



YellaWood purchased 150-Acre site in 2023 and has commenced Phase I construction on 50 acres of it. The initial phase is anticipated to result in a capital investment exceeding \$40M.

For Sale on Market

# \$6,000,000

Call 7138840322 Today!

## 12405 INTERSTATE 20 E, TYLER, TX 75708

Tyler, TX ±400ac NWC Hwy 20 & 155: -Size: 393.77±acres (needs an updated survey) -Zoning: AG-Vacant Winona ETJ Land - Qualified Opportunity Zone -Utilities: located at 155 East Texas MUD for water & sewer along 155 - City of Winona for natural gas along 155 - Oncor for power lines along 155 & I-20 -YellaWood bought 150ac along the South frontage of I-20 & has developed 50ac of it (directly across HWY 20) I've been notified that the sewer capacity would be whatever is needed because it's in a Utility District. The line is on the NE corner, water and gas are on the 155 frontage. Three phase electricity is also available. Please reach out for all information & marketing materials!

### GENERAL DESCRIPTION

- Subdivision:** Owentown
- Property Type:** Land / Unimproved Land
- Lotsize:** 17,152,600
- MLS# / Area:** NTREIS-20431054



**Presented By**  
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