

\$13,225,000

**115ac Fm 902 & Wall St.
Gunter, TX 76258**



**TEXAS
HOMES & LAND**

114.76 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

Prime 115-Acre Development Opportunity in Rapidly Growing Gunter Area

Positioned at the strategic corner of Wall Street and FM 902, this 115-acre tract offers a rare combination of location, scalability, and investment potential. Situated just outside the city limits of Gunter, Texas—between the planned future tollway expansion and the major arterial Preston Road (SH 289)—this parcel lies in the direct path of rapid North Texas growth and infrastructure development. The property is currently agriculturally exempt (Ag-Exempt) and actively farmed, offering substantial tax advantages for holding while future development plans materialize. Its level topography and absence of floodplain make it highly attractive for residential or mixed-use development, minimizing site prep costs and risk exposure. With no municipal zoning restrictions due to its location outside city limits, the property affords flexible use scenarios—whether for residential subdivision, commercial corridors, or long-term land banking. The convergence of major transportation routes nearby, including the Grayson County Tollway corridor (an extension of the Dallas North Tollway) and Preston Road, will dramatically enhance connectivity and land value in the years ahead. Gunter is already experiencing significant residential and commercial interest, making this tract a strategic acquisition for investors and developers anticipating the next wave of growth in the North Texas corridor.

Property Details



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Exterior

Property Type: Land

Lot Size Area: 114.76

Restrictions: No known restrictions

Land Use: Agricultural

Proposed Use:
Residential/investment/Development

Location: Road frontage on Fm 902 and
Wall Street

Property Highlights

- 115 acres of level, usable land
- Located at a hard corner of FM 902 and Wall Street
- Between future Grayson Tollway extension and Preston Road
- Outside city limits – no zoning restrictions
- Ag-Exempt – favorable holding costs
- No floodplain – development-ready conditions

MLS #20996223

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Other Facts & Features



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Listing Price: \$13,225,000

Special Listing Conditions: Standard

Directions: Corner of Fm 902 and Wall St

Current Use: Agriculture

Zoning Details: Unzoned, Outside city limits

Listing Brokerage: Texas Homes and Land

Legal & Financial

Parcel ID:

131093/131098/131096/451127

Seller Concession: Yes

Legal: ATKINS JOHN H

Location

County: Grayson

With excellent access, high visibility, and proximity to major thoroughfares, this is an exceptional opportunity for developers or investors looking to secure land in one of North Texas' fastest-growing areas.

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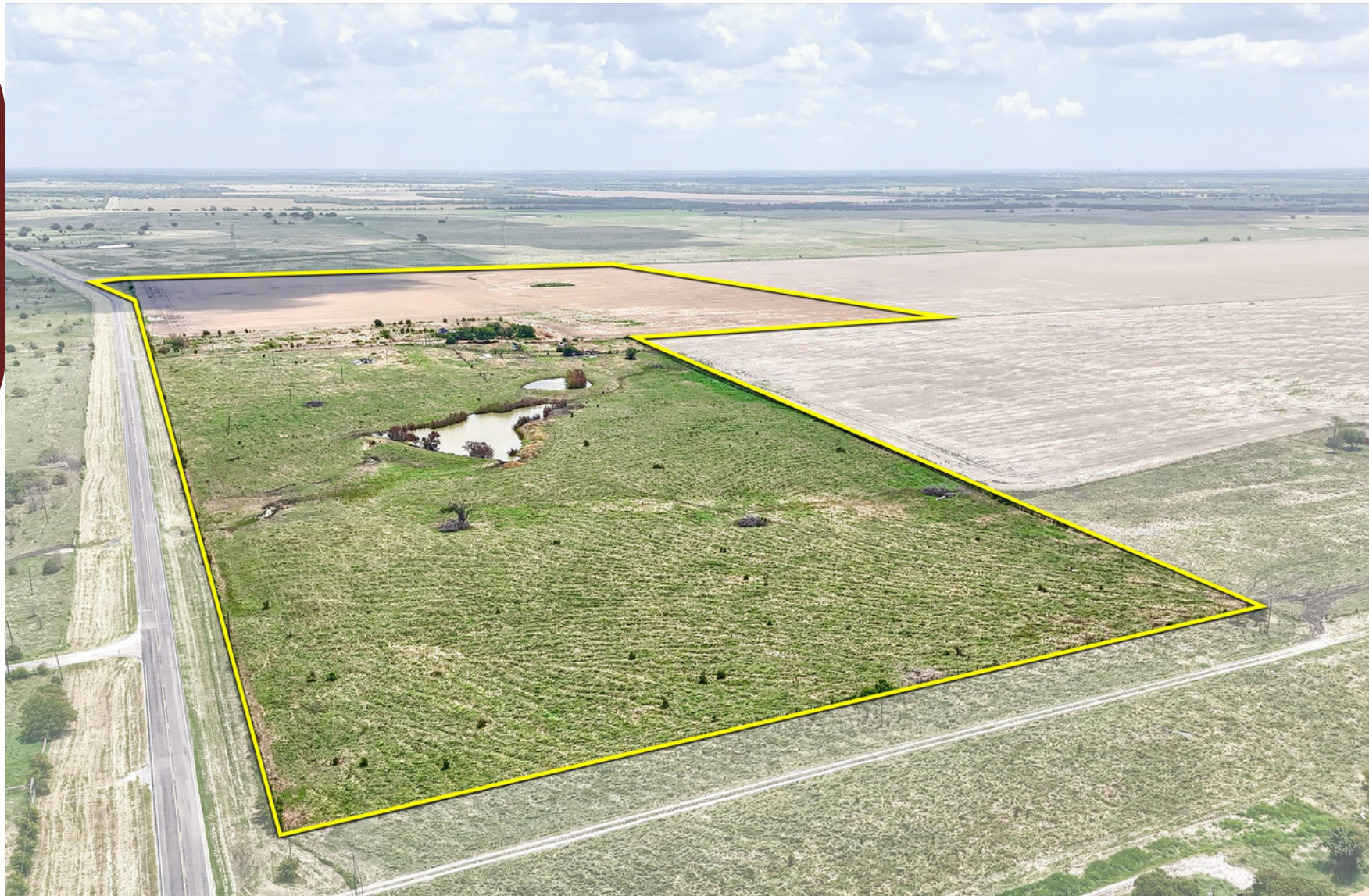
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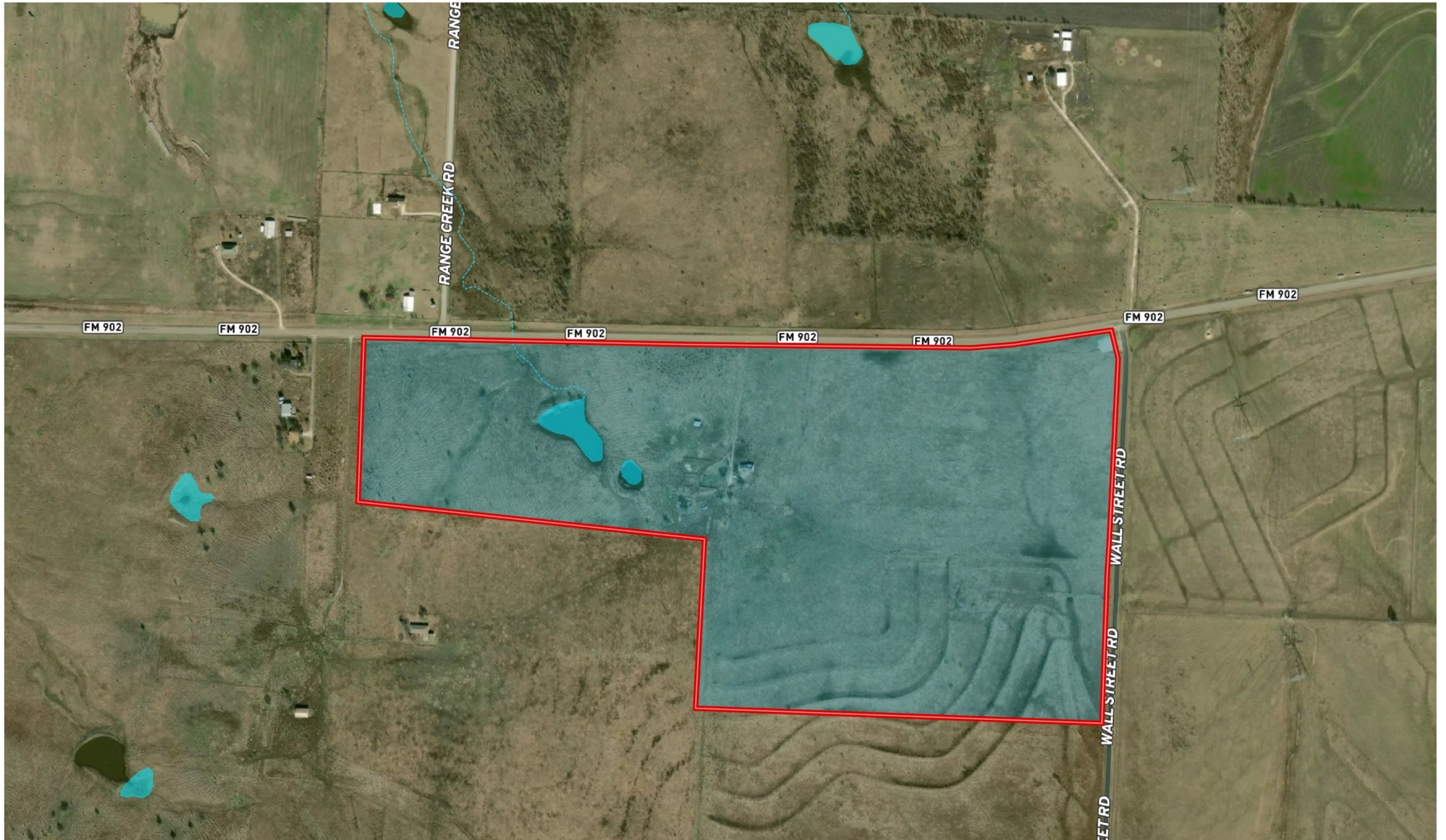
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