

\$1,987,500

**1730 Mackey Road
Gunter, TX. 75459**



**TEXAS
HOMES & LAND**

25.47 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

Located just north of Gunter and the established Hidden Lakes subdivision, this 25-acre tract sits along a future major east-west corridor, positioning it squarely in the path of growth. With a rectangular shape and over 800 feet of road frontage, the property offers excellent visibility and access.

Currently under agricultural valuation with cattle grazing, the land presents strong potential for residential or commercial development. A 1985 brick home on-site provides an opportunity for monthly rental income.

Situated within the highly sought-after Gunter Independent School District, this property combines location, income potential, and long-term upside. Access to the home will be provided after touring the land and expressing interest.

Property Details

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Exterior

Property Type: Land

Lot Size Area:

Restrictions: No Known Restrictions

Land Use: Agriculture

Proposed Use: Residential, Development

Location: North of the large Hidden Lakes
Subdivision



Utilities

Electric Available

Water Available

Outside City Limits

Septic

MLS# 20965053

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Other Facts & Features

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Listing Price: \$1,987,500

Special Listing Conditions: Standard

Current Use: Agriculture

Zoning Details: Unzoned

Listing Brokerage: Texas Homes and Land

Listing Agent: Coryann Johnson

Legal: G-1108 STANLEY HARRY A-G1108

Seller Concessions: Yes

Parcel ID: 255829, 131762

County: Grayson

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Property Highlight



- **25± acres just north of Gunter**
- **Located along a future major east-west thoroughfare**
- **Near the established Hidden Lakes subdivision**
- **Rectangular tract with 800+ feet of road frontage**
- **Currently under agricultural valuation**
- **Cattle grazing on the property**
- **Strong potential for residential or commercial development**
- **1985 brick home with rental income opportunity**
- **Situated in highly sought-after Gunter Independent School District**
- **In the direct path of growth**

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