

Tyler 274 Project

21824 US Highway 69 S, Tyler, TX 75703

POWELL Presented by
Realty Advisors Powell Realty Advisors LLC



Price: \$5,950,000 to \$10,800,000

East tract with 240 acres is priced at \$10,800,000 or \$45,000 per acre. Located on the east side of US Highway 69. Most suited for residential development. This tract is not divisible.

West tract with 34 acres is priced at \$5,950,000 or \$175,000 per acre. Located on the east side of US Highway 69. Most suited for commercial development. County Road 145 provides rear access to this parcel. This tract is divisible.

The property is situated along the high growth corridor of US Hwy 69 between the communities of Tyler and Bullard. Approximately five miles south of Tyler and one mile north of Bullard. Both parcels have approximately 0.5 mile of highway frontage on US Highway 69. The 34 acre tract located on the west side of US Highway 69 is also bordered by the paved County Road 145 on its west side.

Being situated within the Extra-Territorial Jurisdictional (ETJ) of Tyler, the parcels are not zoned and are best suited for a single-family development with support office and retail along the highway frontage. All utilities (water, sewer, electric and gas) are available from the City of Bullard.

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Owner is willing to sell each parcel separately at the individual prices specified.

Located in a rapidly growing corridor and just 4.5 miles south of Tyler, TX.

Location in the Extra-Territorial Jurisdiction (ETJ) of Tyler, TX allows for many uses.

Located in both the highly rated Bullard and Whitehouse ISDs.

Both tracts have over a 1/2 mile of frontage on US Highway 69 with two u-turns.

East 240-acre tract is ideally suited for single-family lot and home development.

West 34-acre tract is ideally suited for commercial development and has rear access from the paved County Road 145.

Robert Powell

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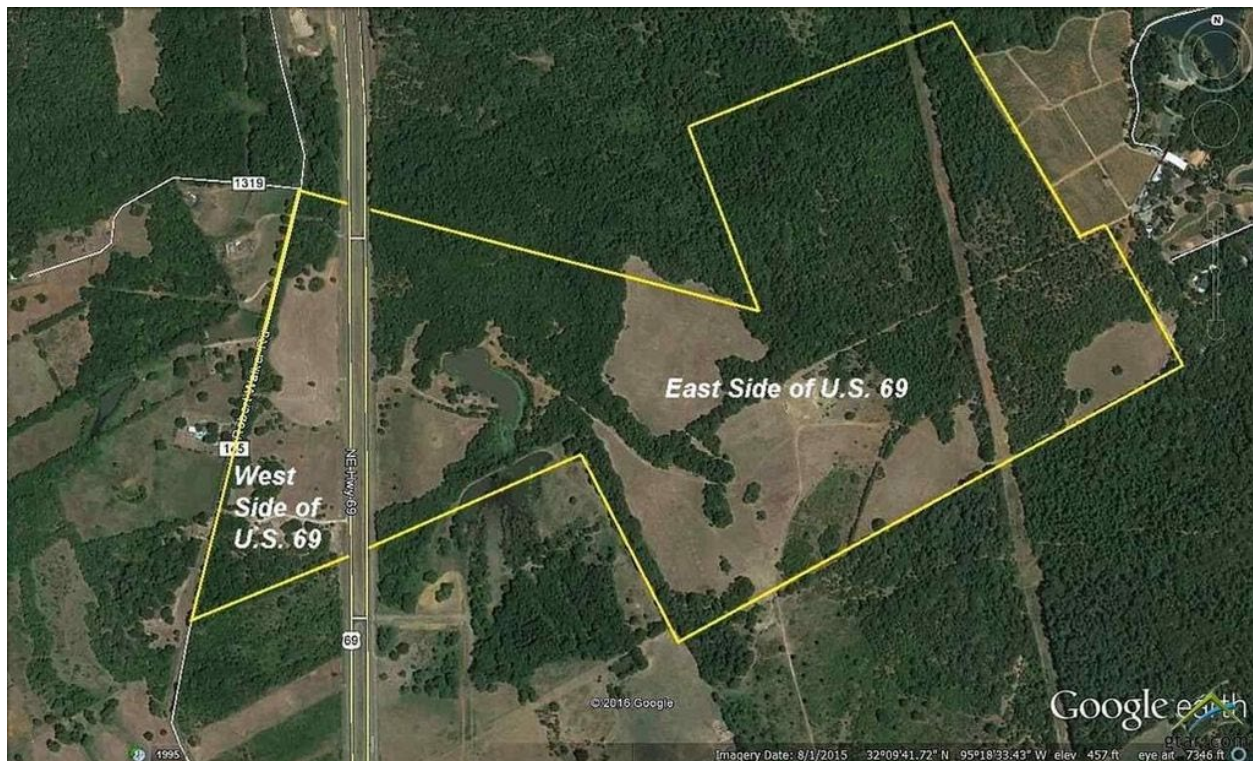
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POWELL
Realty Advisors

TYLER274 PROJECT BOUNDARY



For more listing information visit

<https://www.loopnet.com/Listing/21824-US-Highway-69-S-Tyler-TX/24803550/>

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Property Photos



East Tract 240 Acres 2



East Tract 240 Acres 3

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Property Photos



West 34 Acres



House on West Tract

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Location

