

CENTURY 21[®]

Judge Fite Company



3291 N GRAND AVENUE

GAINESVILLE, TX 76240



\$1,500,000



1,934 sqft



3 beds



2 baths

DESCRIPTION

This charming farmhouse boast 3 bedrooms, 2 full bathrooms an open living, office space, kitchen and dining area that all lead to a fantastic enclosed and covered sunroom overlooking the above ground pool and an approximate 13.5 acres of pasture land full of cows. The pasture is fully fenced and ag exempt- Home has been updated and maintained very well. Plenty of space for a family to grow or update things and make an office space with a great location. Property has been zoned Commercial -Industrial so while it is grandfathered in as residential and agricultural land it is an incredible opportunity to get in the growth and development of Gainesville. Just 1.5 miles north of 82 and .5 miles South of HWY 35 it is the prime location with a high daily traffic count. N Grand Ave has also been determined as a Major Throughfare and expected use for 500 ft into the property has building restrictions for the highest and best use of the land. There are already multiple multi family living developments going in as well as business drawing more traffic to the area. So much potential lies in this property just waiting for the right dreams to come true. There is an additional approx 13.5 acres adjacent with Weaver St frontage available as well.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21057717

YEAR BUILT: 1982

COUNTY: Cooke

TRACT OR SUBDIVIION: Mcall M

LIST DATE: 09/12/2025

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET: 1,934

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 0

ACRES: 27.25

LOT SIZE (SQFT): 1,187,010

INTERIOR FEATURES

APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Ranch
- Detached
- Farmhouse

PARKING:

- AdditionalParking

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- FewTrees

ROOF TYPE:

- Composition

SIDING:

- Brick

POOL TYPE:

- AboveGround
- Pool

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- SewerAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- EatInKitchen
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LISTED BY: Jessica Self 

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BROKERED BY: Texas Homes and Land Real Estate,
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