

\$5,855,000 - 8016 E Us Hwy 82, Gainesville

MLS® #20941405

\$5,855,000

3 Bedroom, 3.20 Bathroom, 1,782 sqft

Residential on 123.16 Acres

Demarcus J, Gainesville, TX

Uncover a rare expansive Residential, Commerical, or Equestrian Development Opportunity.... 123+ acre estate offering endless possibilities. Perfectly positioned with three separate road access points—including frontage on a major highway—this property boasts both visibility and convenience for large-scale projects or a private retreat. The estate features a well-maintained 3-bedroom, 2-bath home spanning 1,786 square feet, ideal as a personal residence, guest quarters, or office space.

Equestrian enthusiasts and professionals will appreciate the three barns housing over 60 stalls, along with multiple paddocks, pastures, and scenic ponds. The property also includes a collection of storage buildings, labs, and office spaces designed for functionality and future expansion. Whether your vision is to create a luxury horse facility, master-planned residential community, or mixed-use commercial venture—this property has the location, infrastructure, and layout to bring it to life. Property can be subdivided.

This is more than land—it's a canvas for your next big opportunity.

Built in 2018

Essential Information

MLS® #	20941405
Price	\$5,855,000



Bedrooms	3
Bathrooms	3.20
Full Baths	3
Half Baths	2
Square Footage	1,782
Acres	123.16
Year Built	2018
Type	Residential
Sub-Type	Farm
Style	Ranch, Other
Status	Active

Community Information

Address	8016 E Us Hwy 82
Subdivision	Demarcus J
City	Gainesville
County	Cooke
State	TX
Zip Code	76240

Amenities

Utilities	Aerobic Septic, Co-op Electric, Co-op Water, Electricity Connected, Gravel/Rock, Septic, Other
Garages	Additional Parking, Asphalt, Electric Gate

Interior

Interior Features	Built-in Features
Heating	Central, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Exterior

Exterior Features	Stable/Barn, Storage
Lot Description	Acreage, Agricultural, Many Trees, Pasture
Construction	Brick, Metal Siding, Wood, Concrete

School Information

District	Callisburg ISD
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Elementary	Callisburg
Middle	Callisburg
High	Callisburg

Listing Details

Listing Agent	Megan Humphrey
Listing Office	Christies Lone Star

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