

CENTURY 21[®]

Judge Fite Company



1304 COUNTY ROAD 115

GAINESVILLE, TX 76240



\$3,450,000



1 acres

DESCRIPTION

Prime Investment Opportunity – Three Custom-Built Quadplexes on 40 Acres Seize this rare investment opportunity featuring three custom-built quadplexes designed for quality and efficiency. Each unit boasts wide plank tile flooring, granite countertops, a full appliance package, and spray foam insulation for energy efficiency. Nestled in a tranquil, rolling landscape under a canopy of mature trees, this property offers both privacy and scenic beauty. Beyond the quadplexes, 40 acres of prime land provide endless possibilities for future development, including residential lots, RV parking, or other ventures. Enjoy breathtaking hilltop views and the convenience of being less than a mile from Callisburg High School. Whether you're looking to expand a rental portfolio or develop a thriving community, this property is a versatile and lucrative opportunity in a rapidly growing area. Don't miss out—schedule a viewing today!

PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 20945924

YEAR BUILT:

COUNTY: Cooke

TRACT OR SUBDIVIION: Fcsl

LIST DATE: 05/23/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 40.4

LOT SIZE (SQFT): 1,759,824

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- InteriorLot
- PondOnLot
- RollingSlope
- ManyTrees

YARD/GROUNDS:

- Lighting
- RvHookup

FENCING:

- CrossFenced
- PartialCross

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- SepticAvailable
- SeparateMeters
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: MISTY SCHMITZ 

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BROKERED BY: TIERRA REAL ESTATE

century21judgefite.com

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