

FOR SALE

\$44,995

17688 Fisherman's Dr, Troup, TX 75789



Highlights

- **1.022 acres**
- **Secluded wooded area**
- **Close access to lake**
- **\$1.01 PSF**

This private 1.022-acre lot on Lake Tyler East offers a quiet, wooded setting with easy access to the lake for fishing, boating, and outdoor recreation. While being tucked away from main roads, the property provides a secluded atmosphere while remaining conveniently located near Troup. With plenty of space and a peaceful setting, it's well suited for a custom home or weekend getaway. Listed at \$44,995.

Austin Luce
austin@mlp-tx.com
(903) 574-0653