



# 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

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# 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

# Floor Plans

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.

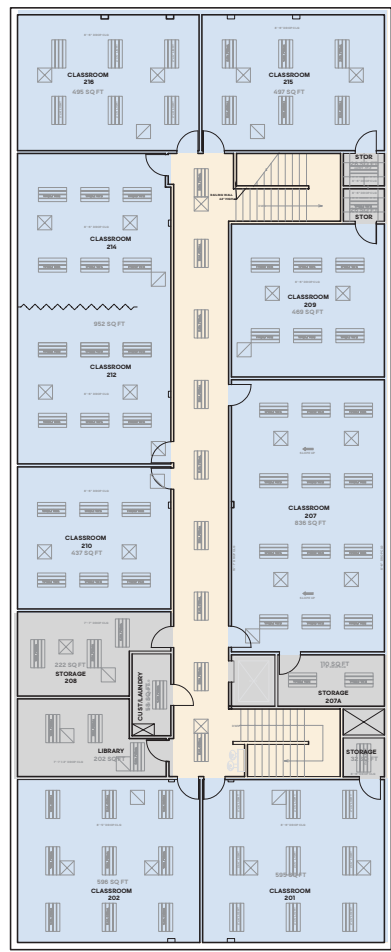
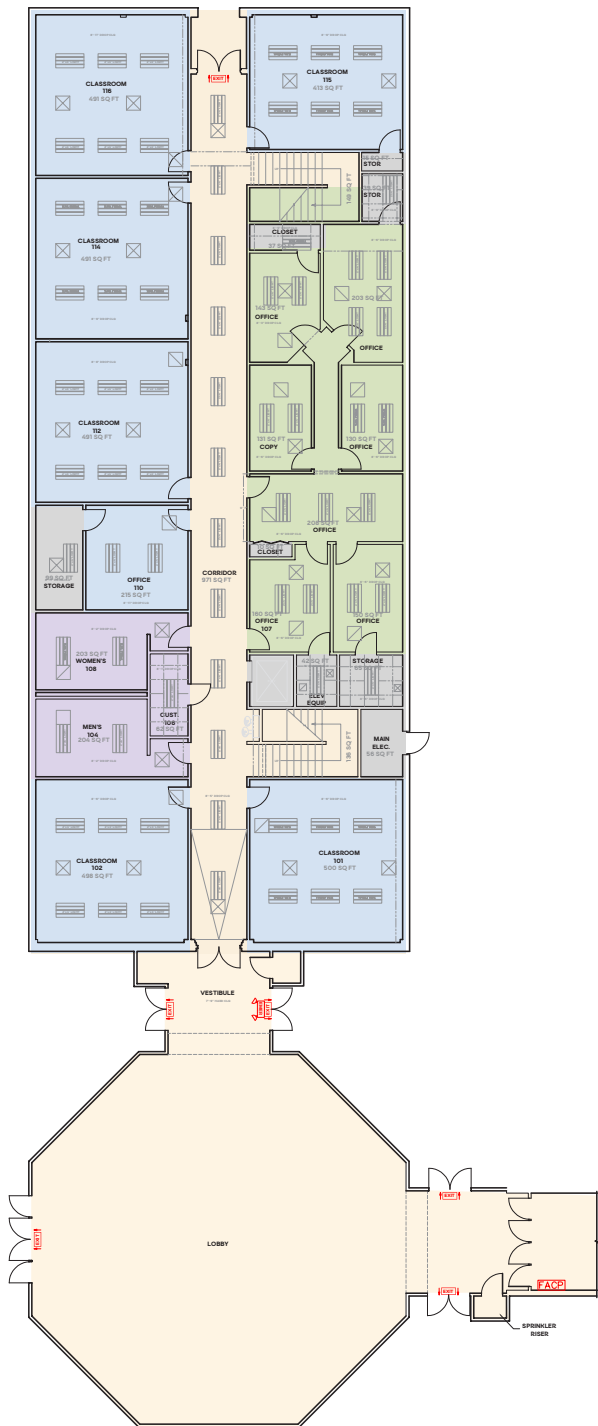
The campus layout effectively accommodates both large congregational gatherings and day-to-day operations. Additional acreage presents future development opportunities, further enhancing the property's long-term value and flexibility.

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



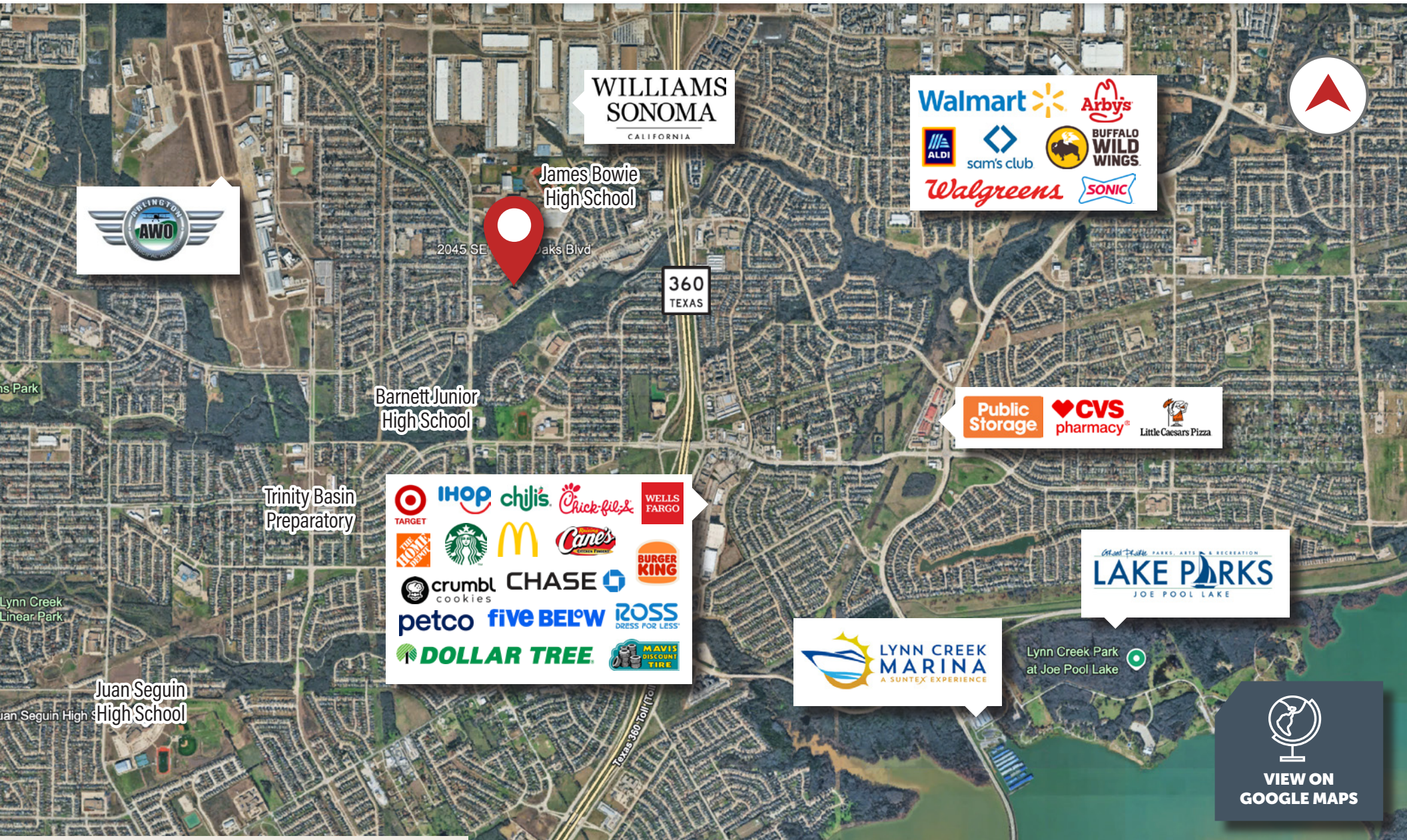
- LEGEND**
- CLASSROOMS
  - OFFICES
  - RESTROOMS
  - STORAGE / MECHANICAL
  - CIRCULATION / COMMON AREAS

- PLAN HIGHLIGHTS**
- Multiple classrooms on both levels
  - Administrative offices
  - Storage throughout
  - Elevator access to both levels
  - Large central corridor for circulation

# Floor Plans

| 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             |
| <b>Total Classroom Area</b>     | <b>8,713 SF</b> |
| <b>Offices</b>                  | <b>1,703 SF</b> |
| <b>Restrooms</b>                | <b>469 SF</b>   |
| <b>Storage/Mechanical</b>       | <b>1,061 SF</b> |
| <b>Circulation/Common Areas</b> | <b>2,010 SF</b> |

# Nearby Amenities Map



# Demographics

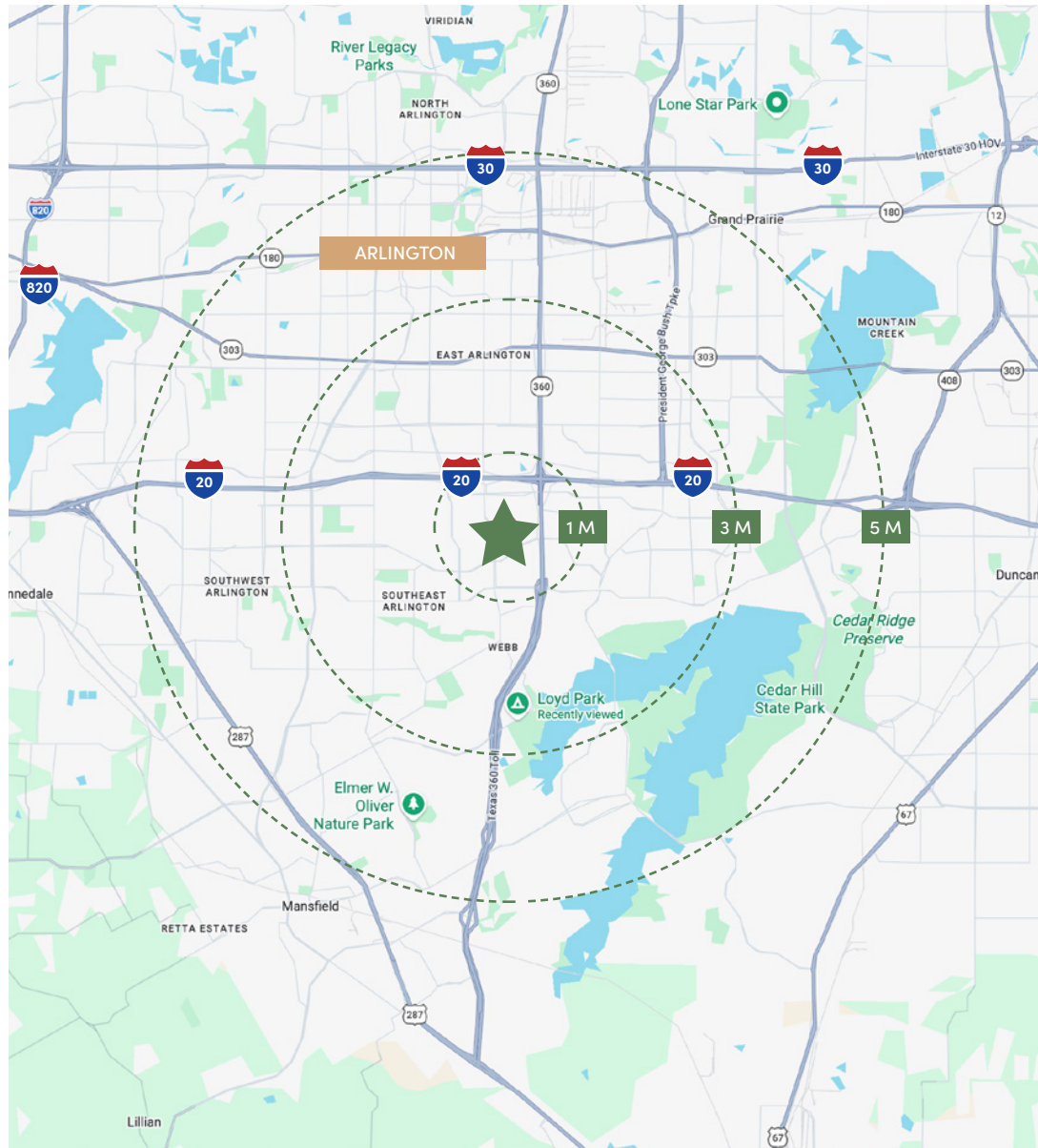
| Population                              | 1 Mile   | 3 Mile   | 5 Mile   |
|---|----------|----------|----------|
| 2025 Population                         | 18,470   | 112,828  | 314,912  |
| 2030 Population Projection              | \$56,240 | \$60,657 | \$62,904 |
| 2020-2025 Annual Population Growth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

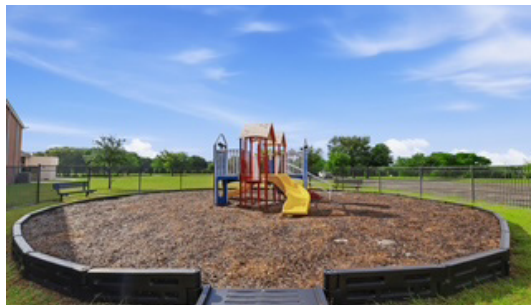
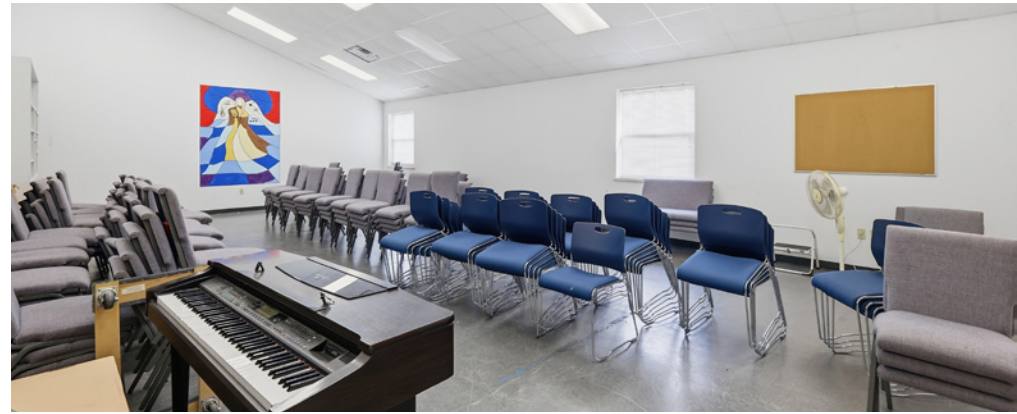
| Household Income           | 1 Mile    | 3 Mile    | 5 Mile    |
|----------------------------|-----------|-----------|-----------|
| 2025 Avg. Household Income | \$110,241 | \$116,530 | \$112,460 |

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







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