



FOUNDRY
COMMERCIAL

2.88± TOTAL ACRES

REDEVELOPMENT/RELIGIOUS PROPERTY FOR SALE

5915 & 5919 SINGING HILLS DR | DALLAS, TX 75241

6,921± TOTAL SF ON 2.88± AC FOR SALE



DESCRIPTION

The property consists of a religious building and a single-family residence totaling 6,921± square feet of space. The buildings sit on two parcels that when combined measure 2.88± acres.

CHURCH - 4,936± SF | 5915 SINGING HILLS DRIVE

Features a sanctuary (seating capacity 120±) several classrooms, 2 offices, a large multipurpose room with dividers, a fellowship hall with kitchen area, a storage room, and men's and women's restrooms, along with an outdoor raised-bed garden.

RESIDENCE- 1,985± SF | 5919 SINGING HILLS DRIVE

One-story single-family residence with a garage and fenced-in yard.



FOR MORE INFORMATION, PLEASE CONTACT:

CARLIN BEEKMAN | 407.540.7789

Senior Vice President

carlin.beekman@foundrycommercial.com

Licensed Real Estate Broker

JACOB STOVER | 443.695.0102

Senior Associate

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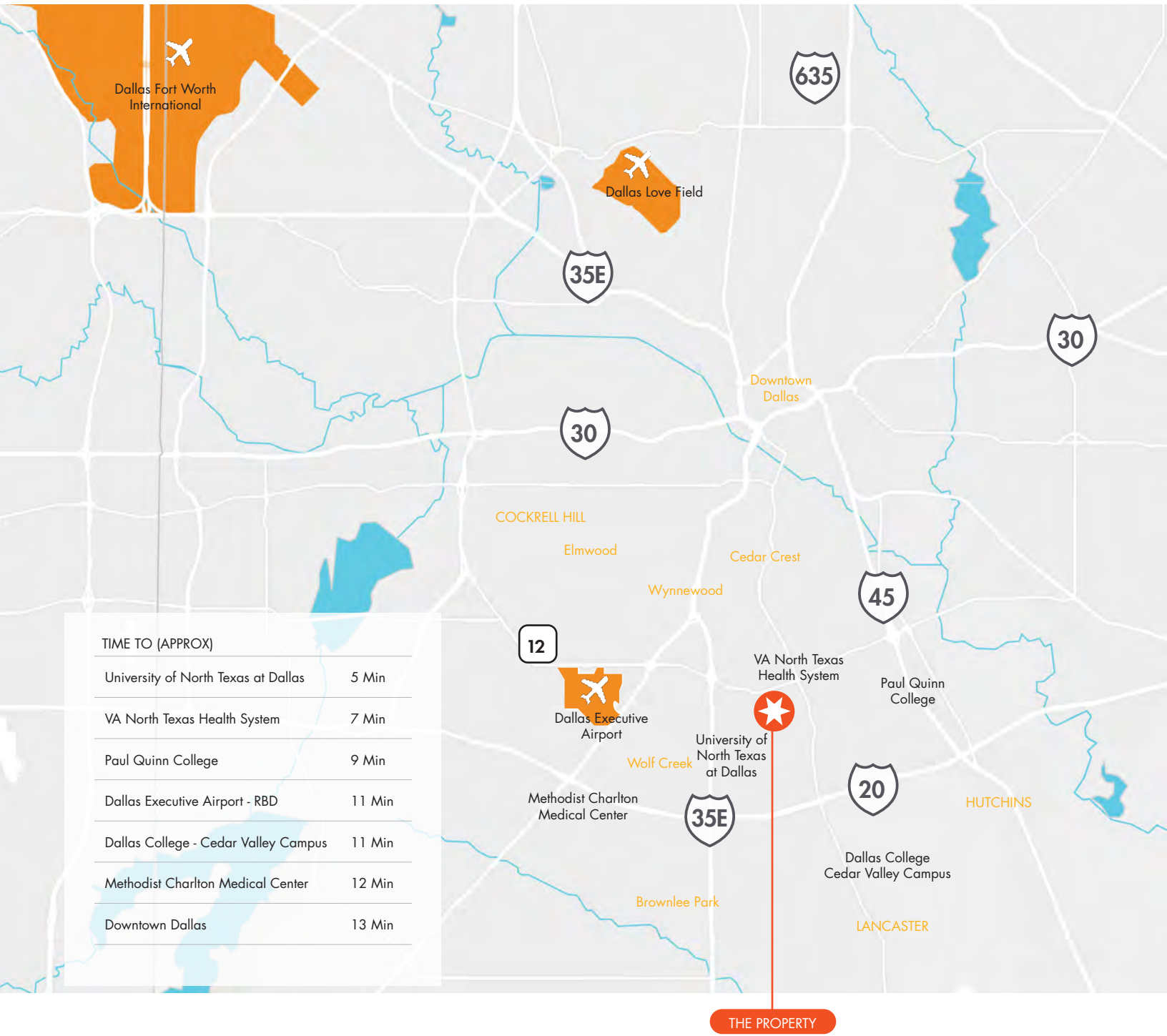
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LOCATION



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DISTANCE TO INTERSTATES (APPROX)

I-35E	1.2± Miles
I-20	2.5± Miles
I-45 N	3.7± Miles
I-45 S	5.1± Miles

Businesses and Landmarks:

- Top Left:** Subway, Wendy's, QT, IHOP, Taco Bell, Walmart, Dollar Tree.
- Top Center:** VA Medical Center, DART.
- Center:** Walgreens, CVS, Burger King, DART, E. Ledbetter Drive, S. Lancaster Road, Ledbetter, Camp Wisdom, DART.
- Bottom Left:** Shell, Exxon, U-Haul, Comerica, Chevron, Jack in the Box, Family Dollar, McDonald's, DART, UNT-Dallas.
- Bottom Center:** EVgo, QT, EXON, WINDWARD.
- Bottom Right:** Wendy's, Texaco, Long John Silver's, Popeyes, Exxon, Subway, W, Chevron, Sonic, Taco Bell, McDonald's.

Highways: 35E, 45, 20.

Property Location: THE PROPERTY (marked with a star at the intersection of E. Ledbetter Drive and S. Lancaster Road).

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NEARBY DEVELOPMENT



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ZONING**R-7.5A****Single-Family 7,500 Square Feet District**

Primary Use	Single-Family Residential
Min. Lot Size per Dwelling Unit	7,500 SF
Max. Lot Coverage	45% (residential structures)
Max. Building Height	30 FT
Min. Front Yard	25 FT
Min. Side/Rear Yard	5 FT

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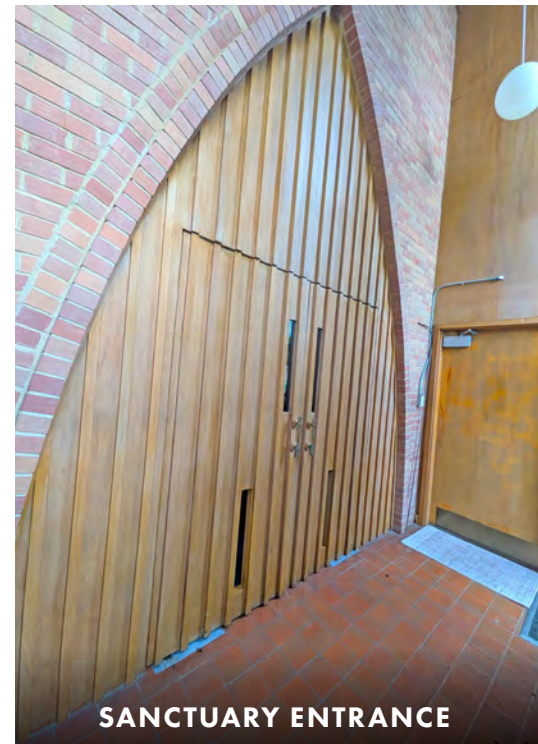
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PROPERTY PHOTOS



CHURCH EXTERIOR



SANCTUARY ENTRANCE



SANCTUARY FROM FRONT



SANCTUARY FROM BACK



CLASSROOM

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PROPERTY PHOTOS



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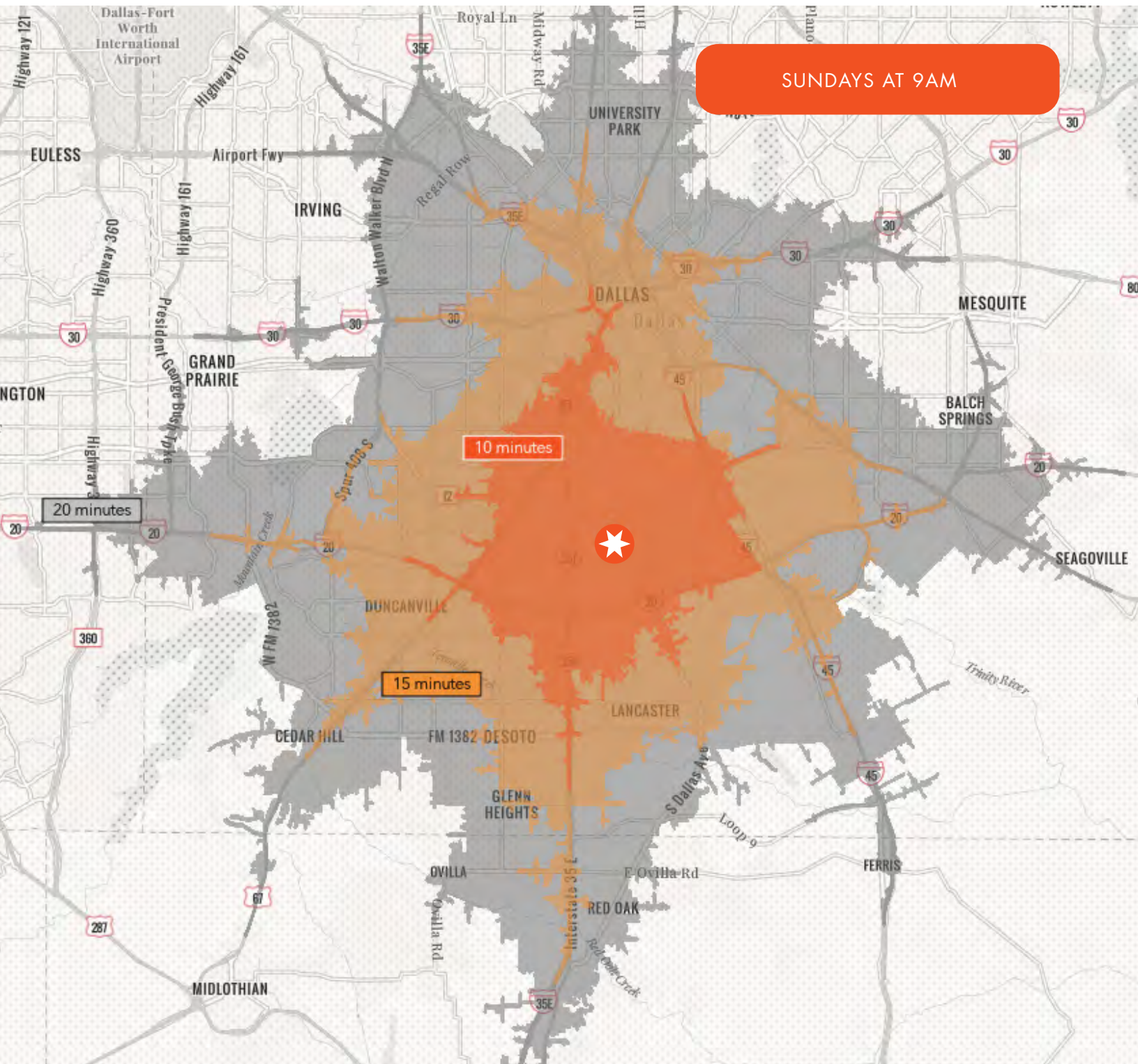
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DRIVE TIMES TO PROPERTY



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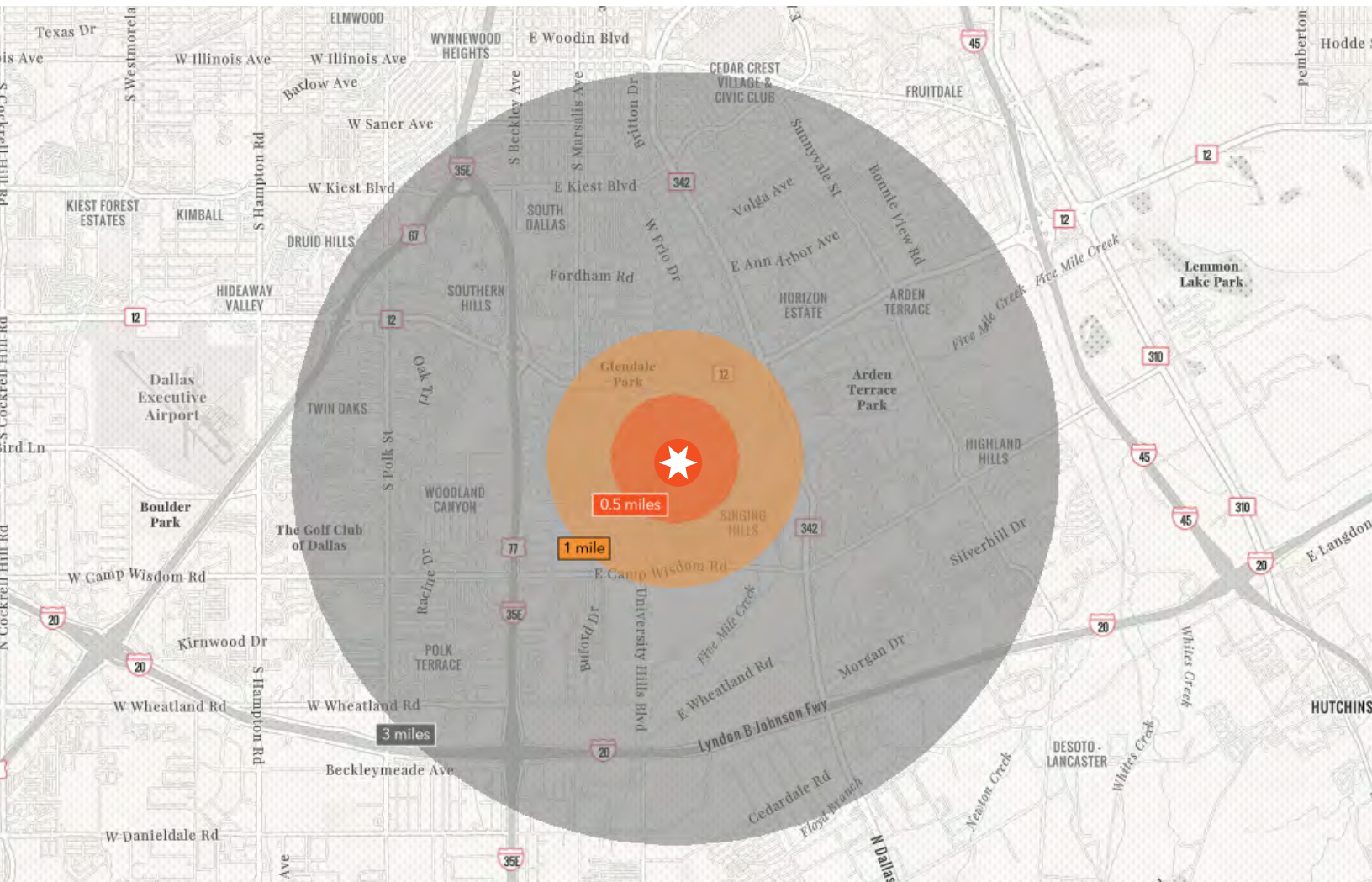
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DEMOGRAPHICS



.5 MILE RADIUS



2,847
ESTIMATED POPULATION 2026



40.6
MEDIAN AGE



\$225,953
MEDIAN HOME VALUE 2026



\$56,522
AVG HOUSEHOLD INCOME

1 MILE RADIUS



9,075
ESTIMATED POPULATION 2026



38.8
MEDIAN AGE



\$229,411
MEDIAN HOME VALUE 2026



\$69,847
AVG HOUSEHOLD INCOME

3 MILE RADIUS



100,230
ESTIMATED POPULATION 2026



33.8
MEDIAN AGE



\$230,319
MEDIAN HOME VALUE 2026



\$67,170
AVG HOUSEHOLD INCOME

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