

\$657,300 - 6025 Fm 902, Gainesville

MLS® #20938504

\$657,300

3 Bedroom, 2.00 Bathroom, 1,400 sqft
Residential on 3.00 Acres

Denyer W, Gainesville, TX

3 ACRES, CUSTOM HOME, COMMERCIAL POTENTIAL. Exceptional Modern Farmhouse with Flexible Use on 3 Acres Near Lake Kiowa! Discover the perfect blend of comfort and opportunity at 6025 FM 902 in between Gainesville and Lake Kiowa, TX. This professionally built 3-bedroom, 2-bath residence, completed in 2024, offers 1,400 square feet of intelligently planned living space situated on a fully fenced and gated 3-acre property. Step inside to an inviting open-concept design featuring sleek finishes, durable materials, and a layout that seamlessly supports both everyday living and entertaining. The steel-framed aluminum garage & workshop provides generous room for hobbies, storage, or running a business right from home—perfect for creative minds or self-starters. Outdoors, you'll find a picturesque setting with mature shade trees, well-kept landscaping, and plenty of room to grow. What truly sets this property apart, though, is its versatile commercial potential. Three fully equipped RV hook-up stations. Multiple utility outbuildings ideal for storage, workshops, or conversion. Flat, build-ready acreage perfect for future development or entrepreneurial use. With its close proximity to Lake Kiowa, and visibility along FM 902, this property is perfectly positioned for use as a boutique RV park, short-term rental retreat, boat & RV storage, or even a home-based business headquarters, as it is currently being used. Take inspiration from the nearby Lake



Kiowa RV Park, and imagine the income possibilities. Whether you're looking for a serene homestead, an income-producing investment, or both – this property delivers. It's more than just a home – it's a rare opportunity to live, work, and invest in one of North Texas' most desirable lake-adjacent locations.

Built in 2024

Essential Information

MLS® #	20938504
Price	\$657,300
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,400
Acres	3.00
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Modern Farmhouse
Status	Active

Community Information

Address	6025 Fm 902
Subdivision	Denyer W
City	Gainesville
County	Cooke
State	TX
Zip Code	76240-8631

Amenities

Utilities	Septic
# of Garages	1
Garages	Additional Parking, Covered, Driveway, Garage, Gated, Golf Cart Garage, Gravel, Heated Garage, Lighted, On Site, Private, RV Access/Parking, Side By Side, Storage, Workshop in Garage

Interior

Interior Features	Built-in Features, Cable TV Available, Decorative Lighting, Eat-in Kitchen, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Heating	Central, Electric
Fireplaces	Gas, Living Room, See Remarks

Exterior

Exterior Features	Awning(s), Covered Deck, Covered Porch(es), Garden(s), Rain Gutters, Lighting, Private Entrance, RV Hookup, RV/Boat Parking, Storage
Lot Description	Acreage
Roof	Composition, Shingle
Foundation	Slab

School Information

District	Callisburg ISD
Elementary	Callisburg
Middle	Callisburg
High	Callisburg

Listing Details

Listing Agent	Doug Matzke
Listing Office	Keller Williams Legacy

Users may not reproduce or redistribute the data found on this site. The data is for viewing purposes only. Data is deemed reliable, but is not guaranteed accurate by the MLS or NTREIS.
Listing information last updated on November 4th, 2025 at 10:30pm CST