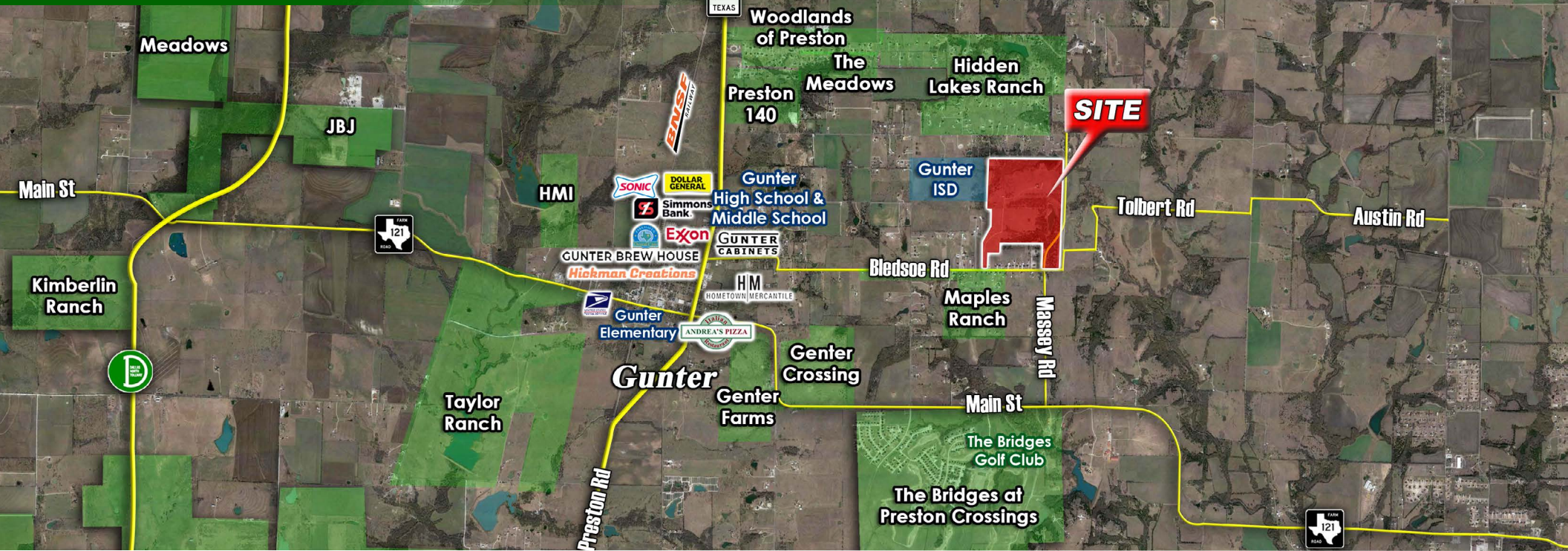




FOR SALE



250+ ACRES

BLED SOE RD & MASSEY RD

Future Residential 200 AC

GUNTER ETJ, TEXAS

CHRIS JANOWSKI Vice President - Land
cjanowski@duwestrealty.com | 214.720.0004

GIANCARLO "GC" CARRIERO, CCIM Vice President
gc@duwestrealty.com | 214.720.0004

DUWEST

CREATING, ENHANCING & PROTECTING VALUE

4403 North Central Expressway #200 Dallas Texas 75205
duwestrealty.com

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250+ ACRES FOR SALE | Bledsoe Rd & Massey Rd, Gunter ETJ, Texas 75058

OVERVIEW

- 250.323 Acres on Bledsoe Rd & Massey Rd
- Located in Gunter ETJ
- 6" sewer line at the intersection of College St & Bledsoe Rd approximately 1.4 miles west of the site
- 12" water line runs parallel to Maples Rd approximately half a mile west of the site
- Great Opportunity for a Municipal Utility District
- Call for Info & Price

TRAFFIC COUNTS

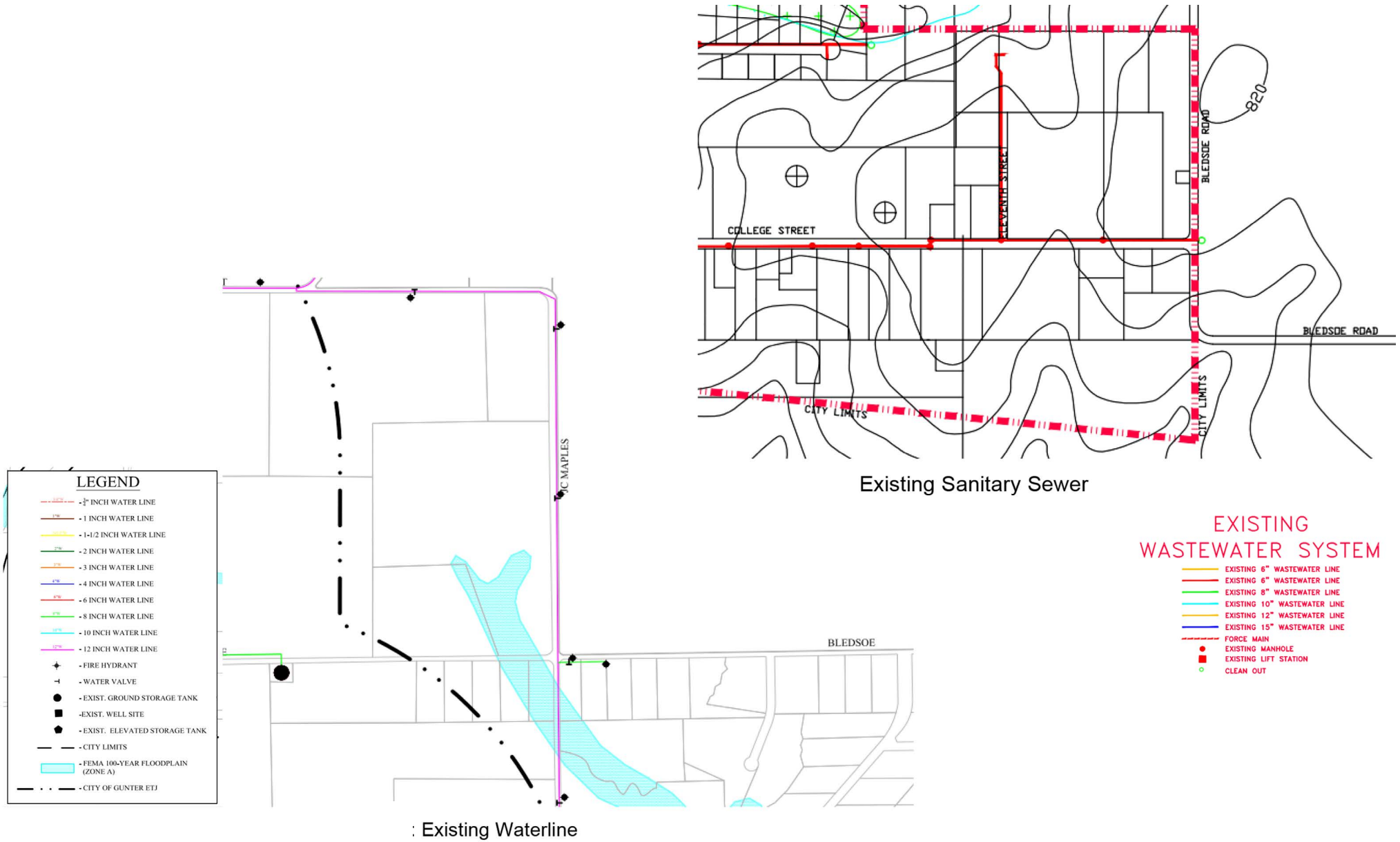
Preston Rd: 11,700 VPD in Downtown Gunter
Main St: 4,441 VPD in Downtown Gunter
(TXDOT 2022)

DEMOGRAPHICS

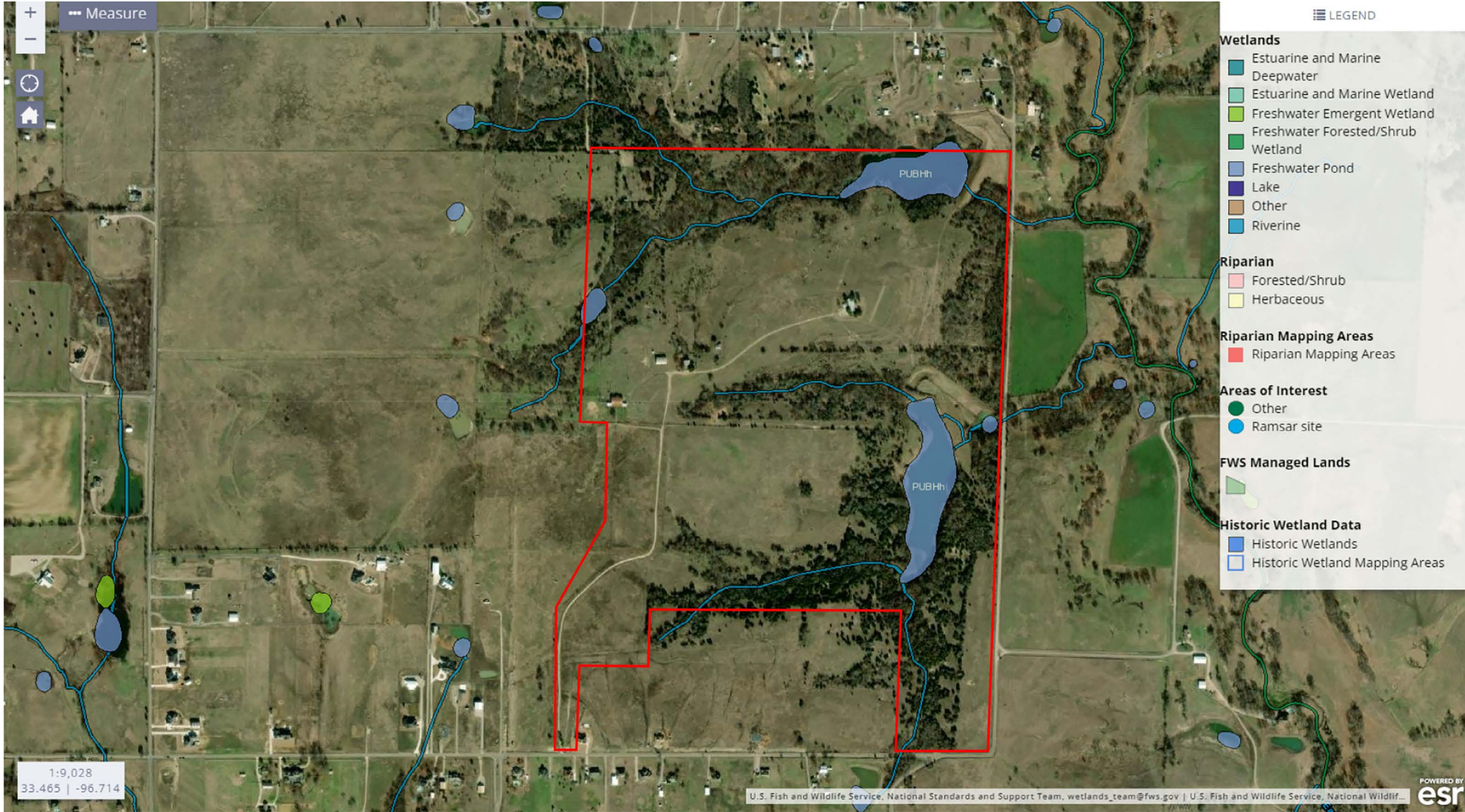
	5-mile	7-mile	10-mile
2023 Population	6,365	14,847	35,441
2028 Proj. Pop.	7,419	17,999	44,163
Households	2,107	5,288	11,826
Avg HH Income	\$159,913	\$134,278	\$130,231



250+ ACRES FOR SALE | Bledsoe Rd & Massey Rd, Gunter ETJ, Texas 75058

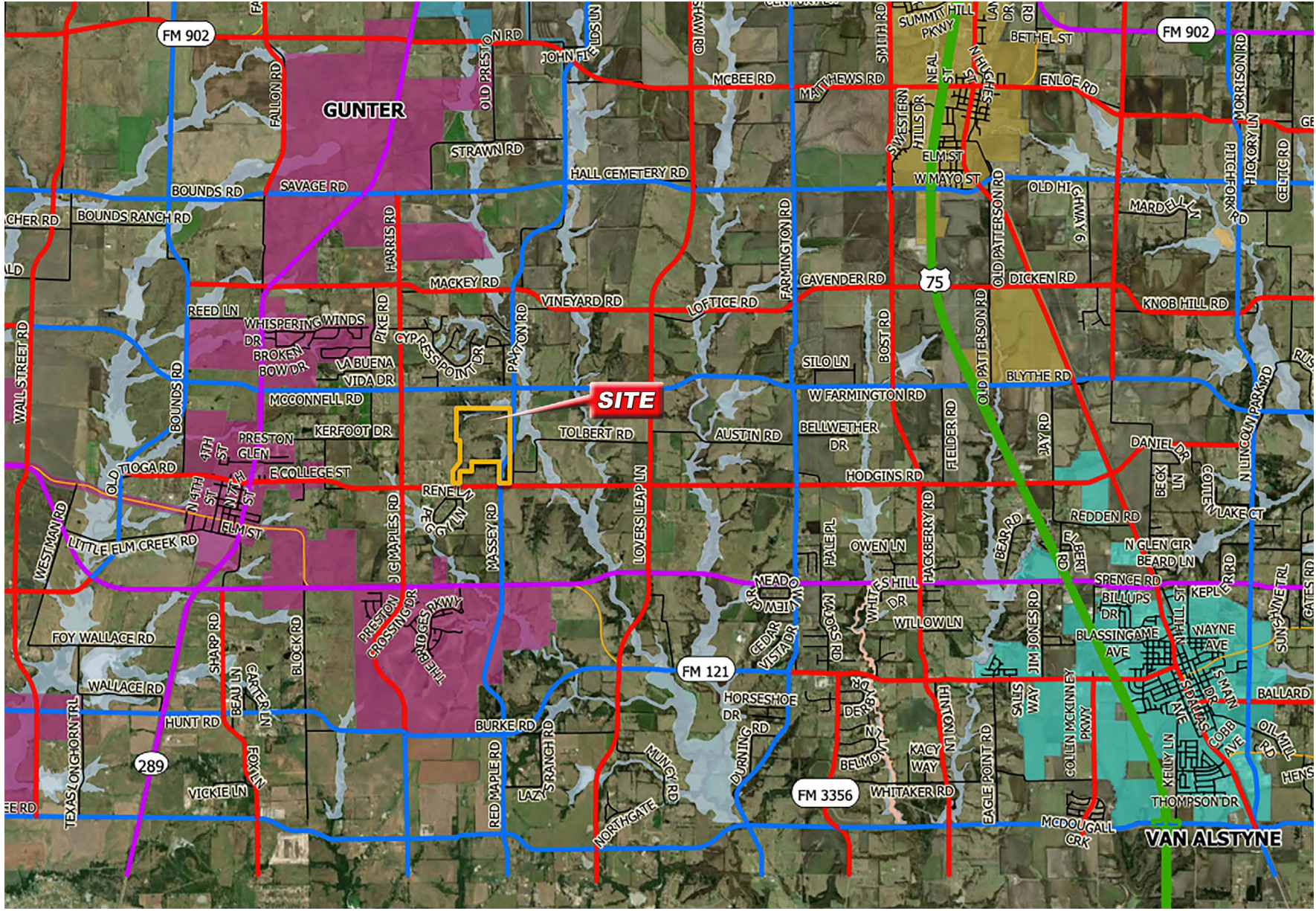


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Wetlands

250+ ACRES FOR SALE | Bledsoe Rd & Massey Rd, Gunter ETJ, Texas 75058



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