

TBD Lot 1 Massey Road, Gunter, Texas 75058

MLS#: 21320072 **N** Active
Property Type: Land

TBD Lot 1 Massey Road Gunter, TX 75058-3146
SubType: Unimproved Land

LP: \$235,000
OLP: \$235,000

Recent: **07/02/2026 : NEW**



Subdivision: JENNINGS JOHN
County: Grayson
Country: United States
Parcel ID: [134354](#)
Lot: Block:
Legal: G-0645 JENNINGS JOHN A-G0645, ACRES 9.129
Unexempt Tx: \$4,634
Spcl Tax Auth: No

Lst \$/Acre: \$156,666.67

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

PID:No

Land SqFt: 65,340

Acres: 1.500

\$/Lot SqFt: \$3.60

Appraiser:

Subdivided: Yes

Lot Dimen:

Will Subdv: Subdivided

HOA: None
HOA Website:
HOA Management Email:

HOA Co:

General Information

AG Exemption: No

Wells:

Bottom Land Ac:

School Information

School Dist: Gunter ISD
Elementary: Gunter

Middle: Gunter

High: Gunter

Features

Lot Description: Acreage, Interior Lot, Pasture
Lot Size/Acres: 1 to < 3 Acres
Present Use: Pasture
Proposed Use: Recreational, Residential, Single Family
Zoning Info: Unzoned
Development: Unzoned
Street/Utilities: Co-op Electric, Co-op Water, Electricity Available, Outside City Limits
Soil:
Surface Rights:
Waterfront:

Restrictions: No Known Restriction(s)
Easements: None
Documents:
Type of Fence:
Exterior Bldgs:
Prop Finance: Cash, Conventional
Possession: Closing/Funding
Showing: Courtesy Call (Appt Svc Only), Go Show-No Appt. Needed

Remarks

Property Description: Build your dream home on this beautiful 1.5-acre homesite just east of downtown Gunter. Offering the perfect blend of peaceful country living and everyday convenience, this property provides plenty of space for your custom home, shop, pool, or outdoor living area. Located outside the city limits with co-op water and electric available, you'll enjoy the freedom of country living while remaining just minutes from schools, shopping, dining, and the conveniences of Gunter. Commuters will appreciate the property's easy access to FM 121, providing a quick drive to Sherman, Tioga, and the rapidly growing communities of Celina, Prosper, and North Dallas. If you've been looking for acreage in one of North Texas' most desirable and fast-growing communities, this is an excellent opportunity to secure your place in Gunter.

Public Driving Directions: North on Massey Rd. off of FM 121 East of Gunter

Seller Concessions **YN:**Yes

Agent/Office Information

CDOM: 5

DOM: 5

LD: 07/02/2026 XD: 01/02/2027

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: Teresa Milan

Keybox #: 0000

Keybox Type: None

Seller Type: Standard/Individual

Show Instr:

Show Allowed: Yes

Show Srvc: BrokerBay

Occupancy: Vacant

Open House:

Showing: Courtesy Call (Appt Svc Only), Go Show-No Appt. Needed

Prepared By: Coryann Johnson Texas Homes and Land on 07/07/2026 12:38

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