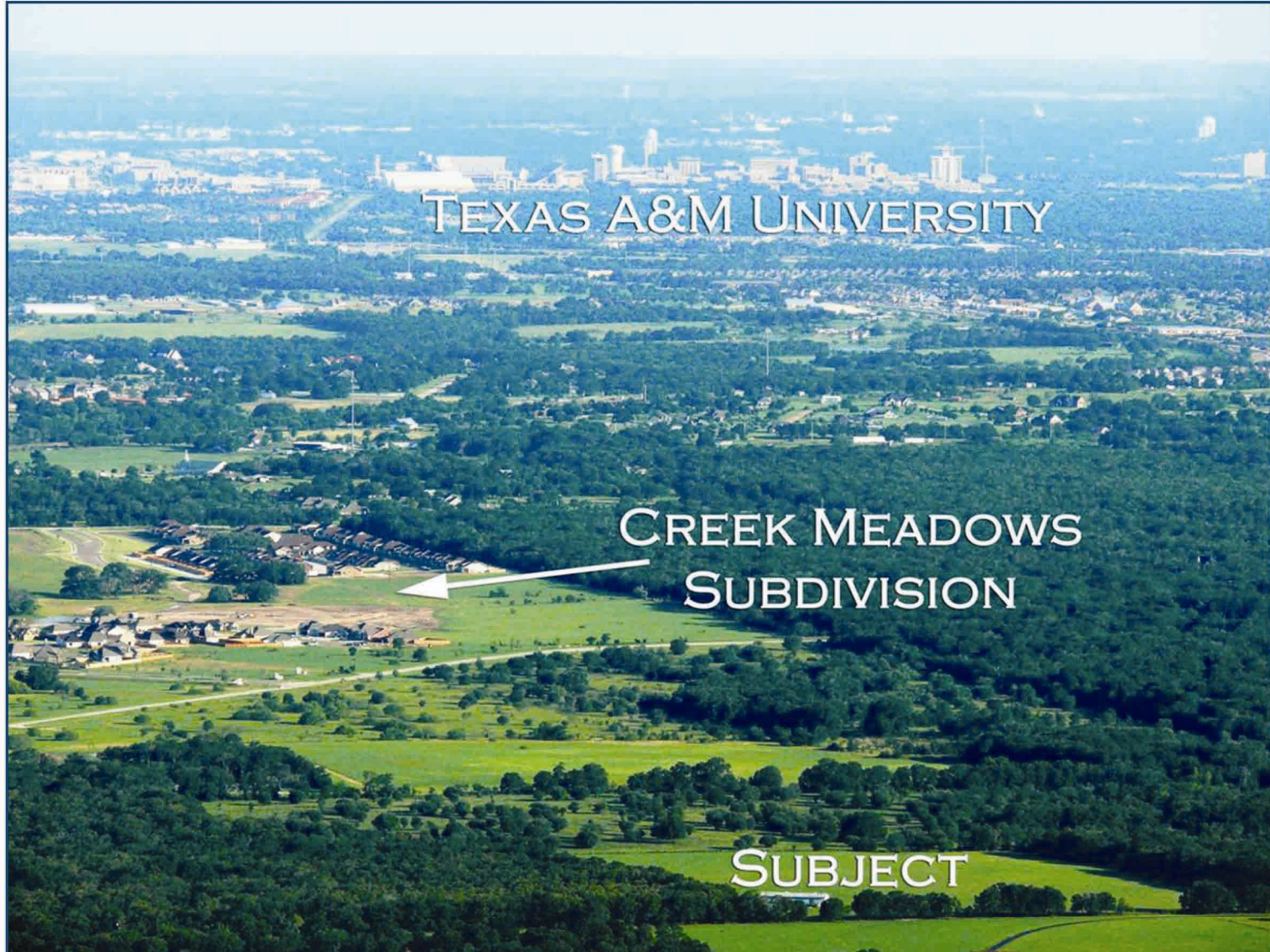




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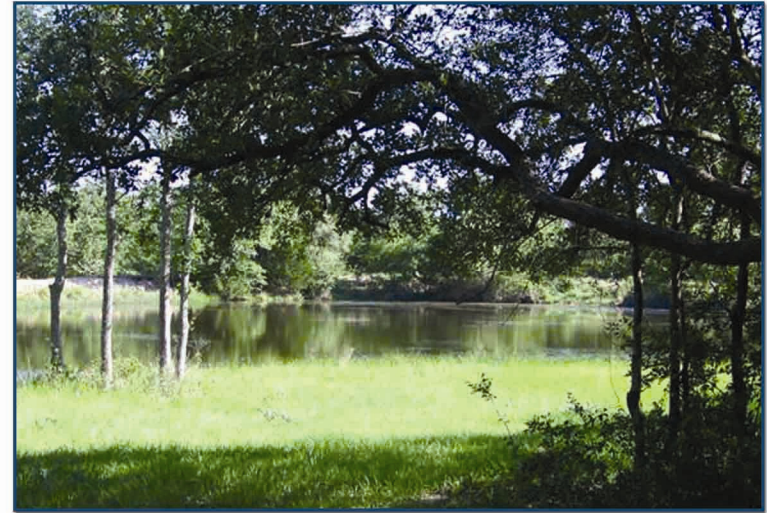




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