

\$1,950,000

1264 McConnell Road
Gunter, TX. 75058



TEXAS HOMES & LAND

10 ACRES

Prime Investment
Opportunity



All information in this document is considered reliable, but not guaranteed. Please verify these property details with your agent.

Coryann Johnson/Broker

214-908-5468

Coryann@Texashomesandland.com

Property Description

Discover 10 nice level acres in the heart of Gunter—an exceptional opportunity for those seeking space, privacy, and long-term potential in one of North Texas’ fastest-growing corridors. This unzoned, AG-exempt property offers a rare combination of open pasture, scattered mature trees, and a peaceful interior-lot setting along a quiet county road. With electricity available and no known restrictions, the land is perfectly suited for a custom home, barndominium, ranch estate, or future residential development. Horses are welcome, and the level terrain provides excellent usability across the full 10 acres. The property is currently used agriculturally, giving buyers the benefit of low taxes thanks to the existing AG exemption. Located within the highly regarded Gunter ISD, this tract offers both rural tranquility and convenient access to major growth areas, including the Dallas North Tollway extension. Whether you’re looking to build now or hold as an investment, this land delivers flexibility, privacy, and long-term value.

Property Details

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Exterior

Property Type: Land

Lot Size Area: 10 acres

Restrictions: No Known Restrictions

Land Use: Agriculture, Residential

Proposed Use: Residential, Development

Location: Located within the highly regarded Gunter ISD



Utilities

Electric Available

Water Available

Outside City Limits

MLS# 21174681

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Other Facts & Features

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Listing Price: \$1,950,000

Special Listing Conditions: Standard

Current Use: Agriculture, Residential

Zoning Details: Unzoned

Listing Brokerage: Texas Homes and Land

Listing Agent: Coryann Johnson

Legal: G-0253 CAMPBELL WM H A-G0253

Seller Concessions: Yes

Parcel ID: 134229

County: Grayson

MLS# 21174681

Property Highlight



- Level, usable land – ideal for horses, pasture, or recreational use
- Unzoned & AG-exempt – enjoy low taxes and flexible land use
- Open pasture with scattered mature trees – perfect mix of privacy and scenery
- Electricity available & no known restrictions – ready for building
- Build or invest – custom home, barndominium, ranch estate, or future development
- Located in highly regarded Gunter ISD – top schools and growing community
- Easy access to Dallas North Tollway – convenient to major growth areas
- Peaceful, rural setting – quiet interior lot on a county road

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