

1730 Mackey Road, Gunter, Texas 75459

MLS#: 20965053 B Active

Property Type: Land

1730 Mackey Road Gunter, TX 75459

SubType: Improved Land

LP: \$1,090,121

OLP: \$2,250,000

Recent: 06/16/2026 : Back On Market : H->A



Subdivision: STANLEY HARRY

County: Grayson

Country: United States

Parcel ID: [255829](#)

Parcel ID 2: 131762

Lot: Block:

Legal: G-1108 STANLEY HARRY A-G1108, ACRES 23.47

Unexempt Tx: \$56

Spcl Tax Auth: No

Lst \$/Acre: \$78,033.00

Lake Name:

Plan Dvlpm:

MultiPrcl: Yes MUD Dst: No

PID:No

Land SqFt: 608,533

Acres: 13.970

\$/Lot SqFt: \$1.79

Lot Dimen:

Will Subdv: Subdivided

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

AG Exemption: Yes

Wells:

Bottom Land Ac:

School Information

School Dist: Gunter ISD

Elementary: Gunter

Middle: Gunter

High: Gunter

Features

Lot Description: Acreage, Agricultural, Interior Lot, Pasture

Lot Size/Acres: 10 to < 50 Acres

Present Use: Agricultural, Cattle, Grazing

Zoning Info: unzoned

Development: Unzoned

Street/Utilities: Co-op Electric, Co-op Water, Electricity Available, Electricity Connected, Outside City Limits, Septic

Road Front Desc: County Road

Road Surface: Asphalt

Soil:

Surface Rights:

Waterfront:

Horses: Yes

Dock Permitted:

Restrictions: No Known Restriction(s)

Easements: None

Type of Fence:

Exterior Bldgs:

Miscellaneous:

Road Frontage:

Prop Finance: Cash, Conventional

Possession: Closing/Funding

Showing: Appointment Only

Lake Pump:

Remarks

Property Description: Located just north of Gunter and the established Hidden Lakes subdivision, this 13.97-acre tract sits along a future major east-west corridor, positioning it squarely in the path of growth. With over 800 feet of road frontage, the property offers excellent visibility and access. Currently under agricultural valuation with cattle grazing, the land presents strong potential for residential or commercial development. A 1985 brick home on-site provides an opportunity for monthly rental income. Situated within the highly sought-after Gunter Independent School District, this property combines location, income potential, and long-term upside. Access to the home will be provided after touring the land and expressing interest.

Public Driving use GPS

Directions:

Seller Concessions YN:Yes

Agent/Office Information

CDOM: 358

DOM: 358

LD: 06/19/2025

XD: 08/24/2026

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>

Pref Title Co: Fidelity Title- Dana

LO Fax: Brk Lic: 9012589

LO Email: coryann@texashomesandland.com

LA Cell: 214-908-5468

LA Othr: LA/LA2 Texting: Yes/

LO Sprvs: **Coryann Johnson (0450333) 214-908-5468**

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

Showing Information

Call:	Showing Service, Agent	Appt:	(800) 257-1242	Owner Name:	Estate of Dortha Reed		
Keybox #:	0000	Keybox Type:	Combo	Seller Type:	Standard/Individual		
Show Instr:	Please schedule Showing Appointment through Broker Bay						
Show Allowed:	Yes						
Show Srv:	BrokerBay						
Occupancy:	Owner		Open House:				
Showing:	Appointment Only						
Consent for Visitors to Record:	Audio, Video						

Prepared By: Coryann Johnson Texas Homes and Land on 06/16/2026 11:44

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