

\$8,250,000 - Tbd Jc Maples Road, Gunter

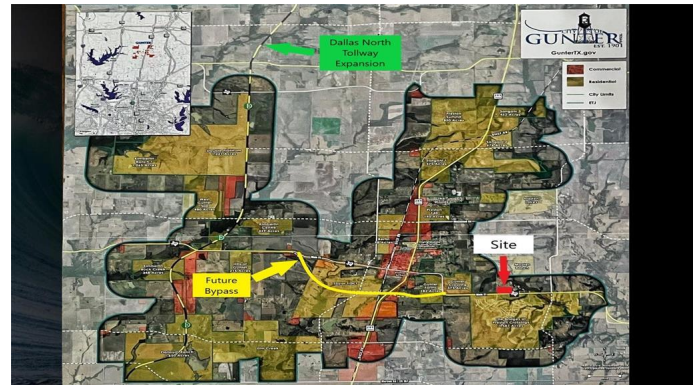
MLS® #21115522

\$8,250,000

0 Bedroom, 0.00 Bathroom,
Land on 30.00 Acres

None, Gunter, TX

This 30-acre ag exempt tract resides on a hard corner of FM 121 and JC Maples Road directly across from the 1,587-acre master-planned Bridges at Preston Crossing in Gunter. Flat, rectangular lot features 1,549 ft of road frontage along FM 121 as well as 814 ft along JC Maples Rd. Ideal for commercial, mixed use, or other high density planned development. Parcel resides in the Gunter ETJ and is located minutes from Sherman which has experienced massive multi-billion dollar expansions from Texas Instruments, Globotech, and Finisar. The 281-acre Platinum Ranch, 500-acre Taylor Ranch, and 1,221-acre Double Platinum Ranch are just a few of the nearby Gunter tracts to be recently acquired by developers and compliment the massive 3,200-acre Legacy Hills development. Additionally, multiple neighboring residential Planned Developments are under active construction. Future TXDOT bypass along FM 121 as well as the Dallas North Tollway expansion will drive traffic counts dramatically higher as developers rush to secure land to accommodate the northward expansion from Frisco, Prosper, and Celina. Gunter residents will be able to easily access the expanding North Dallas Tollway or Hwy 75 in Van Alstyne for easy access to the Dallas metroplex.



Overview

- This 30-acre ag exempt tract resides on a hard corner of FM 121 and JC Maples Road directly across from the 1,587-acre master-planned Bridges at Preston Crossing in Gunter. Flat, rectangular lot features 1,549 ft of road frontage along FM 121 as well as 814 ft along JC Maples Rd. Ideal for commercial, mixed use, or other high density planned development. Parcel resides in the Gunter ETJ and is located minutes from Sherman which has experienced massive multi-billion dollar expansions from Texas Instruments, Globotech, and Finisar. The 281-acre Platinum Ranch, 500-acre Taylor Ranch, and 1,221-acre Double Platinum Ranch are just a few of the nearby Gunter tracts to be recently acquired by developers and compliment the massive 3,200-acre Legacy Hills development. Additionally, multiple neighboring residential Planned Developments are under active construction. Future TXDOT bypass along FM 121 as well as the Dallas North Tollway expansion will drive traffic counts dramatically higher as developers rush to secure land to accommodate the northward expansion from Frisco, Prosper, and Celina. Gunter residents will be able to easily access the expanding North Dallas Tollway or Hwy 75 in Van Alstyne for easy access to the Dallas metroplex.
- Conceptual video link for Bray Farm: <https://youtu.be/H9V2U8sLgrw>

Essential Information

MLS® # 21115522

Price	\$8,250,000
Bathrooms	0.00
Acres	30.00
Type	Land
Sub-Type	Improved Land
Status	Active

Community Information

Address	Tbd Jc Maples Road
Subdivision	None
City	Gunter
County	Grayson
State	TX
Zip Code	75058

Amenities

Utilities	City Sewer, City Water
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Exterior

Lot Description	Acreage, Corner Lot, Pasture, Flag Lot
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School Information

District	Gunter ISD
Elementary	Gunter
Middle	Gunter
High	Gunter

Additional Information

Zoning	Gunter ETJ
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Listing Details

Listing Agent	Steve Brawley
Listing Office	RE/MAX Cross Country

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Listing information last updated on November 21st, 2025 at 9:02am CST