

# Whispering Willows

Bryan, Texas



WHERE YOUR DREAM HOME HAS ROOM TO BREATHE...



# Property Highlights

- 18 Homesites
- 1+ Acre Lots
- Build-to-Suit Opportunities
- Custom Builders Welcome
- Spacious Homesites with Privacy
- Room for Shops, Pools & Outdoor Living
- Peaceful Country Setting
- Easy Access to Bryan & College Station
- Minutes from Shopping, Dining & Healthcare
- Near Texas A&M University
- Thoughtfully Planned Community
- Preserved Trees/Nature



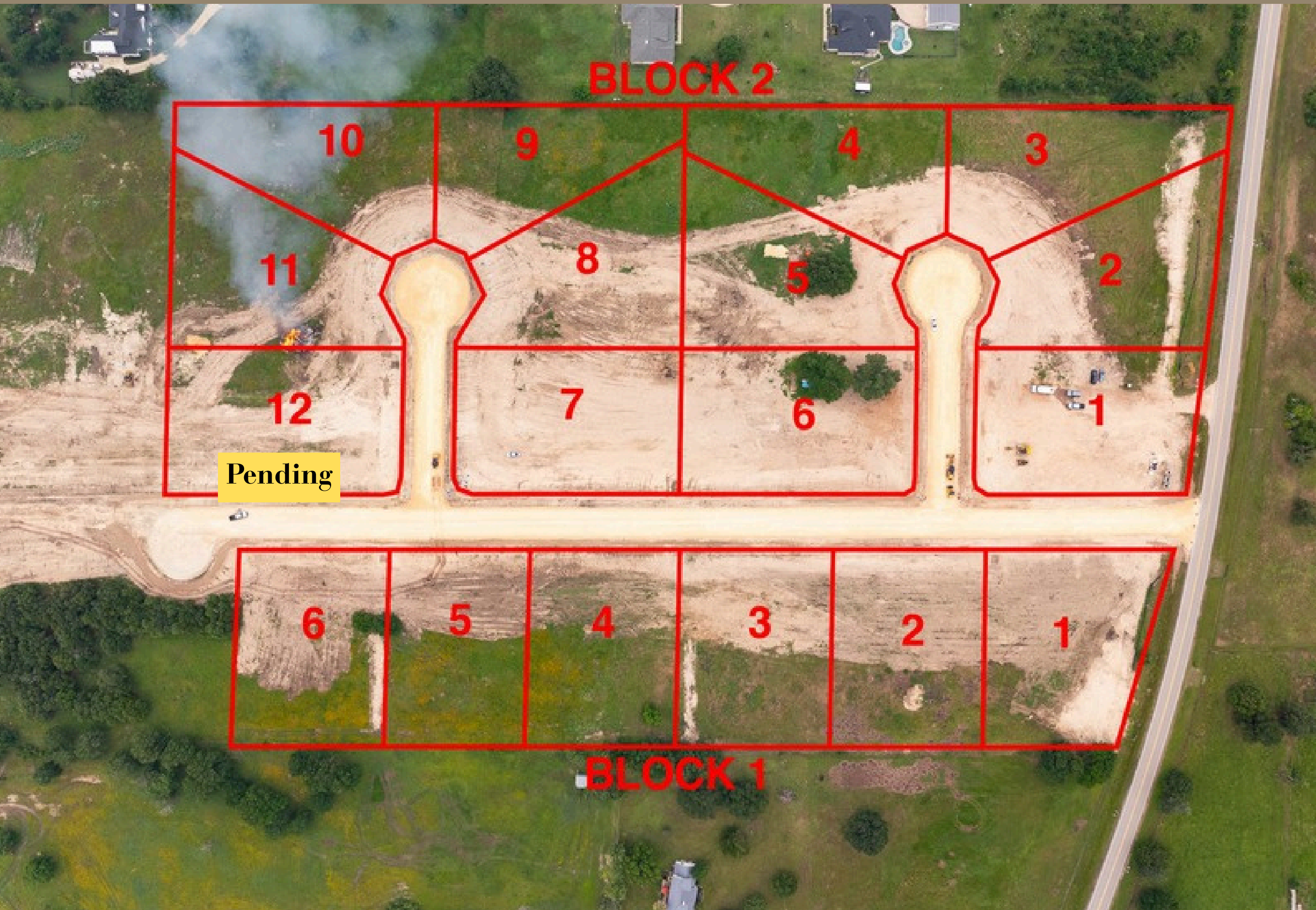
## Property Description

**WHISPERING WILLOWS: WHERE YOUR DREAM HOME HAS ROOM TO BREATHE!** Discover a rare opportunity to build in one of Bryan's newest communities. Whispering Willows Phase 1 features 18 1+ acre thoughtfully planned homesites, offering the perfect balance of open space, privacy and convenience. Whether you're a builder seeking your next project or a buyer ready to create a custom home tailored to your lifestyle, these spacious lots provide the flexibility and setting to bring your vision to life. Nestled in a peaceful location while remaining close to everyday essentials, Whispering Willows offers easy access to the heart of Bryan, nearby shopping, dining, healthcare, and entertainment, while also being just a short drive from Texas A&M University and all that the Bryan-College Station area has to offer. Enjoy the freedom of extra room to design the home you've always imagined, with space for outdoor living, workshops, gardens, pools and more. Whether you're planning your forever home or your next signature project, Whispering Willows provides the foundation for something truly special. Opportunities like this are becoming increasingly difficult to find in the growing Brazos Valley market. Secure your lot in Whispering Willows today and experience a community designed for those who appreciate space, flexibility and the opportunity to build something lasting. Buyers and builders are welcome.





# Available Lots Overhead



## Phase 1 18 One+ Acre Homesites

- Cul-de-sac Lots Available
- Build Your Custom Home
- Easy Access to Bryan-College Station





# Lots Phase 1

| <b>Address</b>            | <b>Legal Description</b> | <b>Acreage</b> | <b>Status</b>    | <b>Price</b> |
|---------------------------|--------------------------|----------------|------------------|--------------|
| 5301 Whispering Willow Dr | Block 1 Lot 1            | 1.004          | <b>Available</b> | \$185,000    |
| 5333 Whispering Willow Dr | Block 1 Lot 2            | 1.002          | <b>Available</b> | \$185,000    |
| 5365 Whispering Willow Dr | Block 1 Lot 3            | 1.000          | <b>Available</b> | \$185,000    |
| 5397 Whispering Willow Dr | Block 1 Lot 4            | 1.001          | <b>Available</b> | \$185,000    |
| 5429 Whispering Willow Dr | Block 1 Lot 5            | 1.000          | <b>Available</b> | \$185,000    |
| 5461 Whispering Willow Dr | Block 1 Lot 6            | 1.000          | <b>Available</b> | \$185,000    |
| 5099 Mesquite Ridge Ct    | Block 2 Lot 1            | 1.002          | <b>Available</b> | \$185,000    |
| 5077 Mesquite Ridge Ct    | Block 2 Lot 2            | 1.001          | <b>Available</b> | \$195,000    |
| 5055 Mesquite Ridge Ct    | Block 2 Lot 3            | 1.000          | <b>Available</b> | \$195,000    |



# Lots Phase 1

| <b>Address</b>                 | <b>Legal Description</b>  | <b>Acreage</b>   | <b>Status</b>    | <b>Price</b>         |
|--------------------------------|---------------------------|------------------|------------------|----------------------|
| 5054 Mesquite Ridge Ct         | Block 2 Lot 4             | 1.001            | <b>Available</b> | \$195,000            |
| 5076 Mesquite Ridge Ct         | Block 2 Lot 5             | 1.000            | <b>Available</b> | \$195,000            |
| 5098 Mesquite Ridge Ct         | Block 2 Lot 6             | 1.006            | <b>Available</b> | \$185,000            |
| 5099 Birch Creek Ct            | Block 2 Lot 7             | 1.014            | <b>Available</b> | \$185,000            |
| 5077 Birch Creek Ct            | Block 2 Lot 8             | 1.002            | <b>Available</b> | \$195,000            |
| 5055 Birch Creek Ct            | Block 2 Lot 9             | 1.030            | <b>Available</b> | \$195,000            |
| 5054 Birch Creek Ct            | Block 2 Lot 10            | 1.010            | <b>Available</b> | \$195,000            |
| 5076 Birch Creek Ct            | Block 2 Lot 11            | 1.064            | <b>Available</b> | \$195,000            |
| <del>5098 Birch Creek Ct</del> | <del>Block 2 Lot 12</del> | <del>1.009</del> | <b>Pending</b>   | <del>\$185,000</del> |

# Available



5301 Whispering Willow Dr

Block 1 Lot 1

1.004 Acres

\$185,000



# Available



Block 1  
Lot 2

5333 Whispering Willow Dr

Block 1 Lot 2

1.002 Acres

\$185,000

Estimated Property Lines



# Available



Block 1  
Lot 3

5365 Whispering Willow Dr

Block 1 Lot 3

1.000 Acre

\$185,000

Estimated Property Lines



# Available



Block 1  
Lot 4

5397 Whispering Willow Dr

Block 1 Lot 4

1.001 Acres

\$185,000



# Available



5429 Whispering Willow Dr

Block 1 Lot 5

1.000 Acre

\$185,000



# Available



5461 Whispering Willow Dr

Block 1 Lot 6

1.000 Acre

\$185,000

Estimated Property Lines



# Available



Block 2  
Lot 1

5099 Mesquite Ridge Ct

Block 2 Lot 1

1.002 Acres

\$185,000



# Available



5077 Mesquite Ridge Ct

Block 2 Lot 2

1.001 Acres

\$195,000

Estimated Property Lines



# Available



5055 Mesquite Ridge Ct

Block 2 Lot 3

1.000 Acre

\$195,000

Estimated Property Lines



# Available



5054 Mesquite Ridge Ct

Block 2 Lot 4

1.001 Acres

\$195,000



# Available



5076 Mesquite Ridge Ct

Block 2 Lot 5

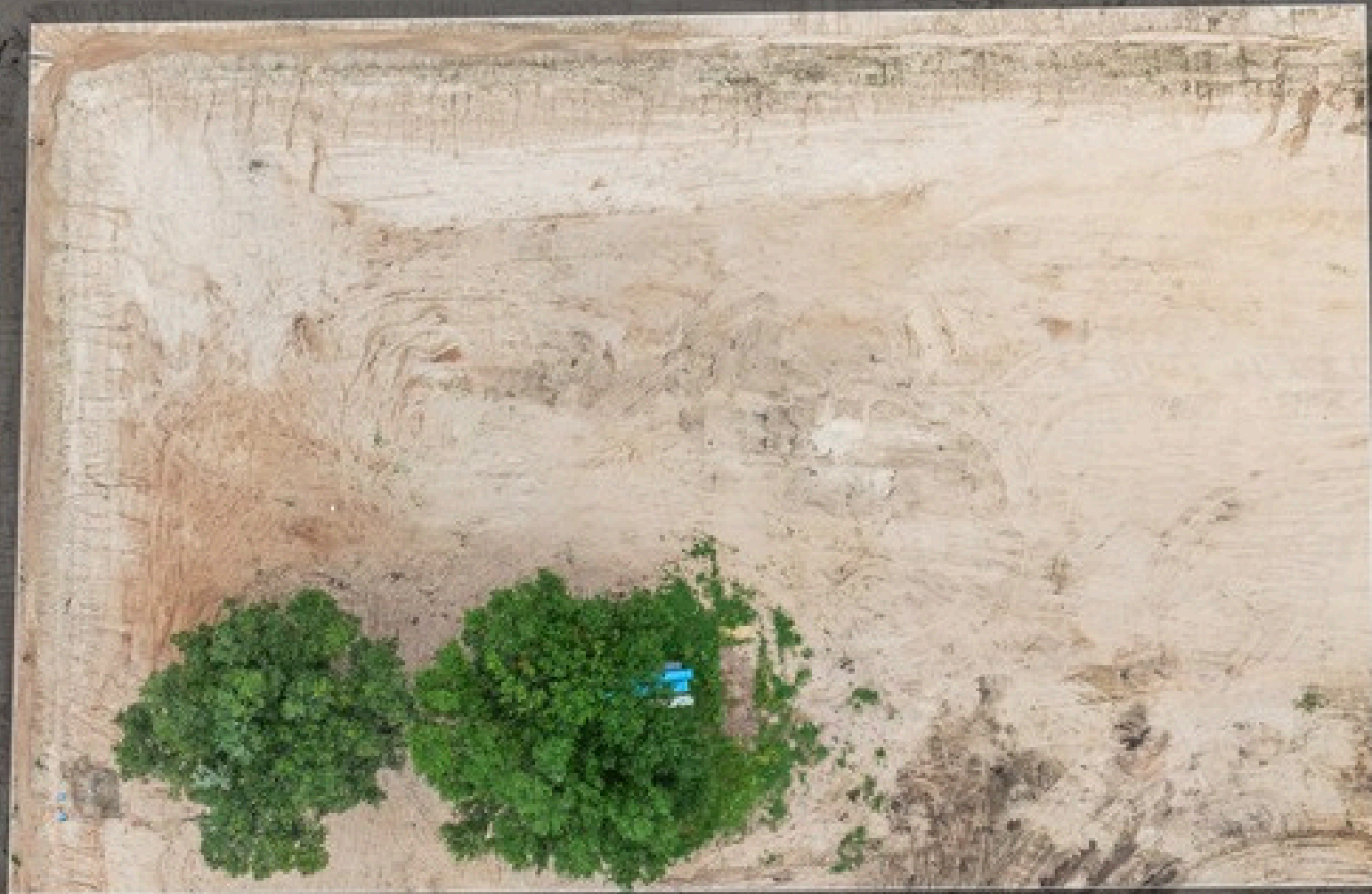
1.000 Acre

\$195,000



# Available

Block 2  
Lot 6



5098 Mesquite Ridge Ct

Block 2 Lot 6

1.006 Acres

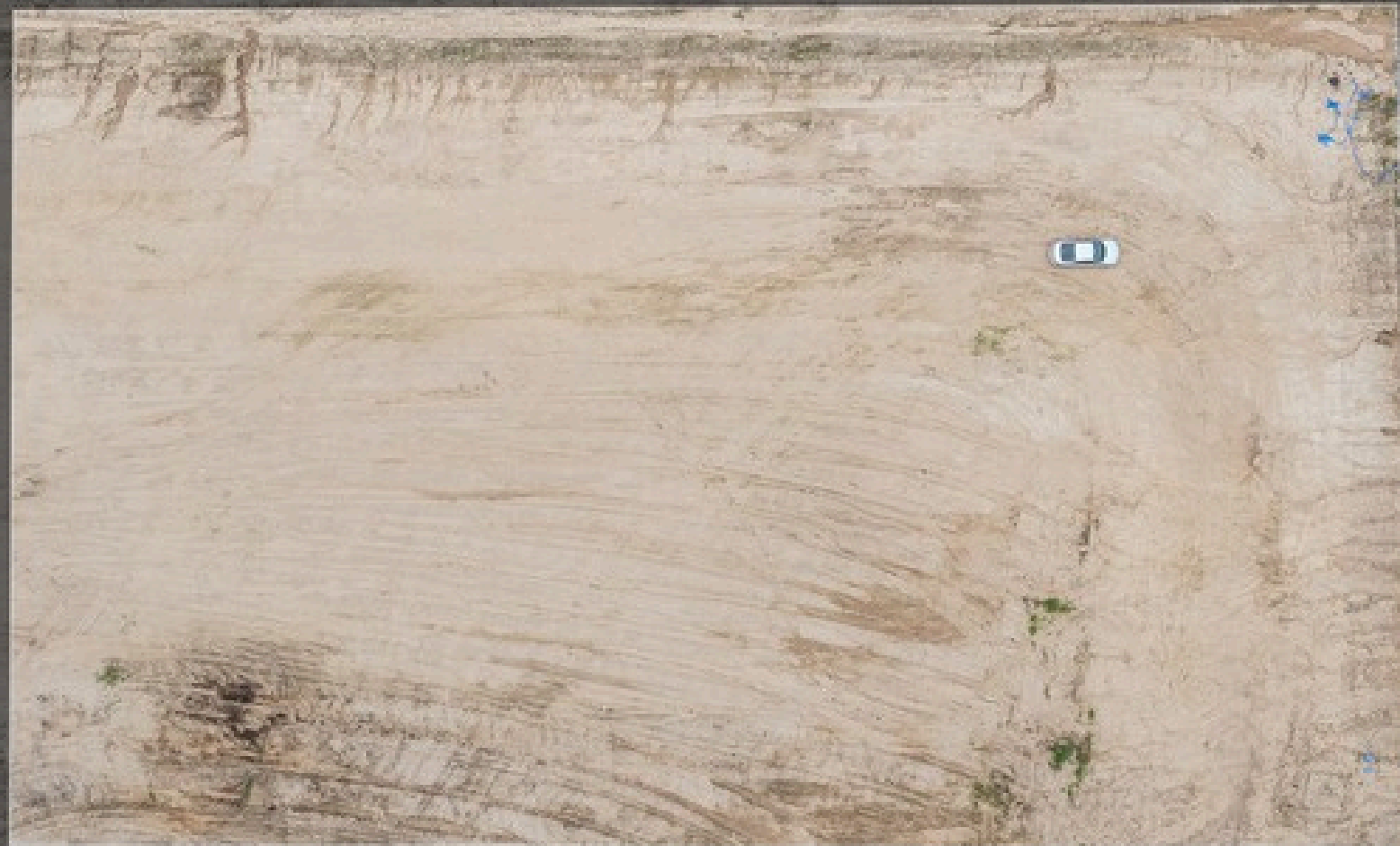
\$185,000

Estimated Property Lines



# Available

Block 2  
Lot 7



5099 Birch Creek Ct

Block 2 Lot 7

1.014 Acres

\$185,000

Estimated Property Lines



# Available

Block 2  
Lot 8



5077 Birch Creek Ct

Block 2 Lot 8

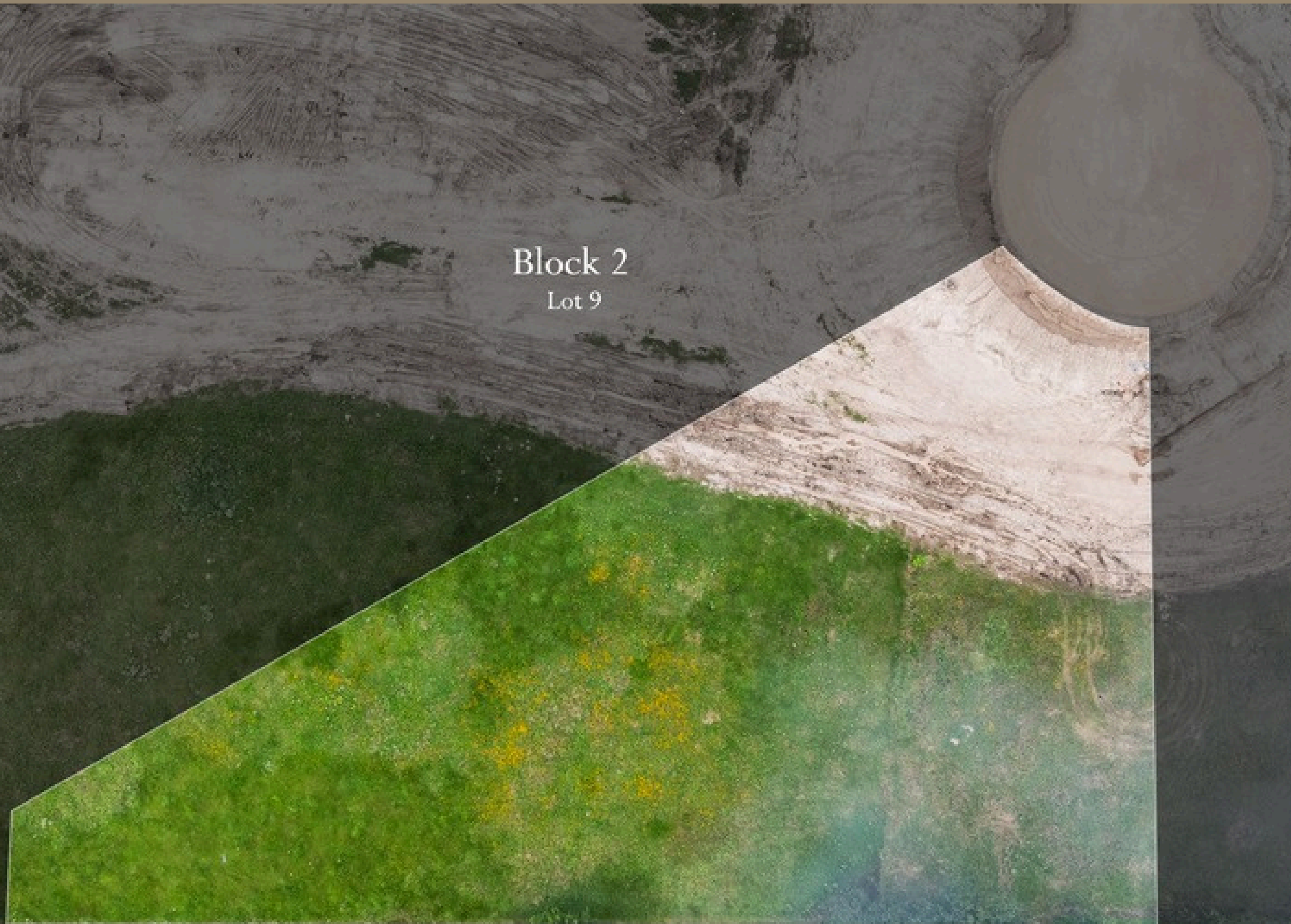
1.002 Acres

\$195,000

Estimated Property Lines



# Available



Block 2  
Lot 9

5055 Birch Creek Ct

Block 2 Lot 9

1.030 Acres

\$195,000

Estimated Property Lines



# Available



Block 2  
Lot 10

5054 Birch Creek Ct

Block 2 Lot 10

1.010 Acres

\$195,000

Estimated Property Lines



# Available



Block 2  
Lot 11

5076 Birch Creek Ct

Block 2 Lot 11

1.064 Acres

\$195,000

Estimated Property Lines



# Pending

Block 2  
Lot 12



5098 Birch Creek Ct

Block 2 Lot 12

1.009 Acres

\$195,000



# Phase 1 Plat

