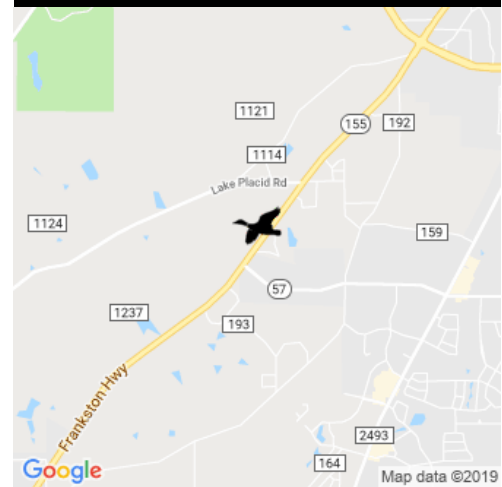


## Investment Opportunity Commercial & Residential

13481 Hwy. 155 S., Tyler, TX 75703



### LOCATION



### OFFICE/RETAIL LAND FOR SALE

Total Acres: 2.955  
Sales Price: \$695,000.00 Total Price

### Features

- Investment opportunity with NNN Lease Commercial Tenant and
- Income producing residential property
- Approx. 2.00 ac. ready for development
- 455 +/- feet of Hwy. 155 frontage
- Access from Hwy. 155 & Sheldon Ln.
- Utilities present
- Outside City Limits - Not subject to zoning
- Seller will subdivide
- ~0.15 miles north of Grande & Hwy 155 intersection
- ~1.75 miles south of Loop 323 & Hwy 15

### Contact

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