



**For Sale** on Market

**\$114,900**

Call 7138840322 Today!

## 17778 PORTSIDE CIR, TYLER, TX 75708

Embrace the beauty and tranquility of Island Lake Ranch, just a short 10-minute drive to downtown Tyler, I-20, and less than five minutes to UT Tyler North Campus. This water front lot offers the perfect canvas for your luxury home or weekend lake escape. Enjoy exclusive community amenities including a lakefront park, pavilion, fire pit, social area, and a private canoe and boat launch, making every day feel like a retreat. With nearby Tyler State Park, outdoor adventures await just around the corner. Ideally located between Shreveport and the DFW Metroplex, this property offers a convenient commute and the chance to live where beauty meets convenience. Don't miss this opportunity to create your ideal lakeside haven!

### GENERAL DESCRIPTION

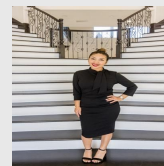
**Subdivision:** Island Lake Ranch

**Property Type:** Land / Unimproved Land

**Lotsize:** 22,433 / OTHER

**Maintenance Fee:** \$900 / Annually

**MLS# / Area:** NTREIS-21084621



Presented By  
**Alyssa Lienau**

Century 21 Lucky Money

7138840322

Listing Broker  
Keller Williams Realty-Tyler

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Visit <https://www.har.com/NTREIS-21084621> for more information