



**For Sale** on Market

# \$950,000

Call 7133771022 Today!

## 11088 COUNTY ROAD 334, TYLER, TX 75708

Tucked just outside the Tyler city limits, this stunning 52.7-acre property offers plenty of privacy, natural beauty, and convenience—only 7 minutes from UT Health North Campus Tyler. Gently rolling terrain creates breathtaking views in every direction, with a picturesque pond, towering mature trees, and thick timber that gives the land a peaceful, secluded feel. With a paved asphalt driveway, a water meter, electricity, and two aerobic septic systems already in place, this property is ready for your vision—whether that’s a custom home, private ranch, weekend retreat, or multi-generational setup with a guest house. Currently under a wildlife management exemption, you’ll enjoy the benefit of lower property taxes while preserving the natural habitat. Perfect for horses, cattle, hiking trails, or simply enjoying the outdoors, this land offers endless possibilities. Conveniently located with easy access into Tyler and quick connectivity to Interstate 20, you truly get the best of both worlds—wide open space with city amenities just minutes away. Come walk the property and experience the beauty for yourself—this is the kind of place that’s hard to find and even harder to leave.

### GENERAL DESCRIPTION

- Subdivision:** ABST A0940 E STEPHENSON TRACT 2
- Property Type:** Land / Unimproved Land
- Lotsize:** 2,295,610 / PUBREC
- MLS# / Area:** NTREIS-21225292



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
**Ebby Halliday, REALTORS**

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Visit <https://www.har.com/NTREIS-21225292> for more information