

CENTURY 21[®]

Judge Fite Company



5928 E HIGHWAY 82
GAINESVILLE, TX 76240



\$1,300,000



716 sqft



1 beds



1 baths

DESCRIPTION

Unlock massive commercial potential with this prime 12.98-acre hard corner, strategically positioned less than one mile east of the Gainesville city limits on the corner of Hwy 82 and County Road 123. This property offers unparalleled visibility and exposure, boasting approximately 876 feet of highway frontage on Hwy 82 and 646 feet of frontage on County Road 123. Whether you are looking to develop a retail center, industrial hub, or distribution facility, the expansive acreage and level terrain provide the ideal canvas for a variety of high-impact ventures. Dual-road access ensures seamless ingress and egress for heavy traffic or logistics operations. Included on the property is a well-maintained 1-bedroom, 1-bathroom home that is perfectly suited for immediate conversion into a professional office, sales center, or onsite manager's quarters. The interior layout offers a functional workspace, allowing you to establish a base of operations while developing the surrounding land. With its proximity to city growth and substantial highway footprint, this is a rare opportunity to secure a dominant position in a rapidly expanding North Texas corridor. This versatile tract combines immediate utility with long-term investment value. Schedule a showing today to explore the endless possibilities for your business.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: ActiveUnderContract

MLS: 21238921

YEAR BUILT: 1940

COUNTY: Cooke

TRACT OR SUBDIVIION: French M

LIST DATE: 04/14/2026

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET: 716

TOTAL BEDS: 1

FULL BATHS: 1

HALF BATHS: 0

ACRES: 12.98

LOT SIZE (SQFT): 565,408

INTERIOR FEATURES

FIREPLACE:

- WoodBurning

APPLIANCES:

- ElectricRange

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Ranch
- Detached

PARKING:

- Outside

LOT DESCRIPTION:

- Acreage
- BackYard
- CornerLot
- Lawn
- Landscaped
- Level
- FewTrees

POOL TYPE:

- None

FENCING:

- BarbedWire
- Partial

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- CableAvailable
- ElectricityAvailable
- SepticAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- Other
-

LISTED BY: BRANDON PARKER 

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BROKERED BY: Fathom Realty, LLC