



Religious/Multi-Use Opportunity For Sale

15.04 Acres | 22,493 SF

2045 SE GREEN OAKS BLVD

ARLINGTON, TX 76018

FOR MORE INFORMATION
PLEASE CONTACT:

STACY BYASSEE

Broker

+1 940.600.8883

sbyassee@fathomrealty.com





Investment Overview

The Seller is offering the adjacent ± 7.5 -acre surplus tract for sale separately at \$1,650,000. Purchasers interested in acquiring only the church campus, excluding the surplus acreage, may also submit offers for the church property independently. Contact the listing agent for pricing details and additional information regarding either opportunity.

Contact Broker for Pricing

Price

230 paved spaces

Parking

F1-Commercial

Zoning

805 +/- Frontage

to Green Oaks Blvd

15.04

Acres

Strategically located just one minute from Highway 360 and three minutes south of Interstate 20, this exceptional church campus is positioned within one of Arlington's most active and rapidly growing corridors. Surrounded by established residential neighborhoods, thriving commercial development, and major retail destinations, the property benefits from outstanding visibility, strong traffic counts, and convenient access throughout Arlington and the greater DFW Metroplex.

The beautifully maintained campus encompasses more than 22,000 square feet and offers a versatile layout designed to support a wide range of ministry, educational, and community-focused activities. The facility includes multiple second-floor classrooms ideal for Sunday school programs, small group meetings, educational instruction, training seminars, workshops, and community gatherings.

Several expansive outdoor areas provide ample space for recreational activities, youth programs, Vacation Bible School, summer camps, scout meetings, special events, and fellowship opportunities. The property also features a dedicated playground, providing an excellent amenity for children's ministries, daycare operations, schools, and family-oriented community programs.

The campus layout effectively accommodates both large congregational gatherings and day-to-day operations. Additional acreage presents future development opportunities, further enhancing the property's long-term value and flexibility.

Permitted uses include, but are not limited to, religious facilities, colleges and universities, private schools, daycare centers, office uses, and various mixed-use applications.

With its prime location, excellent accessibility, abundant indoor and outdoor amenities, and highly adaptable improvements, this property is exceptionally well suited for a growing congregation, educational institution, or multi-use organization seeking to establish and expand its presence within a vibrant and expanding community.

PROPERTY FEATURES

- 805+/- Frontage To Green Oaks Blvd
- Sound Equipment Booth
- Fully Equipped Commercial Grade Kitchen
- Eight Large 2nd Floor Classrooms
- Multiple Offices
- Sanctuary Seats: 400
- Paved Parking Spots: 230
- Restrooms: 4
- Gross Building Area: 22,493
- Number Of Stories: 2
- Year Built: 1998
- Acres: 15.04
- Land Square Feet: 655,399
- Parcel ID: 80843735
- Zoning: F1 Commercial

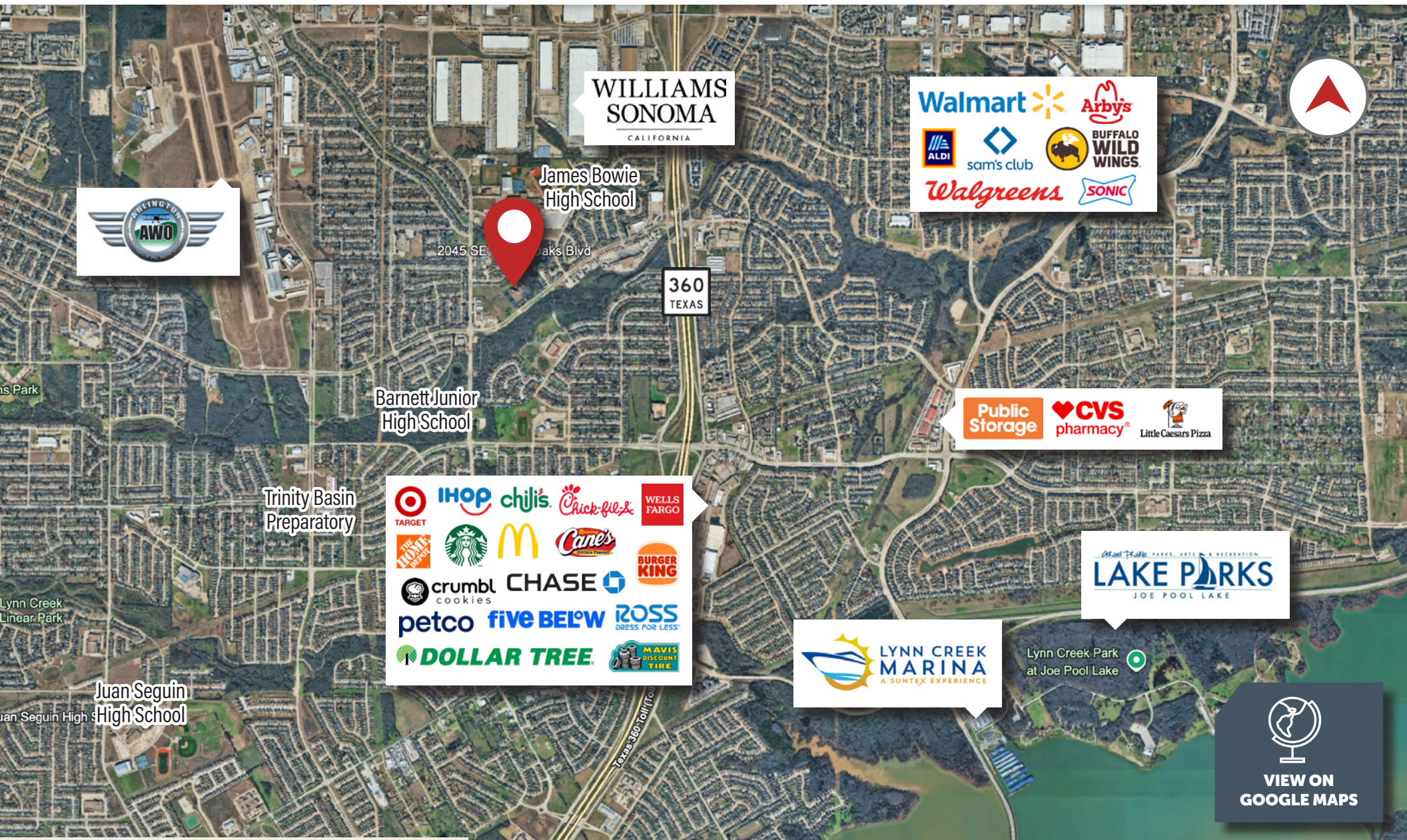
Floor Plan



Classroom #	Square Feet
101	500
102	498
112	491
114	491
115	413
116	491
201	595
202	596
207	952
209	469
210	437
212	952
214	836
215	497
216	495
Total Classroom Area	8,713 SF
Offices	1,703 SF
Restrooms	469 SF
Storage/Mechanical	1,061 SF
Circulation/Common Areas	2,010 SF

- Multiple classrooms on both levels
- Administrative offices
- Storage throughout
- Elevator access to both levels
- Large central corridor for circulation
- Sanctuary with seating for approximately 400 attendees
- Dedicated sound equipment/control booth
- Fully equipped commercial-grade kitchen

Nearby Amenities Map

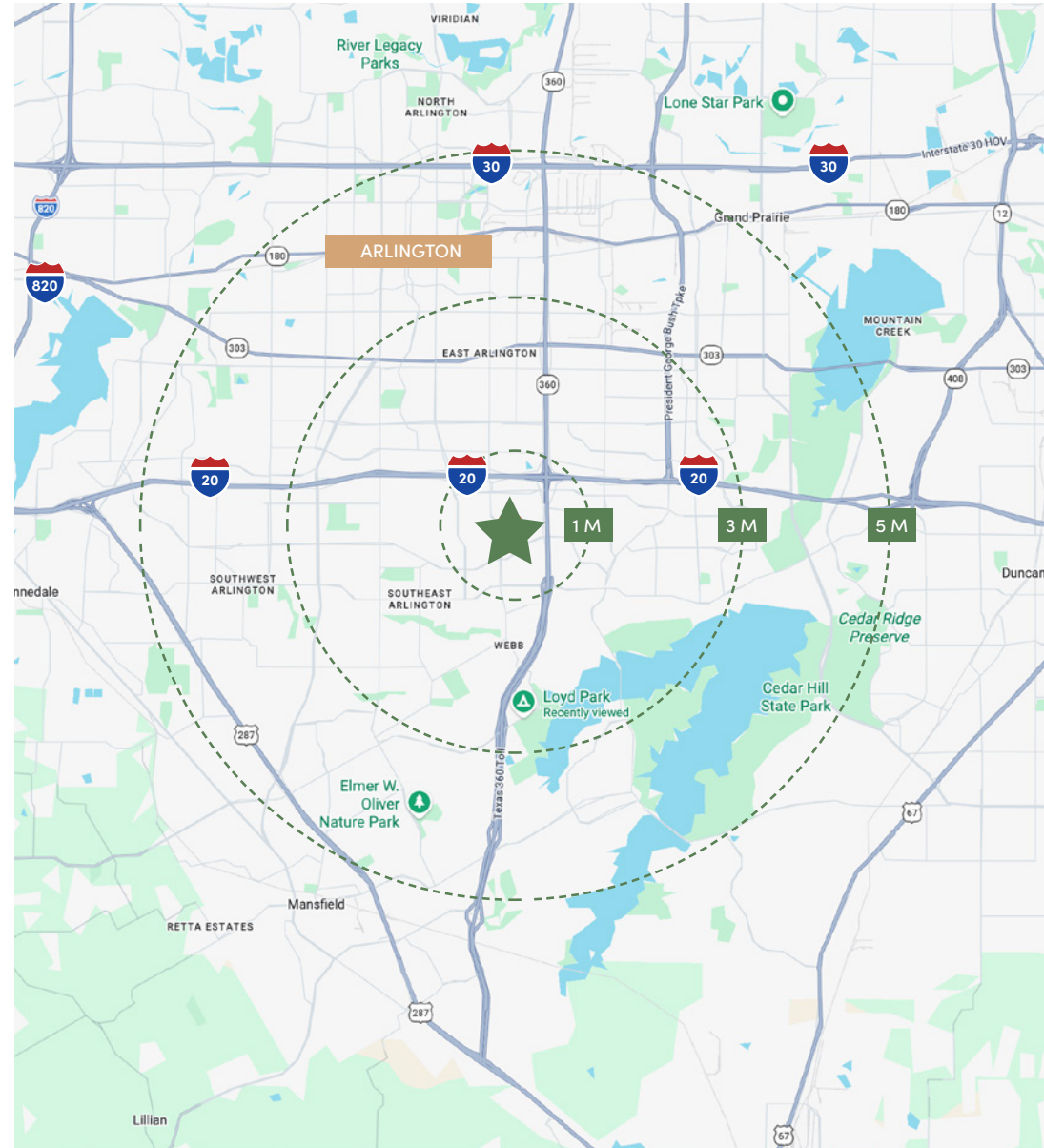


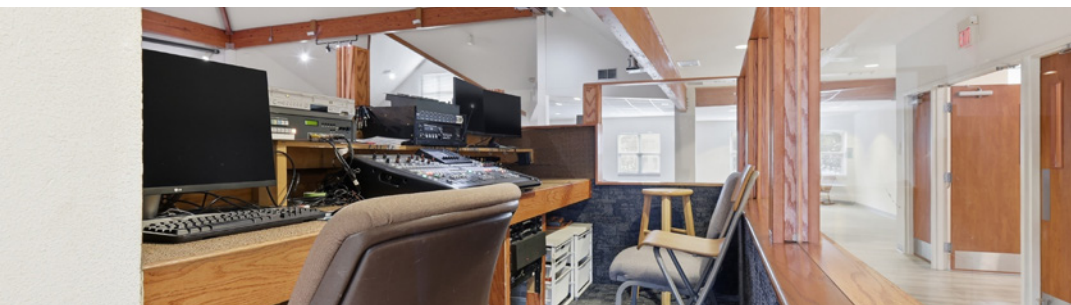
Demographics

Population	1 Mile	3 Mile	5 Mile
2025 Population	18,470	112,828	314,912
2030 Population Projection	\$56,240	\$60,657	\$62,904
2020-2025 Annual Population Growth Rate	0.27%	0.14%	0.27%
2020-2025 Annual Population Growth Rate	-0.13%	0.12%	0.25%

Household Income	1 Mile	3 Mile	5 Mile
2025 Avg. Household Income	\$110,241	\$116,530	\$112,460

Age	1 Mile	3 Mile	5 Mile
2025 Median Age	35.6	37.6	36.8







Religious/Multi-Use
Opportunity

For Sale

2045 SE GREEN OAKS BLVD
ARLINGTON, TX 76018



FOR MORE INFORMATION
PLEASE CONTACT:

STACY BYASSEE

Broker

+1 940.600.8883

sbyassee@fathomrealty.com

www.stacybyassee.com

The material contained in this Offering Brochure is strictly confidential, solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. The information should not be photocopied or disclosed to any third party without the written consent of Fathom Realty, LLC, or used for any other purpose whatsoever other than to evaluate the possible purchase of the Property. Fathom Realty, LLC, nor Owner, make any representation or warranty, express or implied as to the accuracy or completeness of the information contained herein and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. The Brochure may include estimates with respect to the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. The information herein is subject to change without notice and the recipient of these materials shall not look to Owner or Fathom Realty, LLC for the accuracy or completeness thereof. Recipients of this Offering Brochure are encouraged and advised to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and not an offer to sell the Property. The Owner expresses the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchased Agreement. Only a fully executed Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.