



# SOCIAL LIVING

REAL ESTATE

7.26 +/- Acres

# \$785,000

115 E. Main  
Gunter, Grayson Co, TX



Property Overview  
7.26 +/- Acres  
Proposed  
Residential



An exceptional opportunity in the heart of Gunter. Ideally positioned for future residential development, surrounded by steady growth and small-town charm.



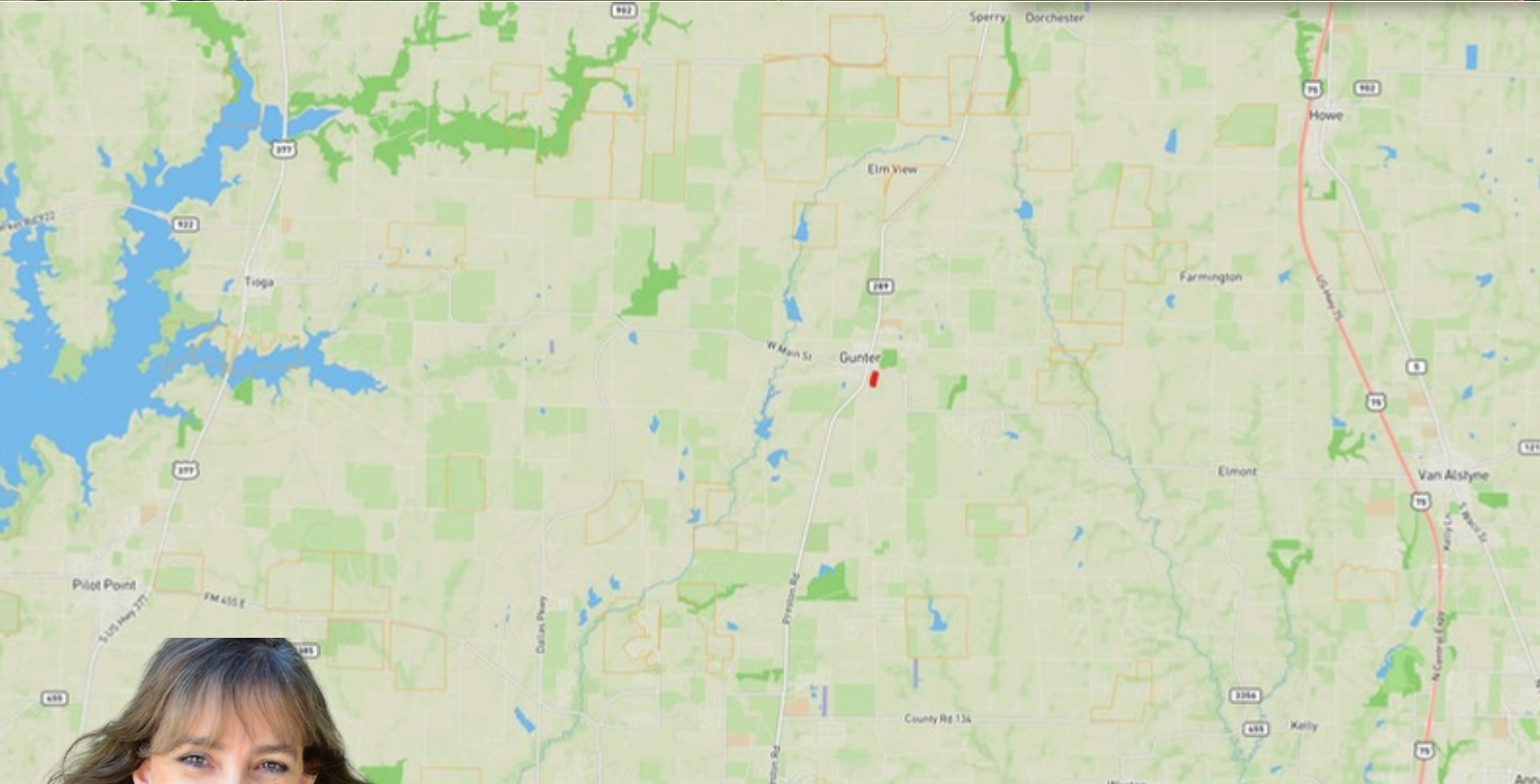
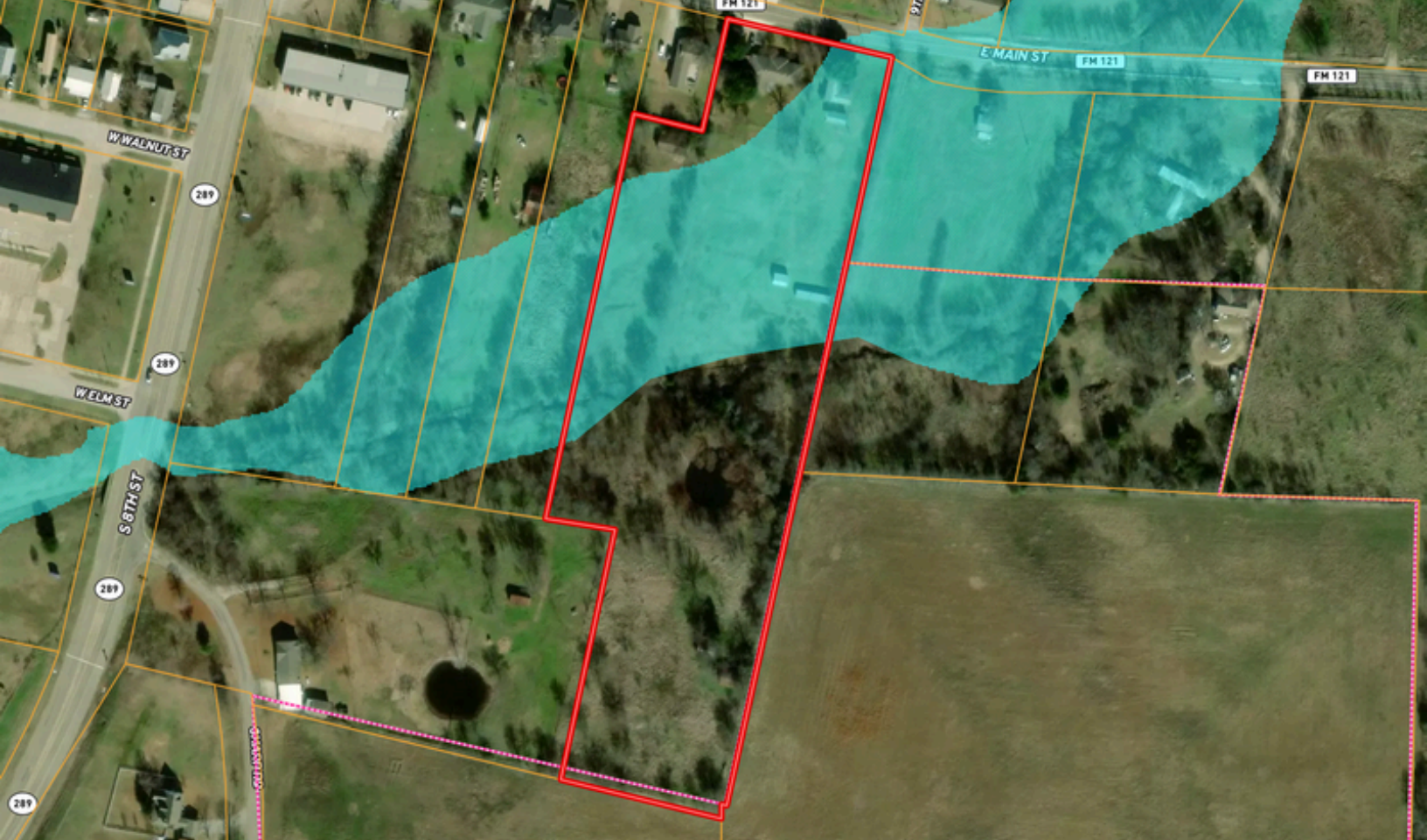
This 7.26 acres is located on Main Street/Farm Rd 121 near the intersection of Preston Road (not the hard corner) in Gunter, TX just west of The Bridges development. Current Zoning Map shows the front one acre is zoned Commercial (Office/Retail). The home could be leased for residential, or utilized as an office for a developer/builder. The remaining acreage is zoned SF-1 for this property. City water and sewer are a huge plus!

Gunter is poised for tremendous growth with its location just north of Prosper and Celina and south of Sherman as well as its proximity to the future extension of the Dallas North Tollway. A recent 1200-acre purchase in NW Gunter for residential development is an indication of the coming growth.







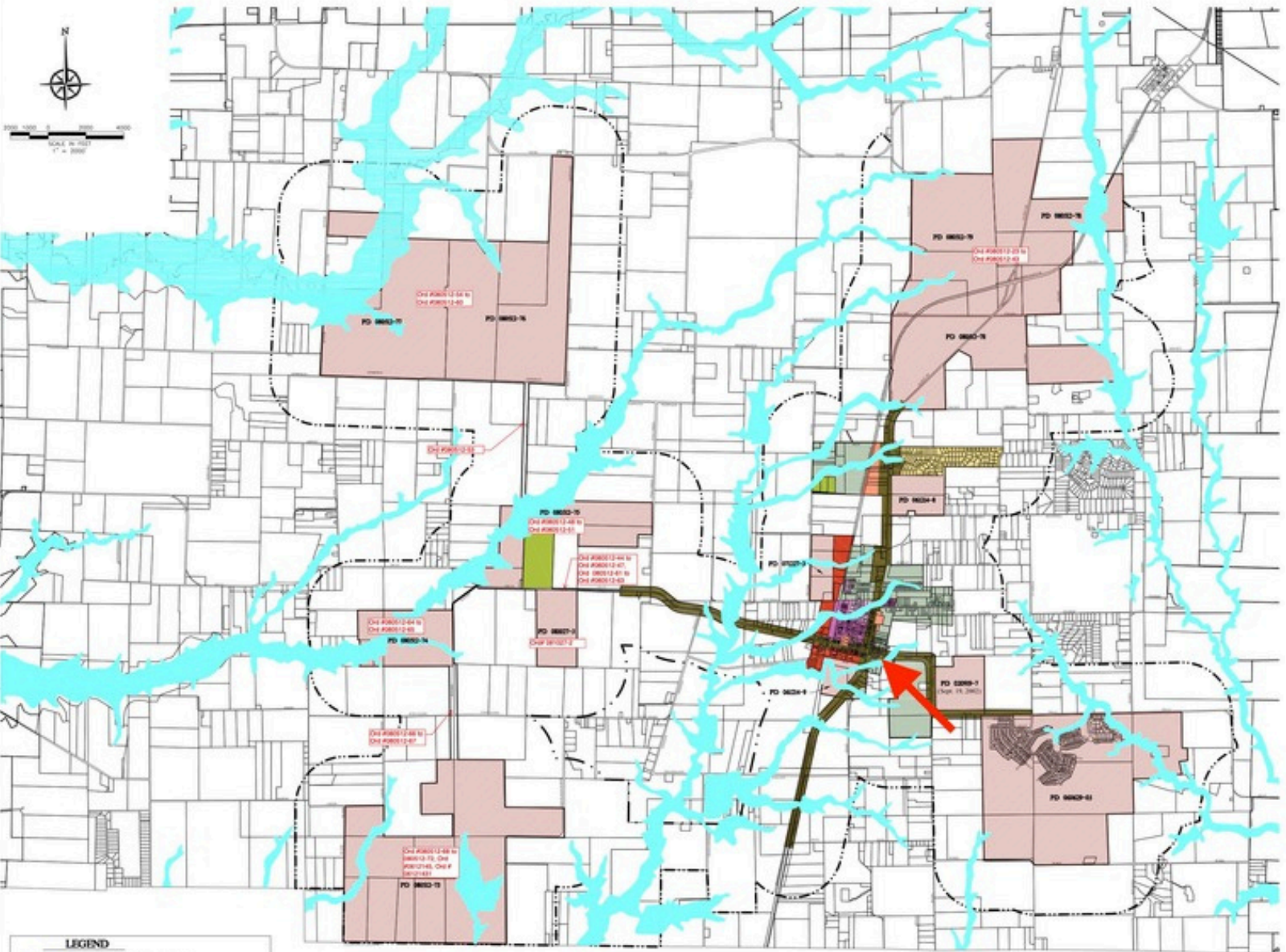


**Janith Boyd | Land Agent**  
[janith@sociallivingre.com](mailto:janith@sociallivingre.com)

214-945-1970 ext 709 | [sociallivingre.com](http://sociallivingre.com)

Information deemed reliable but is not guaranteed by the Broker or Owner and should be verified.





**LEGEND**

- A AGRICULTURE DISTRICT
- SF-2 SINGLE FAMILY RESIDENTIAL DISTRICT-2
- SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT-1
- SF-2 SINGLE FAMILY RESIDENTIAL DISTRICT-2
- TH THORNBURG DISTRICT
- TF TWO FAMILY RESIDENTIAL DISTRICT
- MH-1 MANUFACTURED HOME DISTRICT
- MH-2 MANUFACTURED HOME PARK DISTRICT
- MF MULTIFAMILY DISTRICT
- C COMMERCIAL DISTRICT
- C-1 COMMERCIAL DISTRICT-GENERAL
- C-2 COMMERCIAL DISTRICT-SPECIAL
- M-1 MANUFACTURING-INDUSTRIAL DISTRICT LIGHT
- M-2 MANUFACTURING-INDUSTRIAL DISTRICT HEAVY
- PD PLANNED DEVELOPMENT DISTRICT
- F1 FLOOD PLAIN OVERLAY DISTRICT
- F2 FLOOD PLAIN OVERLAY DISTRICT

**CITY OF GUNTER, TN**

- CITY LIMITS LINE
- FLOODPLAIN LIMITS

Information deemed reliable but must be verified by Buyer prior to closing and is not warranted by Seller or real estate brokers and agents.

**MLA CONSULTING**  
ENGINEERS & PLANNERS

MLA CONSULTING, LLC  
1000 W. MAIN ST. SUITE 200  
GUNTER, TN 37058  
615.242.2000  
WWW.MLAENGINEERS.COM

**CITY OF GUNTER**  
ZONING MAP

SCALE: 1"=200'  
DATE: 11/15/21  
DRAWN: [Name]  
CHECKED: [Name]  
APPROVED: [Name]

**CITY OF GUNTER**  
CITY HALL  
508 W. MAIN ST  
GUNTER, TEXAS 75095



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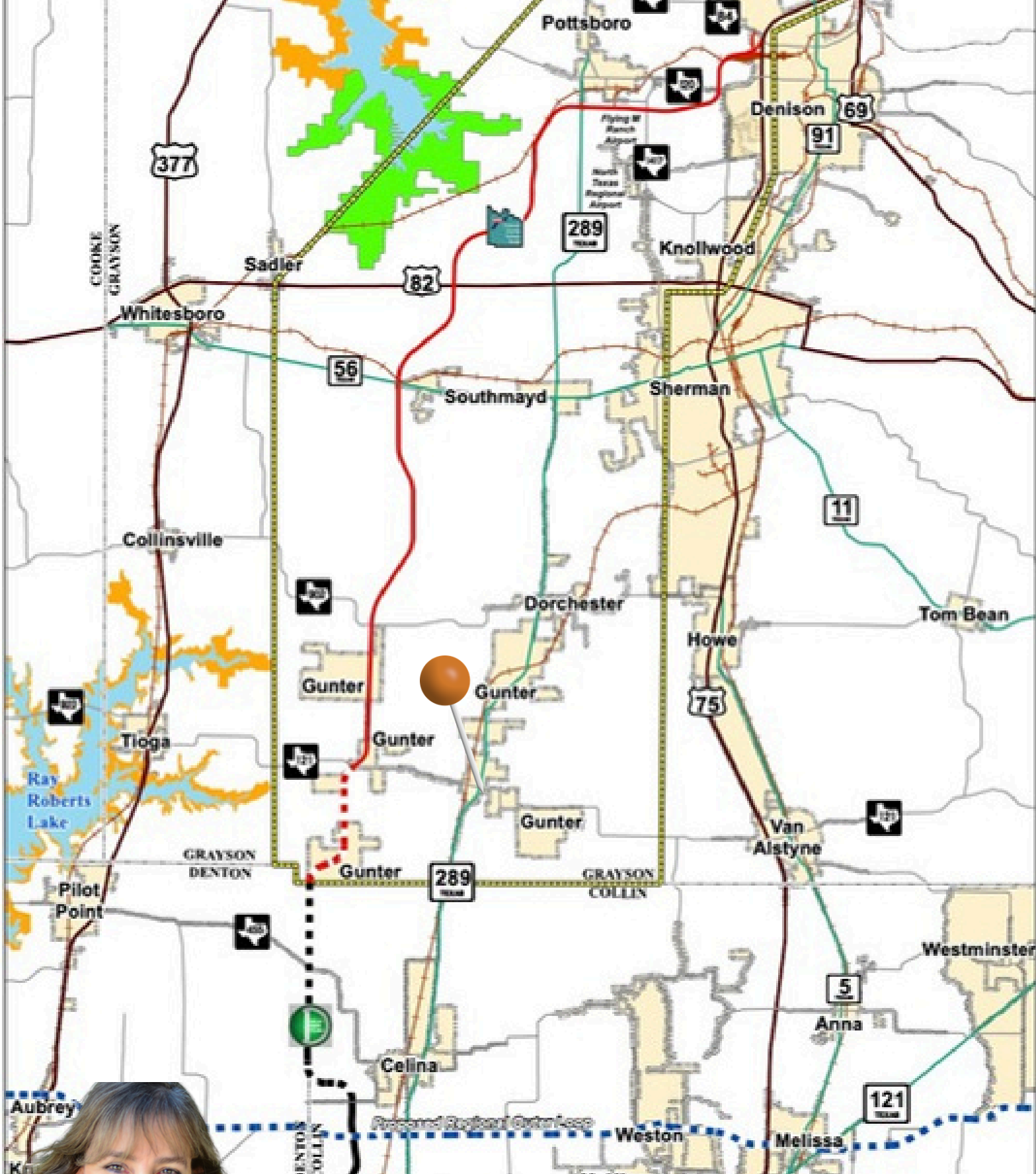


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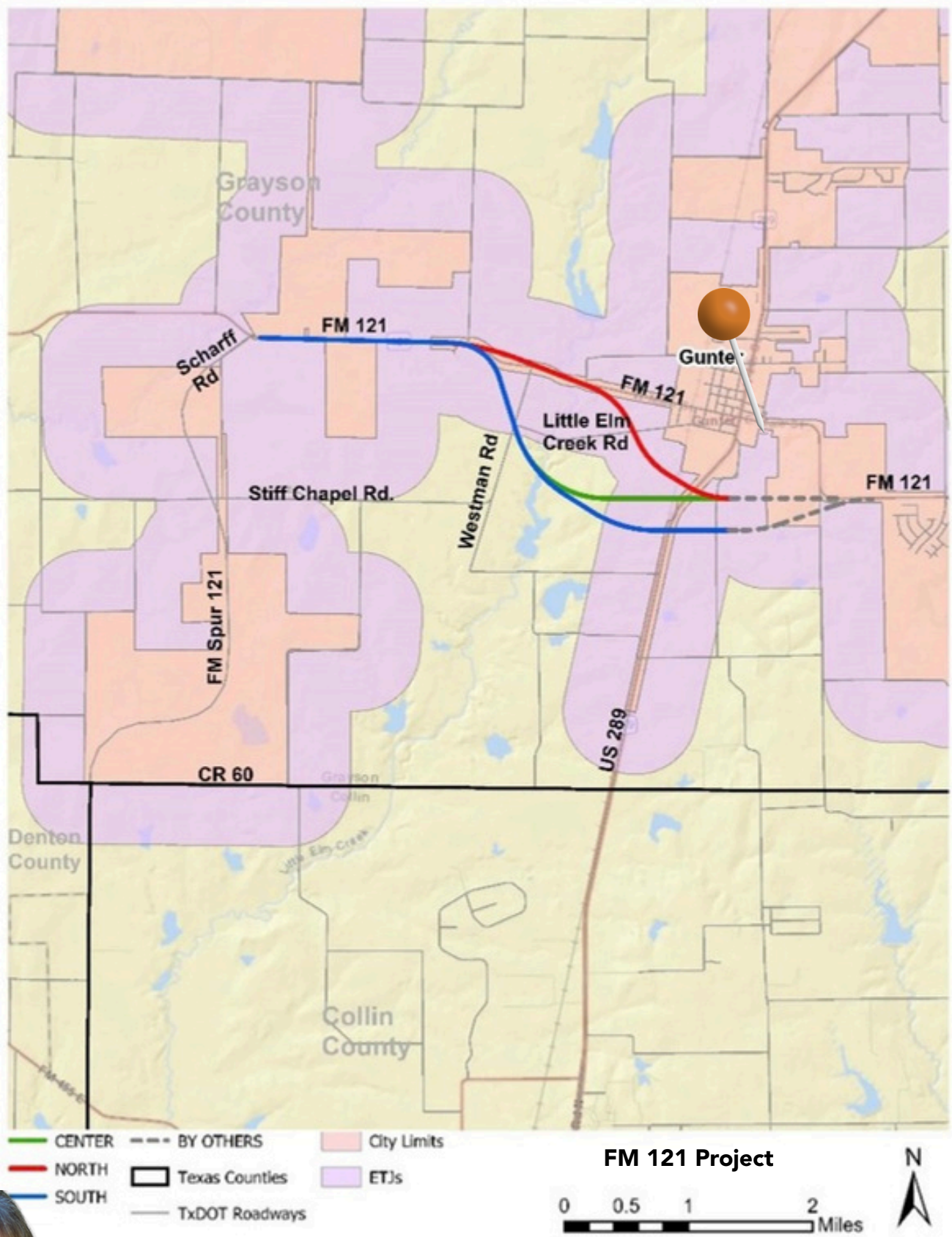


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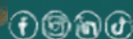




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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Social Living Real Estate Boutique	9003284	Info@SocialLivingRE.com	(214)945-1970
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Janet Clark-Sela	0476532	janet@sociallivingre.com	(214)945-1970
Designated Broker of Firm	License No.	Email	Phone
Janet Clark-Sela	0476532	janet@sociallivingre.com	(214)945-1970
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Janith Boyd	0332734	janith@SocialLivingRE.com	(214)945-1970
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1  
TXR 2501

Social Living Real Estate Boutique, P.O. Box 868 McKinney TX 75070

Phone: 2149451970

Fax:

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

[www.lwtf.com](http://www.lwtf.com)

text



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