

1264 Mcconnell Road, Gunter, Texas 75058

MLS#: 21174681 **N Active**
Property Type: Land

1264 Mcconnell Road Gunter, TX 75058-3098

SubType: Improved Land

LP: \$1,950,000

OLP: \$1,950,000

Recent: **02/18/2026 : NEW**

Lst \$/Acre: \$195,000.00



Subdivision: CAMPBELL WM H

County: Grayson

Country: United States

Parcel ID: [134229](#)

Lot: Block:

Legal: G-0253 CAMPBELL WM H A-G0253, ACRES 10.0

Unexempt Tx: \$4,033

Spcl Tax Auth: No

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

PID:No

Land SqFt: 435,600 Acres: 10.000 \$/Lot SqFt: \$4.48

Appraiser: Subdivided: No

Lot Dimen: Will Subdv: No

Land Leased: No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Crop Retire Prog: No

Land Leased: No

AG Exemption: Yes

Lakes:

Tanks/Ponds:

Wells:

Pasture Acres:

Cultivated Acres:

Bottom Land Ac:

School Information

School Dist: Gunter ISD

Elementary: Gunter

Middle: Gunter

High: Gunter

Features

Lot Description: Acreage, Few Trees, Interior Lot

Lot Size/Acres: 10 to < 50 Acres

Present Use: Agricultural

Proposed Use: Residential

Zoning Info: Unzoned

Development: Unzoned

Street/Utilities: Electricity Available

Road Front Desc: County Road

Soil:

Surface Rights:

Waterfront:

Horses: Yes

Dock Permitted:

Restrictions: No Known Restriction(s)

Easements: None

Documents: Aerial Photo

Type of Fence:

Exterior Bldgs:

Miscellaneous:

Prop Finance: Cash, Conventional

Possession: Closing/Funding

Showing: Appointment Only

Lake Pump:

Remarks

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.

Public Driving Directions: GPS address

Seller Concessions YN:Yes

Agent/Office Information

CDOM: 5

DOM: 5

LD: 02/18/2026

XD: 11/18/2026

List Type: Exclusive Right To Sell

List Off: [Texas Homes and Land \(TXHL01C\) 214-908-5468](#)

LO Addr: 147 N Ohio St Celina, Texas 75009

List Agt: [Coryann Johnson \(0450333\) 214-908-5468](#)

LA Email: coryann@texashomesandland.com

LA Website: www.texashomesandland.com

Off Web: <http://www.texashomesandland.com>

LO Fax:

Brk Lic: 0450333

LO Email: coryann@texashomesandland.com

LA Cell: 214-908-5468

LA Fax:

LA Othr:

LA/LA2 Texting: Yes/

LO Sprvs:

Coryann Johnson (0450333) 214-908-5468

Pref Title Co: Fidelity Title Celina

Location: 411 W Pecan St, Celina 75009 469-202-3125

Showing Information

Call: Showing Service, Agent

Appt: (800) 257-1242

Owner Name: Jen Maddox

Keybox #: 0000

Keybox Type: None

Seller Type: Standard/Individual

Show Instr:

Show Allowed: Yes

Show Srvc: BrokerBay

Showing: Appointment Only

Prepared By: Coryann Johnson Texas Homes and Land on 02/23/2026 10:47

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