

CENTURY 21[®]

Judge Fite Company



1404 MCCONNELL ROAD UNIT A

GUNTER, TX 75058



\$1,100,000



6,720 sqft

DESCRIPTION

Exceptional opportunity in Gunter - a unique commercial and residential property offering flexibility, income potential, and high-quality construction. Built only four years ago, this barndominium-style property blends modern living quarters with expansive workshop, storage, and garage space, all under one roof. The climate-controlled building totals over 6,800 sq ft under roof, including a 1,063 sq ft 2-bedroom, 1.5-bath living space with full kitchen, laundry, and comfortable living room. Downstairs includes a break room with wet bar, half bath, and mechanical room, plus a finished 2-car garage. Upstairs, the open storage area (over 3,000 sq ft) provides endless potential for expansion, business use, or additional build-out. Every space is designed for function and efficiency. Spray foam exterior insulation and fiberglass interior insulation provide energy savings and sound reduction. The entire structure is climate controlled, including the workshop, garage, and open storage - a rare feature compared to most barndo or shop properties. Outside, the property includes a massive 24 x 50 RV garage with 50-amp breaker, floor drain tied into septic, and future sewer stub, plus a portable storage building. A covered patio and fenced yard add comfort and convenience. Situated on 2 acres with no city taxes, this property offers space, privacy, and flexibility for business or residential use. Whether you're seeking a live-work setup, investment, or specialized commercial space, this property delivers unmatched versatility in the rapidly growing Gunter market.

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 21046786
YEAR BUILT: 2021
COUNTY: Grayson
TRACT OR SUBDIVIION: Frank Wood Road Add
LIST DATE: 09/02/2025

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800.451.8055

AREA:
SQUARE FEET: 6,720
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 2
LOT SIZE (SQFT): 87,120

INTERIOR FEATURES

FLOOR COVERINGS:

- Laminate
- Wood

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- DoorSingle
- RvGarage
- GarageFacesSide

LOT DESCRIPTION:

- Acreage
- BackYard
- Cleared
- CornerLot
- Lawn

ROOF TYPE:

- Metal

SIDING:

- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityConnected
- Propane
- OverheadUtilities
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: James Spece 

BROKERED BY: James Spece - Realtor Inc.