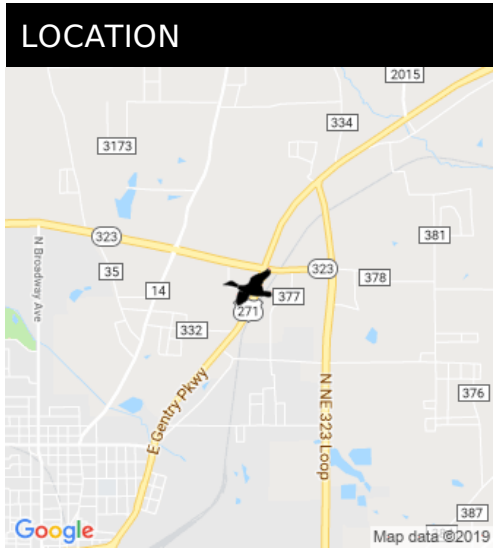


## High Visibility Commercial Land

4097 Hwy. 271, Tyler, TX 75708



### Features

- Lot:** Two (2) 0.80 acre +/- lots; Can be combined
- Hwy. 271 Frontage Commercial Tracts
  - Approx. 0.8 acres per tract
  - Two (2) 0.80 acre +/- lots; Can be combined \$149,900 per lot
  - Great location for trucking, logistics; Build-to-suit available
  - Build-to-suit Lease Rate: \$7.00 sf/yr + NNN
  - Easy access to Hwy. 271/155, Hwy. 69, and Loop 323
  - High visibility and traffic; Just inside Loop 323
  - Outside Tyler City Limits

### COMMERCIAL/OTHER (LAND) FOR SALE

Total Acres: 1.6  
 Available: 1.6 Acre(s)  
 Sales Price: \$149,000.00 - \$300,000.00  
 Total Price  
 NNN Rate: \$7.00 Per SF/YR

#### Contact

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