

\$175,000

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



**TEXAS
HOMES & LAND**

.310 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

Take advantage of this excellent opportunity to own a ±0.3-acre lot located directly on Main Street (FM 121) in the rapidly growing community of Gunter. Positioned along a well-traveled corridor, this property offers outstanding visibility and easy access, making it an ideal location for a variety of commercial uses.

Currently vacant, the lot provides a true blank canvas—ready for your vision. The City of Gunter has identified this property for commercial use, presenting strong potential for retail, office space, or service-based businesses looking to establish a presence in a high-growth area.

With steady traffic counts along FM 121 and continued residential expansion nearby, this location is perfectly suited to benefit from increasing demand and long-term development. The level terrain allows for straightforward site planning and construction, helping streamline the development process. Whether you're an investor seeking a strategic hold or a business owner looking for the perfect location, this property offers flexibility, visibility, and future upside in one of North Texas' expanding markets.

Position your business or investment for success in Gunter's growing corridor.

Property Details

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Exterior

Property Type: Land

Lot Size Area: .310

Restrictions: Development

Land Use: Vacant Land

Proposed Use: Zoned Commercial

Location: On Main Street (FM 121) and
Hwy 289



Utilities

City Sewer

City Water

Electricity Available

MLS# 21231110

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Property Highlight



- **±0.3 Acres located on Main Street (FM 121)**
- **Commercial use identified by the City of Gunter**
- **High visibility with steady daily traffic**
- **Direct frontage on a major thoroughfare**
- **Vacant lot – clean slate for development**
- **Level terrain for easier site planning**
- **Ideal for small business, office, or retail use**
- **Located in a rapidly growing North Texas community**
- **Strong long-term appreciation potential**
- **Great opportunity for investors or owner-users**

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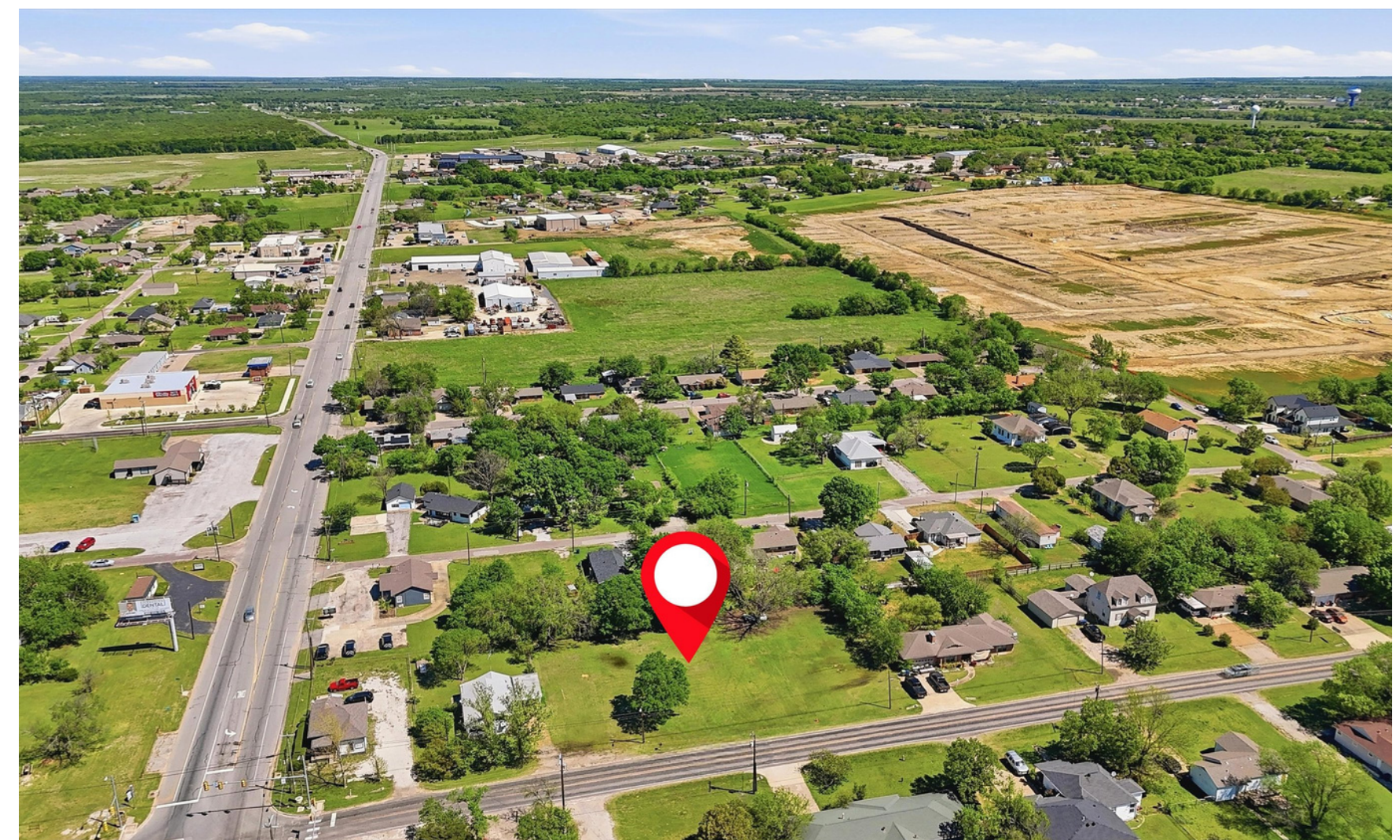
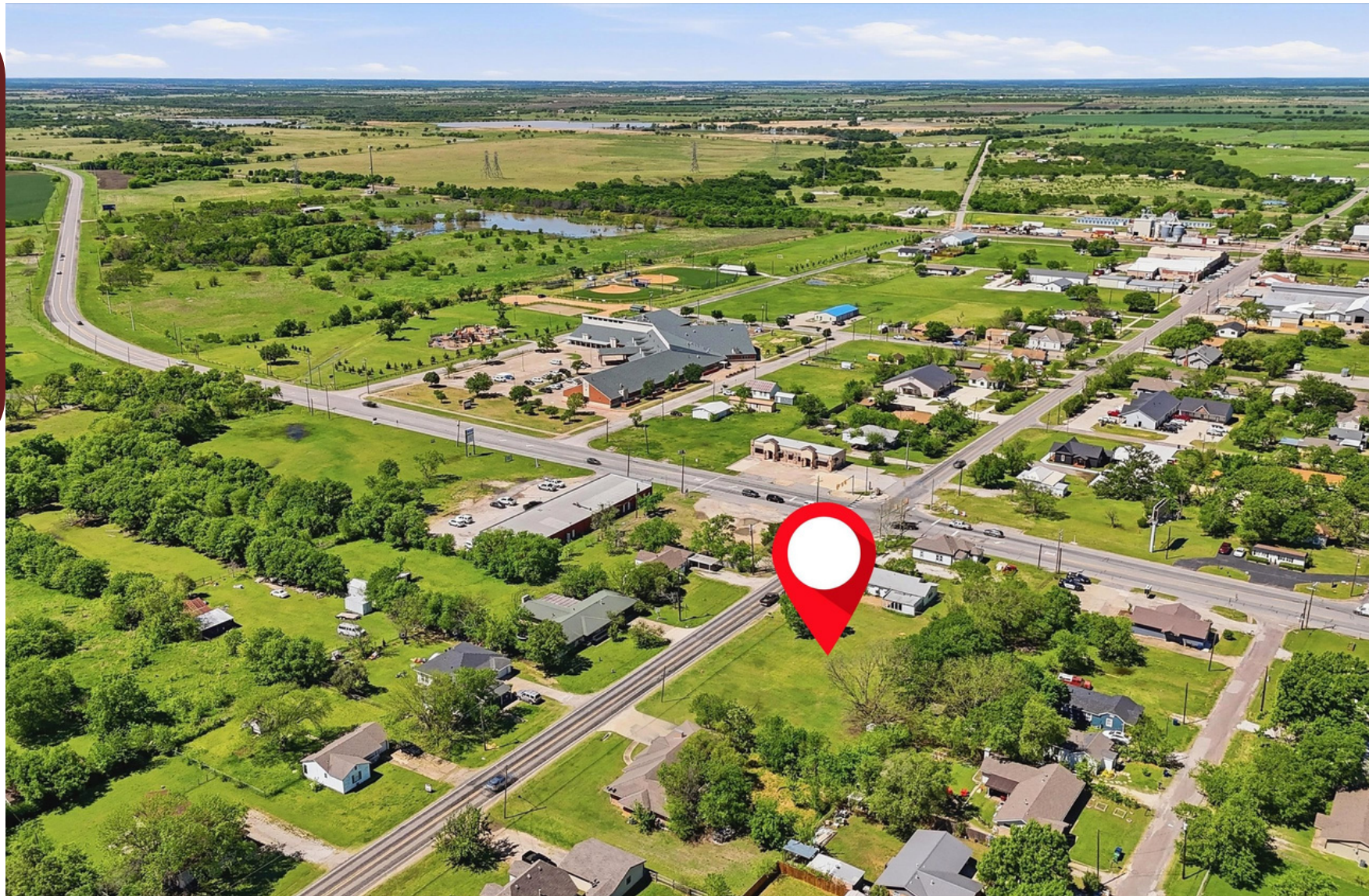
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