

# Unimproved Land - Ben Wheeler, TX



## 0000 State Highway 64, Ben Wheeler, TX, 75754

Offered at \$826,155

Centrally located acreage perfect for your next business or residential venture! This tract is approximately 12 acres and is ideal for the discerning investor and developer, with roughly 414' frontage along FM 773 and 449' frontage along State Hwy 64. The property is perfectly situated in the artisan community of Ben Wheeler and just minutes away from Canton and Tyler. This growing community could benefit from a grocery store, restaurant, donut shop, pharmacy, veterinary clinic, to name a few. With several well-established restaurants in the community and a community thriving with an exhilarating night life, a combination retail-residential development would largely help with the housing shortage and offer a niche in the area that is missing. Interstate 20 is just a few miles down the road and State Hwy 64 is highly trafficked by commuters between Canton and Tyler. Hurry and don't miss out on this exceptional investment opportunity. The sky is the limit!!

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
12 acre (lot size)
Built: Unknown year



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