



For Sale on Market

**\$6,000,000**

Call 7133771022 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  
**Chad Sayles**

Walzel Properties - Spring

7133771022

**Listing Broker**  
Airstream Realty LLC

12405 Interstate 20 E, Tyler, TX 75708

Visit <https://www.har.com/NTREIS-20431054> for more information