



FOUNDRY
COMMERCIAL

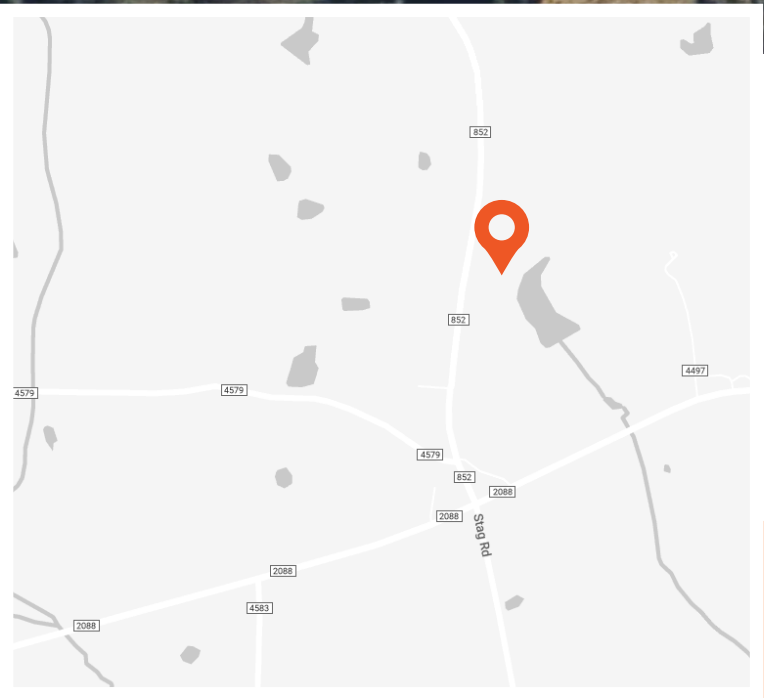
CHURCH PROPERTY FOR SALE

9335 E FM 852 | WINNSBORO, TX 75494

1,500± TOTAL SF ON 1.44± AC FOR SALE



852



ASKING PRICE: ~~\$125,000~~ \$95,000

DESCRIPTION

The property consists of a religious building measuring 1,500± SF sitting on an 1.44± AC parcel.

The one-story building contains a sanctuary and a fellowship hall with a kitchen.

The property has approximately 260 feet of frontage on FM 852.

It is located 0.30± north of FM 2088 and 0.60± south of FM 1647.

- **Parcel IDs:** 23880
- **Size:** 1,500± SF on 1.44± AC
- **Parking:** Paved Lot
- **Zoning:** None

FOR MORE INFORMATION, PLEASE CONTACT:

CARLIN BEEKMAN | 407.540.7789
Senior Vice President
carlin.beekman@foundrycommercial.com
Licensed Real Estate Broker



IN CONJUNCTION WITH:

VICKI ZERCHER | 903.569.4066
Realtor
vickizercher@gmail.com
Licensed Real Estate Broker



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Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

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PROPERTY PHOTOS



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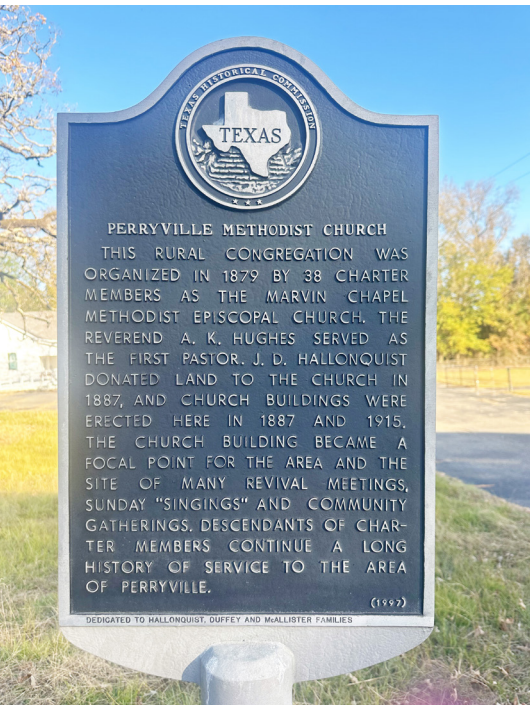
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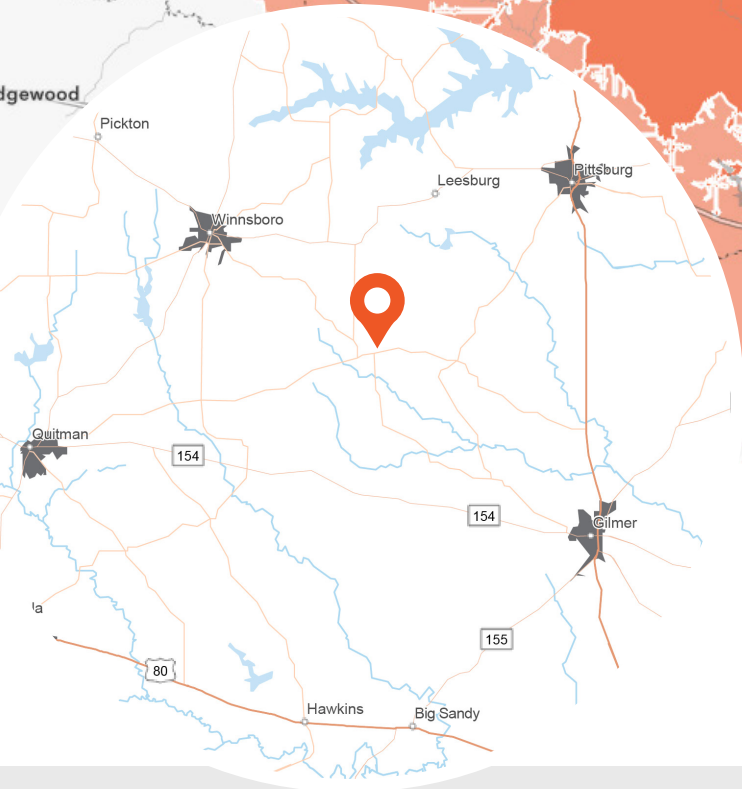
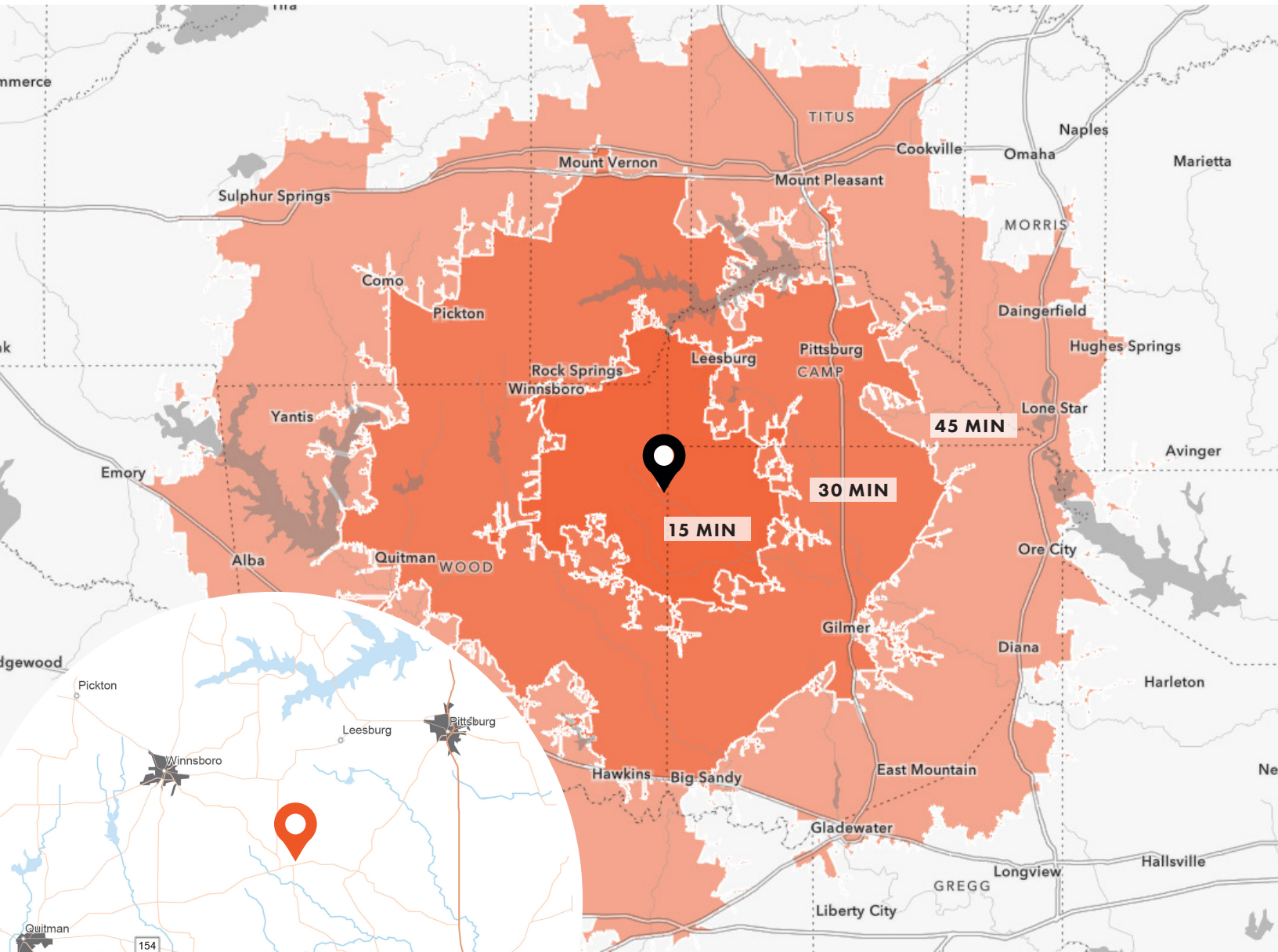
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LOCATION & DRIVE TIMES



APPROXIMATE TRAVEL TIMES

GILMER	25 MINUTES
QUITMAN	25 MINUTES
PITTSBURG	20 MINUTES
WINNSBORO	15 MINUTES

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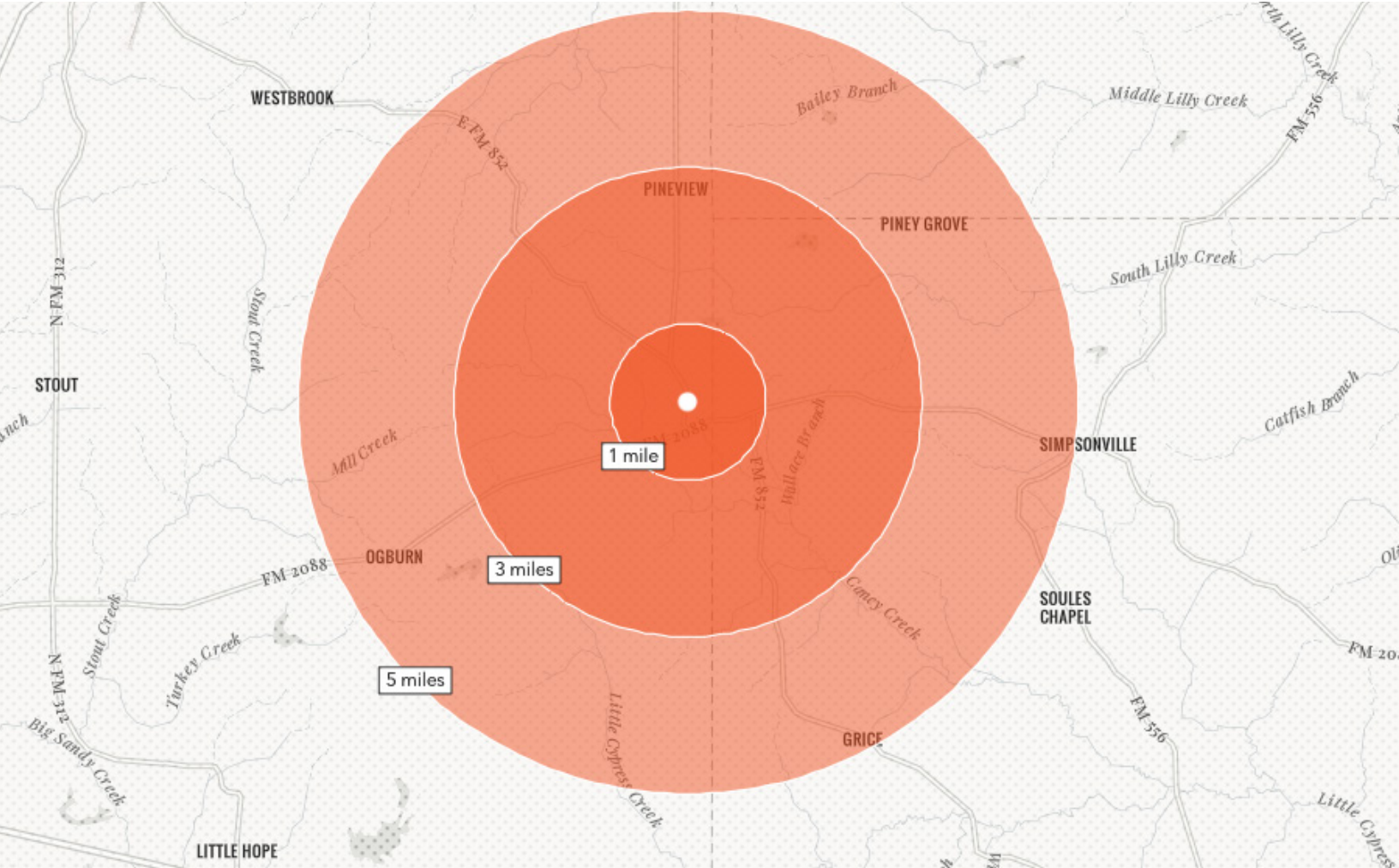
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DEMOGRAPHICS



1 MILE RADIUS

	172 ESTIMATED POPULATION 2025
	45.5 MEDIAN AGE
	\$180,494 MEDIAN HOME VALUE 2025
	\$117,828 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	1,056 ESTIMATED POPULATION 2025
	45.0 MEDIAN AGE
	\$187,423 MEDIAN HOME VALUE 2025
	\$112,273 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	2,590 ESTIMATED POPULATION 2025
	44.7 MEDIAN AGE
	\$193,960 MEDIAN HOME VALUE 2025
	\$107,056 AVG HOUSEHOLD INCOME

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