

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 10114 COUNTY ROAD 272

TYLER, TX 75707



\$865,000



1 acres

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## DESCRIPTION

Land for sale 115 acres in Tyler, Texas, Smith County, East Texas. This prime acreage east of Tyler presents an exceptional opportunity two miles from dynamic downtown and minutes from Loop 323. Positioned near The Oil Palace entertainment venue off Highway 64 the tract offers strategic visibility along Tylers eastern growth corridor. The property showcases diverse native East Texas vegetation including shortleaf pines, loblolly pines, southern red oaks, post oaks, elms and hickories. This rich habitat supports whitetail deer and small game. Rolling terrain with elevations ranging from 460 to 560 feet creates natural topography ideal for custom homesite selection or recreational retreat development. Extensive trails wind through the landscape revealing a seasonal stream providing essential water resources for wildlife and vegetation. An 18 acre planted pine plantation approximately 10 years old demonstrates both conservation stewardship and future timber value. Natural drainage patterns indicate potential pond or lake site locations that would enhance the property's appeal and utility. Tyler, Texas serves as the commercial hub of East Texas with a population exceeding 105000. Air travel options include Tyler Pounds Regional Airport TYR 10 miles west with daily flights to DFW. Dallas Fort Worth International Airport DFW is 120 miles west approximately two hours drive. Whether envisioning a legacy estate recreational compound or strategic land position this acreage delivers East Texas character with urban accessibility. Invest In Texas Buy Land.

**PROPERTY TYPE:** Land - Improved Land

**MLS STATUS:** Pending

**MLS:** 21170442

**YEAR BUILT:**

**COUNTY:** Smith

**TRACT OR SUBDIVIION:** Polonio Cherino Surv Abs 191 U

**LIST DATE:** 02/04/2026

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 115.17

**LOT SIZE (SQFT):** 5,016,718

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- HardwoodTrees
- IrregularLot
- Pasture
- PondOnLot
- ManyTrees

**FENCING:**

- Partial

## UTILITIES

**UTILITIES:**

- ElectricityAvailable

**LISTED BY:** Ben Jackson 

- SeeRemarks

**PHONE:** 903.593.0148

**BROKERED BY:** United Country Legacy Land Company

## ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated