

\$350,000

**111 E Main Street
Gunter, TX. 75058**



**TEXAS
HOMES & LAND**

1.699 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

Over one acre of property ideally located just off the intersection of FM 121 and Preston Road in the rapidly growing community of Gunter. This highly visible and easily accessible tract offers excellent potential for a variety of commercial uses. Previously utilized for residential purposes, the property is now zoned for commercial use by the City of Gunter, opening the door for business, retail, office space, or investment opportunities. All utilities are already in place, allowing for a smoother development process and making the property truly ready for your vision. Its strategic location near a major intersection provides strong traffic exposure while still offering convenient access to surrounding communities and the continued growth along the Preston Road corridor. Whether you are looking to establish a new business location, expand your current operations, or secure a valuable piece of land in a high-growth area, this property presents a rare opportunity to invest in one of North Texas' most desirable and expanding markets.

Property Details

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Exterior

Property Type: Land

Lot Size Area: 1.699

Restrictions: No Known Restrictions

Land Use: Residential

Proposed Use: Development, Commercial

Location: Located just off the intersect of
FM 121 and Preston Road



Utilities

Electric Available

Water Available

Sewer Available

MLS# 21204986

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Other Facts & Features

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Listing Price: \$350,000

Special Listing Conditions: Standard

Current Use: Residential

Zoning Details: Commercial

Listing Brokerage: Texas Homes and Land

Listing Agent: Coryann Johnson

Legal: OTP GUNTER, LOT PT 83 84 & 85

Seller Concessions: Yes

Parcel ID: 151957

County: Grayson

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Property Highlight



- **±1.05 Acres of prime commercial land**
- **Zoned Commercial by the City of Gunter**
- **Located just off the intersection of FM 121 & Preston Road**
- **High visibility and easy access from major thoroughfares**
- **All utilities available on site**
- **Previously used for residential purposes**
- **Ideal for retail, office, or small commercial development**
- **Situated in a rapidly growing North Texas market**
- **Convenient access to surrounding communities and major growth corridors**
- **Excellent investment or owner-user opportunity**

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