

CENTURY 21[®]

Judge Fite Company



3511 S INTERSTATE 35

GAINESVILLE, TX 76240



\$1,399,900



6,700 sqft

DESCRIPTION

Prime commercial opportunity on the I 35 South service road just outside Gainesville city limits. This 21 acre tract offers exceptional highway visibility, easy on off access, and strong development potential. With approximately 21 acres of usable land, the property is well positioned for commercial, industrial, or mixed use projects needing high traffic exposure. Improvements include an older brick home (no value assigned), a double wide manufactured home, an 18 stall horse barn, utility barn, and a pond. Structures provide flexibility for interim use, but the true value is in the land, location, and frontage.

PROPERTY TYPE: Commercial - Unimproved Land
MLS STATUS: Active
MLS: 21216851
YEAR BUILT: 1970
COUNTY: Cooke
TRACT OR SUBDIVIION: Hunt Csl
LIST DATE: 03/26/2026

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800.451.8055

AREA:
SQUARE FEET: 6,700
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 21.4
LOT SIZE (SQFT): 932,184

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Agricultural
- Pasture
- PondOnLot

SIDING:

- Brick
- MetalSiding
- SeeRemarks

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityConnected
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: RITA GREER 

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BROKERED BY: RE/MAX FIRST REALTY

century21judgefite.com

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