

CENTURY 21[®]

Judge Fite Company



15688 US HIGHWAY 271

TYLER, TX 75708



\$1,028,000



1 acres

DESCRIPTION

57.11 Acres with Prime Hwy 271 Road Frontage – Development Opportunity in East Texas! Introducing a rare opportunity to acquire 57.11 acres of versatile land located just south of Interstate 20 on US Highway 271, offering exceptional visibility and access. This property has 2 smapp ponds and offers over 1,200 feet of frontage on US Hwy 271 and approximately 1,800 feet of frontage on County Road 353, making it ideal for a wide range of potential development uses — residential, commercial, or mixed-use. With a strategic location in a growing corridor of East Texas, just minutes from Tyler and major thoroughfares, this tract offers both convenience and high traffic exposure, perfect for investors, developers, or end users looking to capitalize on future growth. This property is located in the Opportunity Zone as well as Tyler's ETJ. Utilities nearby – Buyer to verify availability. Don't miss this opportunity to secure a large tract with significant road frontage and strong development potential in a high-demand area.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 20983334
YEAR BUILT:
COUNTY: Smith
TRACT OR SUBDIVIION: ABST A1037 A WRIGHT
LIST DATE: 06/27/2025

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 57.11
LOT SIZE (SQFT): 2,487,711

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- InteriorLot
- IrregularLot

UTILITIES

UTILITIES:

- Other
- SeeRemarks

ADDITIONAL PROPERTY DETAILS

LISTED BY: Matthew Marshall 

PHONE: 903.581.3737

BROKERED BY: Drake Real Estate

century21judgefite.com

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