



OFFERING MEMORANDUM

6400 MIDWAY ROAD

Springtown, TX 76082 • Turnkey Church / Multi-Use Facility on 1.41 Acres

PRICE
\$275,000

BUILDING SIZE
2,400 SF

PRICE / SF
\$114.58

LOT SIZE
1.41 Acres

Aerial parcel view — property lines are approximate

No Zoning in Place — Wide Use Flexibility in Unincorporated Parker County

PRESENTED BY

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DISCLAIMER

This Offering Memorandum has been prepared using information provided by the seller, the North Texas Real Estate Information Systems (NTREIS), and other sources believed to be reliable, but it is not a substitute for a thorough due-diligence investigation. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein. Prospective purchasers should conduct their own independent investigation of the property, including but not limited to physical condition, zoning, and title. The property is subject to prior sale, price change, or withdrawal without notice.

PROPERTY SUMMARY

Address	6400 Midway Road, Springtown, TX 76082	County	Parker
Subdivision	Midway Church Estates	Legal Description	Lot 1, Block 1, Midway Church Estates — 1.410 acres
Parcel ID	R000090032	Building Size	2,400 SF (60' x 40')
Lot Size	1.410 Acres (61,420 SF)	Construction	Metal siding & roof, slab foundation
Zoning	None (unincorporated Parker County)	Ceiling Height	8 to 10 Feet
Current Use	Church (Midway Church of Christ)	Utilities	Co-op water, electricity, septic
HVAC	Central electric heat & air	Parking	On-site concrete / asphalt
Unexempt Taxes	\$1,503 (annual)	Listing Price	\$275,000 (\$114.58/SF)

Overview

Currently operating as Midway Church of Christ, 6400 Midway Road offers a turnkey facility on 1.41 wooded acres in Parker County, minutes from Highway 199. The 60' x 40' metal building is divided into two halves: an open congregational worship space with a covered front entry and double doors, and a supporting side with restrooms, a private office, classrooms, and storage. Additional walk doors serve the side and rear of the building, and concrete parking is available on site. Mature trees surround the property for a private, natural setting with room to expand.

While the facility is ready to continue serving as a church, the layout lends itself to daycare, private school, professional office, retail, workshop, studio, or community-space use. Note the building does not include a kitchen, and services continue on site through closing.

INVESTMENT HIGHLIGHTS

- ▶ Turnkey 2,400 SF metal building on 1.41 wooded acres in Parker County, minutes from Highway 199.
- ▶ No zoning in place — unincorporated Parker County location offers a buyer wide latitude of use.
- ▶ Move-in ready for continued religious use, or easy repositioning to daycare, private school, professional office, retail, or workshop/community space.
- ▶ Open assembly space plus a separate wing with restrooms, private office, classrooms, and storage.
- ▶ Covered front entry with double doors, plus additional walk doors on the side and rear.
- ▶ On-site concrete parking with room to expand; co-op water, electric, and septic already in place.
- ▶ Mature tree cover provides a private, natural setting uncommon at this price point.
- ▶ Recently reduced to \$275,000 (\$114.58/SF) — with a low unexempt tax basis of \$1,503 annually.

PROPERTY PHOTOS



Aerial view — building footprint and parking



Aerial view — wooded 1.41-acre site



Aerial view — regional context along Midway Road



Front elevation — covered entry

LOCATION & MARKET OVERVIEW

6400 Midway Road sits on 1.41 wooded acres in unincorporated Parker County, just off Highway 199 between Springtown and Azle. From Azle, the site is reached via Highway 199 west approximately 5 miles, then left on Midway Road; from Springtown, via Highway 199 east approximately 6 miles, then right on Midway Road. The property sits roughly 0.8 miles in from either turn.

Parker County is one of the faster-growing counties in the Fort Worth metro, and the Springtown/Azle corridor continues to see rooftop and small-business growth outside the reach of municipal zoning. Without zoning in place, the site offers a buyer wide latitude to continue religious use or reposition the building for daycare, school, office, retail, or workshop/community use — a combination of land, existing improvements, and use flexibility that is increasingly hard to find at this price point.



Front elevation and concrete parking apron

OFFERING TERMS & CONTACT

Term	Detail
List Price	\$275,000 (reduced from \$350,000)
Price / SF	\$114.58
Showing	Appointment only via BrokerBay; not available Sundays
Occupancy	Owner — church continues services until closing
Excludes	All church belongings
Preferred Title Co.	Kane Title, Plano, TX • 972-665-0055

For due diligence materials, showings, or offers, contact:

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