

(327.56 Acres) 1028 Wall Street, Gunter, TX
1028 Wall Street
Gunter, TX 75058

\$20,000,000
327.560± Acres
Grayson County



(327.56 Acres) 1028 Wall Street, Gunter, TX
Gunter, TX / Grayson County

SUMMARY

Address

1028 Wall Street

City, State Zip

Gunter, TX 75058

County

Grayson County

Type

Undeveloped Land, Ranches

Latitude / Longitude

33.473339 / -96.778857

Acreage

327.560

Price

\$20,000,000

Property Website

<https://northtexasrealestate.com/property/327-56-acres-1028-wall-street-gunter-tx-grayson-texas/75302/>



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PROPERTY DESCRIPTION

The property spans approximately 327.56 acres within the Gunter ETJ and is currently unzoned. It is situated on the east side of Wall Street, about one mile north of FM 121, benefiting from high traffic and visibility. This area is experiencing rapid growth and is close to several planned residential developments. The land offers extensive frontage along Wall Street and is level and open. It also features a private well, with the eastern boundary lined by dense trees and a creek running through it, alongside two tanks near the creek. The property is presently used for agricultural purposes.

The only known restrictions are related to the site's characteristics and utility access.

The property has an Oncor Electric Easement. See survey in MLS transaction desk.

Septic is currently required for development.

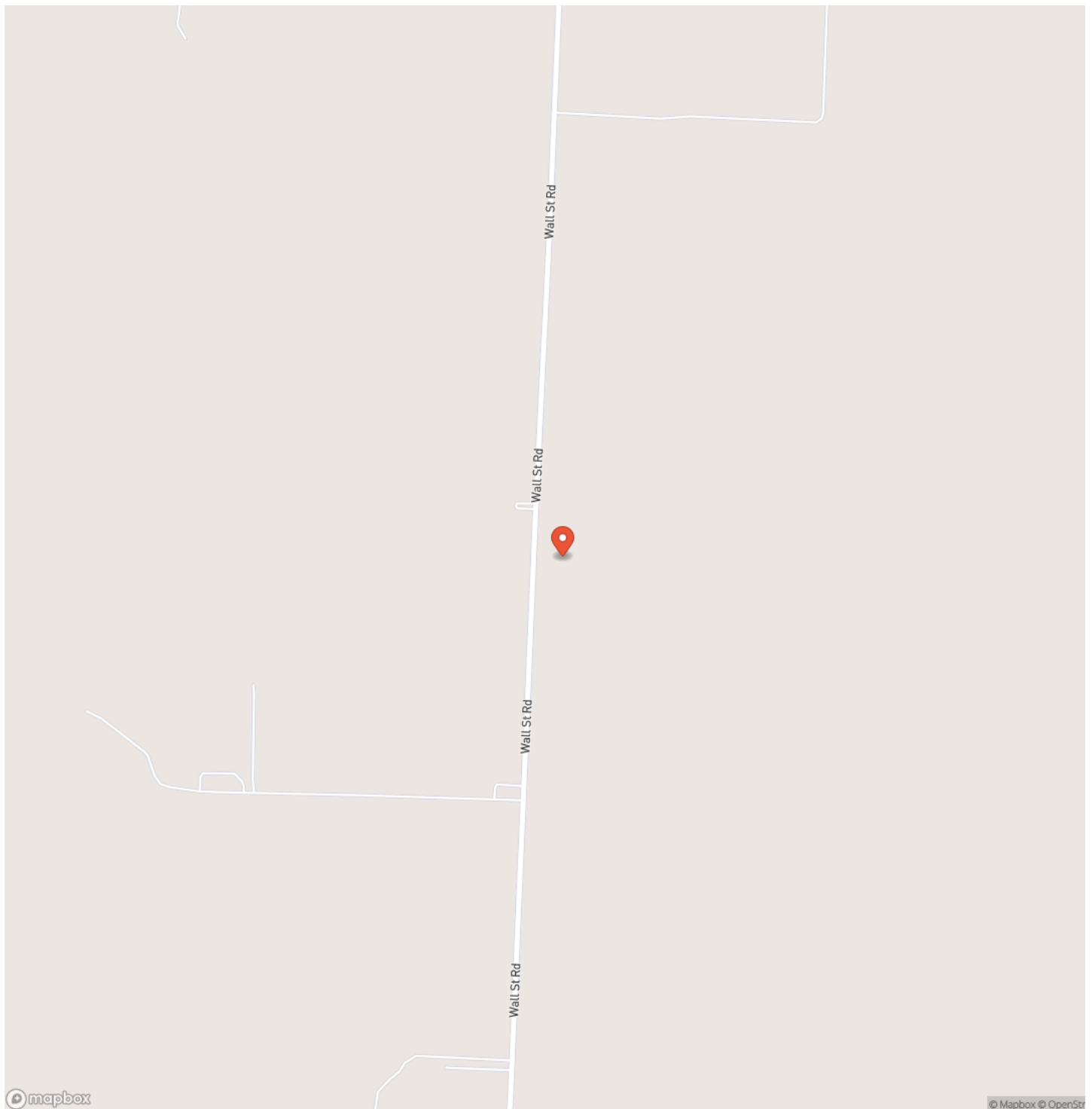
The property's Eastern boundary is within a flood zone. (Less than 5% of total tract).



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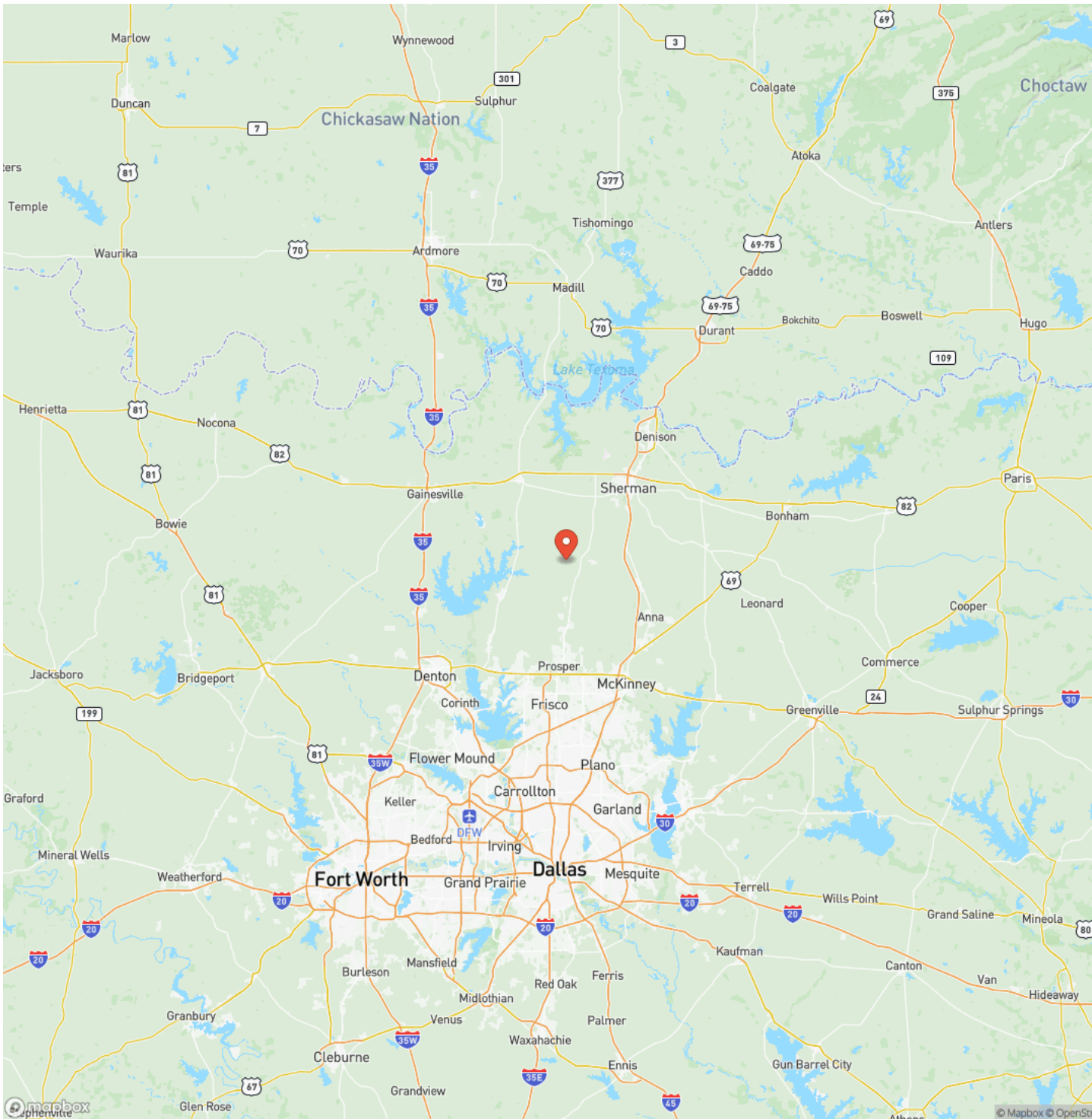


Locator Map



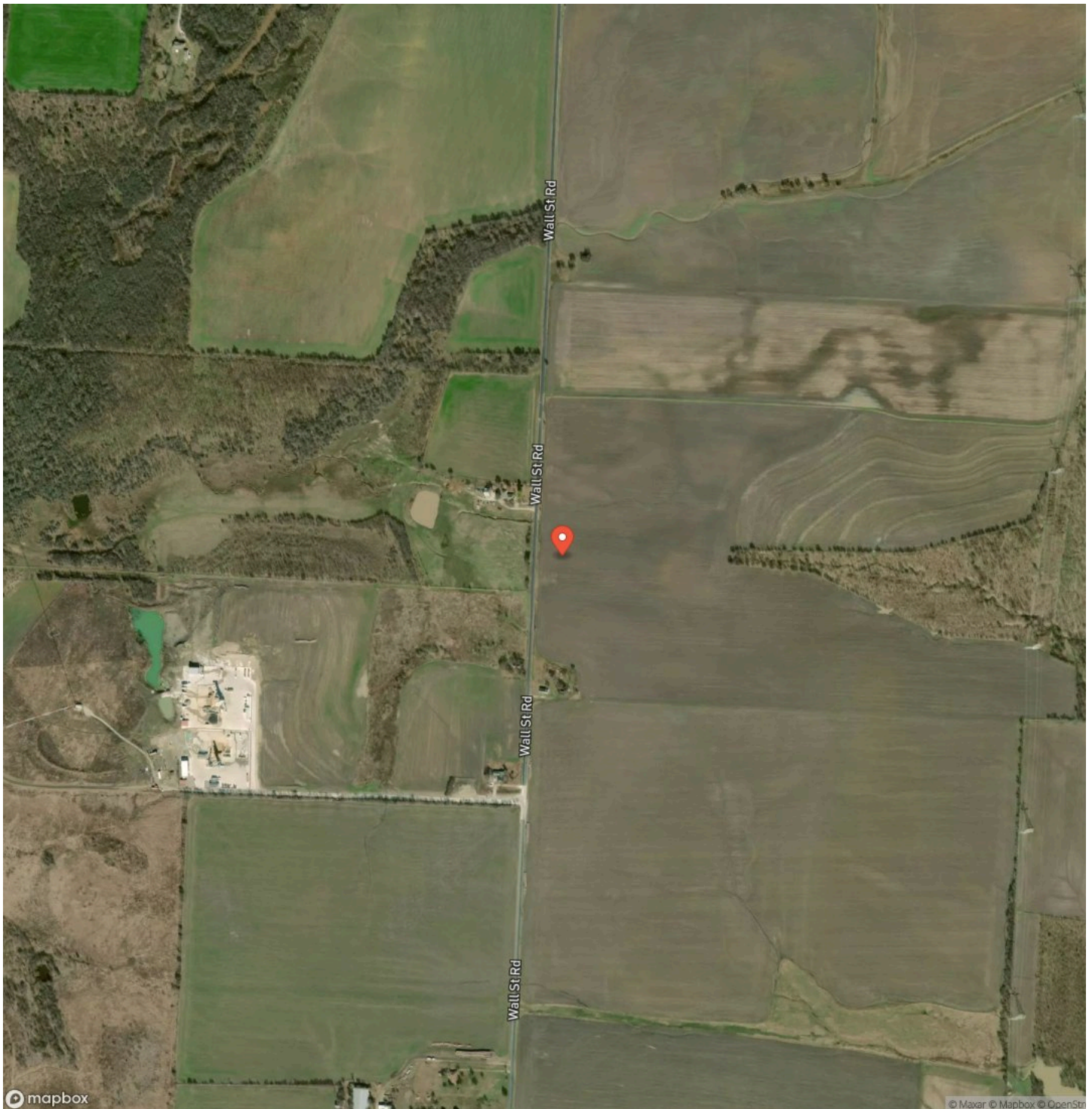
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Locator Map



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Satellite Map



**(327.56 Acres) 1028 Wall Street, Gunter, TX
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LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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