



For Sale on Market

**\$135,000**

Call 7133771022 Today!

## TBD CR 396, TYLER, TX 75708

Discover the perfect blend of privacy and possibility with this 7.762-acre wooded property located in Tyler, Texas. This scenic tract offers a peaceful country setting with mature trees and endless potential for you dream home, barndominium or private retreat! Conveniently located just minutes from Loop 323 and Interstate 20, this property provide easy access to all that Tyler has to offer: Shopping, dining, schools, UT Health North Campus while still maintaining a quiet, rural atmosphere. Whether you're looking to build now or invest for the future, this parcel offers the flexibility and opportunity you've been searching for! Come see it today!

### GENERAL DESCRIPTION

**Property Type:** Residential Lots

**Style:** Other

**Lotsize:** 338,113

**MLS# / Area:** GTARTX-26002449



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
East Texas Preferred Properties, LLC  
- Tyler

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Visit <https://www.har.com/GTARTX-26002449> for more information