

CENTURY 21®

Judge Fite Company



O'NEIL STREET

GAINESVILLE, TX 76240



\$3,200,000



1 acres

DESCRIPTION

Vanguard Real Estate Advisors ("VREA") is pleased to present the opportunity to acquire approximately 89.46 +- acres located along Shipley Street, O'Neal Street, and Wheeler Creek Drive in Gainesville, Texas. The Site is zoned SF-2, which allows for single family development with a minimum lot width of 75'. The Seller has a concept plan, which contemplates a rezone of the Site to 294, 50' single family lots. The Site is located less than 500 feet south from US Highway 82, and approximately two miles east from I-35. This Site is exceptionally well-priced at \$3,200,000 (\$35,770 per acre) and is a great opportunity to acquire a property in the rapidly growing City of Gainesville.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21195602
YEAR BUILT:
COUNTY: Cooke
TRACT OR SUBDIVIION: na
LIST DATE: 03/03/2026

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 89.46
LOT SIZE (SQFT): 3,896,877

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage

UTILITIES

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Jordan Cortez 

BROKERED BY: Vanguard Real Estsate Advisors

century21judgefite.com

each office is independently owned and operated