

111 E Main Street, Gunter, Texas 75058

MLS#: 21204986 \$ Active

Property Type: Land

[111 E Main Street Gunter, TX 75058-2513](#)

SubType: Improved Land

LP: \$295,000

OLP: \$350,000

Recent: 08/04/2026 : DOWN : \$330,000->\$295,000

Lst \$/Acre: \$173,631.55

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

PID:No



Subdivision: Otp Gunter

County: Grayson

Country: United States

Parcel ID: [151957](#)

Lot: Block:

Legal: OTP GUNTER, LOT PT 83 84 & 85, ACRES 1.699

Unexempt Tx: \$7,146

Spcl Tax Auth: No

Rd Front:

Frontg Ft:

102

Rd Asmt:

Land SqFt: 74,008

Acres: 1.699

\$/Lot SqFt: \$3.99

Lot Dimen:

Will Subdv: No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

AG Exemption: No

Wells:

Bottom Land Ac:

School Information

School Dist: Gunter ISD

Elementary: Gunter

Middle: Gunter

High: Gunter

Features

Lot Description: Interior Lot

Lot Size/Acres: 1 to < 3 Acres

Present Use: Commercial, Residential

Proposed Use

Zoning Info: commercial

Development: City Limits

Street/Utilities: Cable Available, City Sewer, City Water, Electricity Available, Electricity Connected

Road Front Desc: City Street

Road Surface: Asphalt

Soil: Black

Surface Rights:

Waterfront:

Restrictions: No Known Restriction(s)

Easements: None

Documents: Aerial Photo

Type of Fence:

Exterior Bldgs:

Miscellaneous:

Road Frontage:

Prop Finance: Cash, Conventional

Possession: Closing/Funding

Showing: Go (Appt Svc Only), Showing Service

Remarks

Property Description: Over one acre 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 commercial by the City of Gunter. Recent improvements, including new windows (2018), a new HVAC system (2024), and an updated bathroom (2021), enhance the functionality of the existing structure, making it well-suited for a business, retail, office, or investment opportunity. 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 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 land investment in a high-growth area, this property presents a rare opportunity in one of North Texas' most desirable and expanding markets. An additional approximately 7 acres of land is available to the east.

Public Driving GPS Address

Directions:

Seller Concessions YN:No

Agent/Office Information

CDOM: 144

DOM: 144

LD: 03/13/2026

XD: 09/13/2026

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: 9012589

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 -Dana

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

Showing Information

Call:	Showing Service, Agent	Appt:	(800) 257-1242	Owner Name:	Rutherford
Keybox #:	000	Keybox Type:	None	Seller Type:	Standard/Individual
Show Instr:					
Show Allowed:	Yes				
Show Srvc:	BrokerBay				
Showing:	Go (Appt Svc Only), Showing Service				

Prepared By: Coryann Johnson Texas Homes and Land on 08/04/2026 08:29

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