



FOUNDRY
COMMERCIAL

CHURCH PROPERTY FOR SALE

9335 E FM 852 | WINNSBORO, TX 75494

1,500± TOTAL SF ON 1.44± AC FOR SALE



852

DESCRIPTION

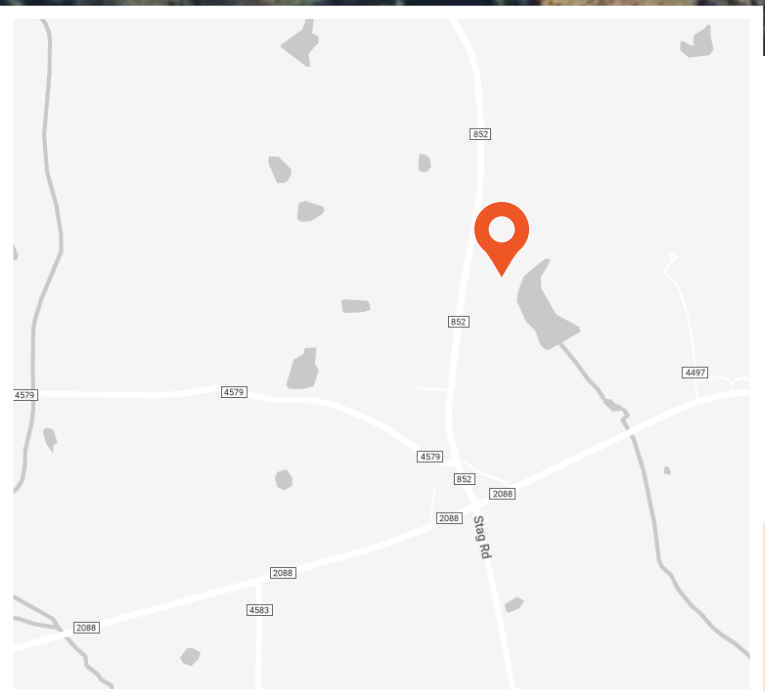
The property consists of a religious building measuring 1,500± SF sitting on an 1.44± AC parcel.

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



ASKING PRICE: ~~\$95,000~~ **\$84,900**

FOR MORE INFORMATION, PLEASE CONTACT:

CARLIN BEEKMAN | 407.540.7789

Senior Vice President

carlin.beekman@foundrycommercial.com

Licensed Real Estate Broker

FOUNDRY
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MISSION
PROPERTY
GROUP

IN CONJUNCTION WITH:

VICKI ZERCHER | 903.569.4066

Realtor

vickizercher@gmail.com

Licensed Real Estate Broker



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PROPERTY PHOTOS



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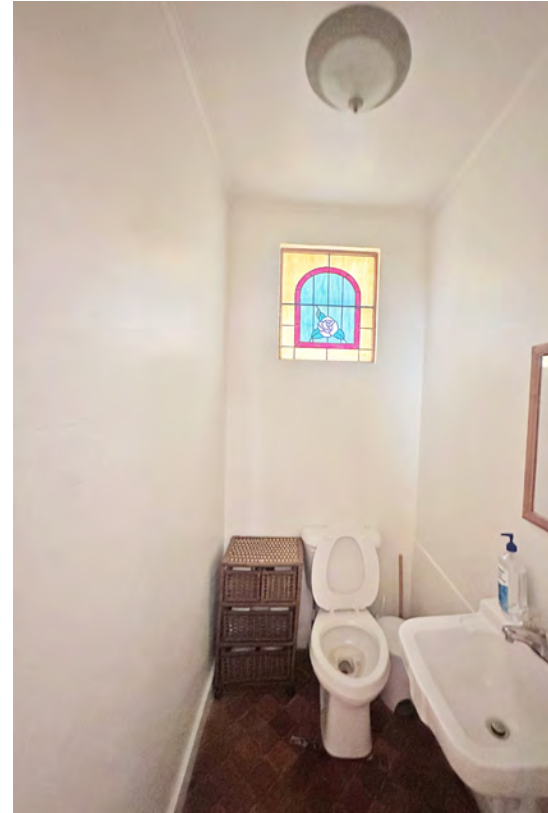
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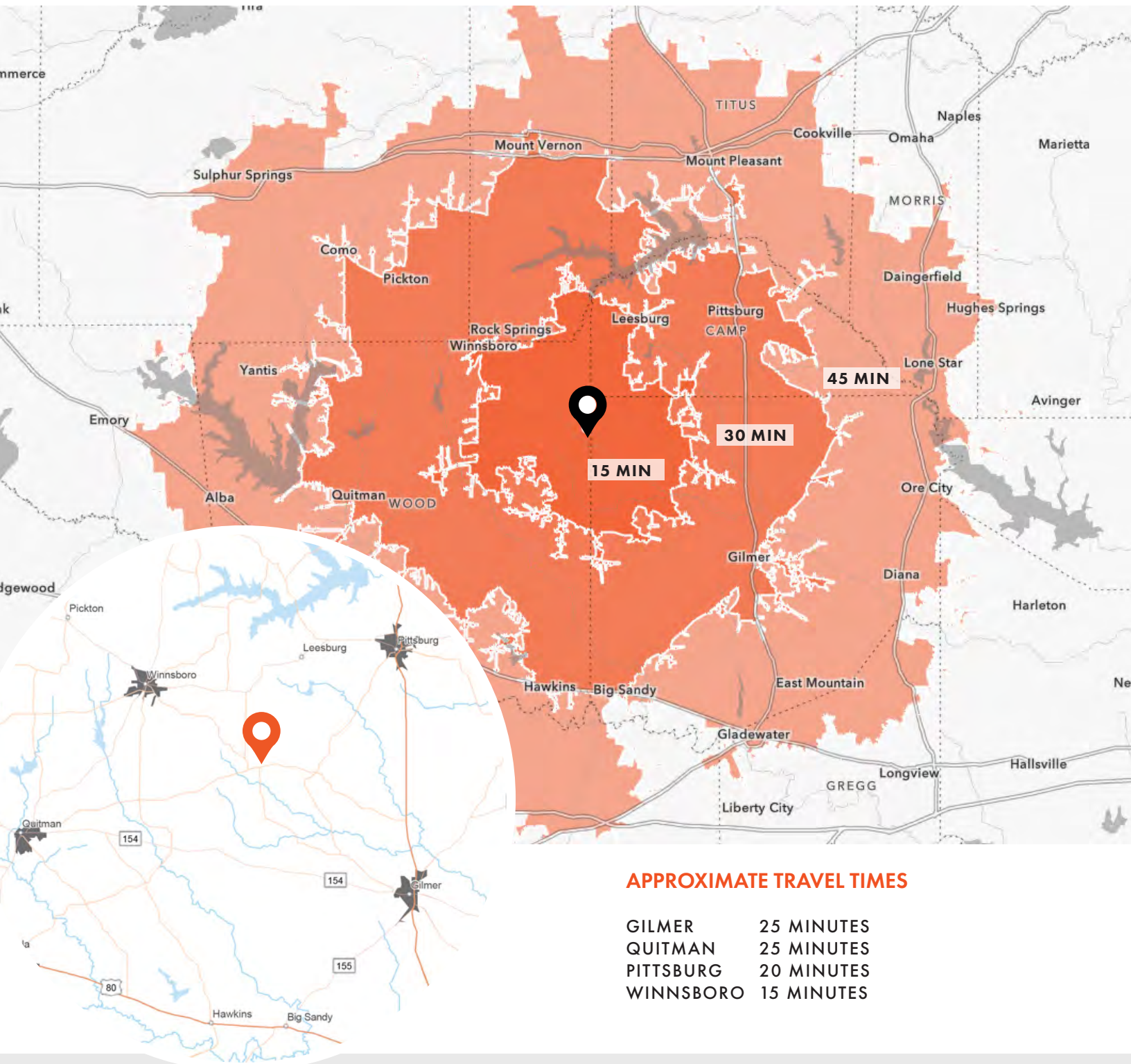
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1,500+ SF ON 1.44+ AC

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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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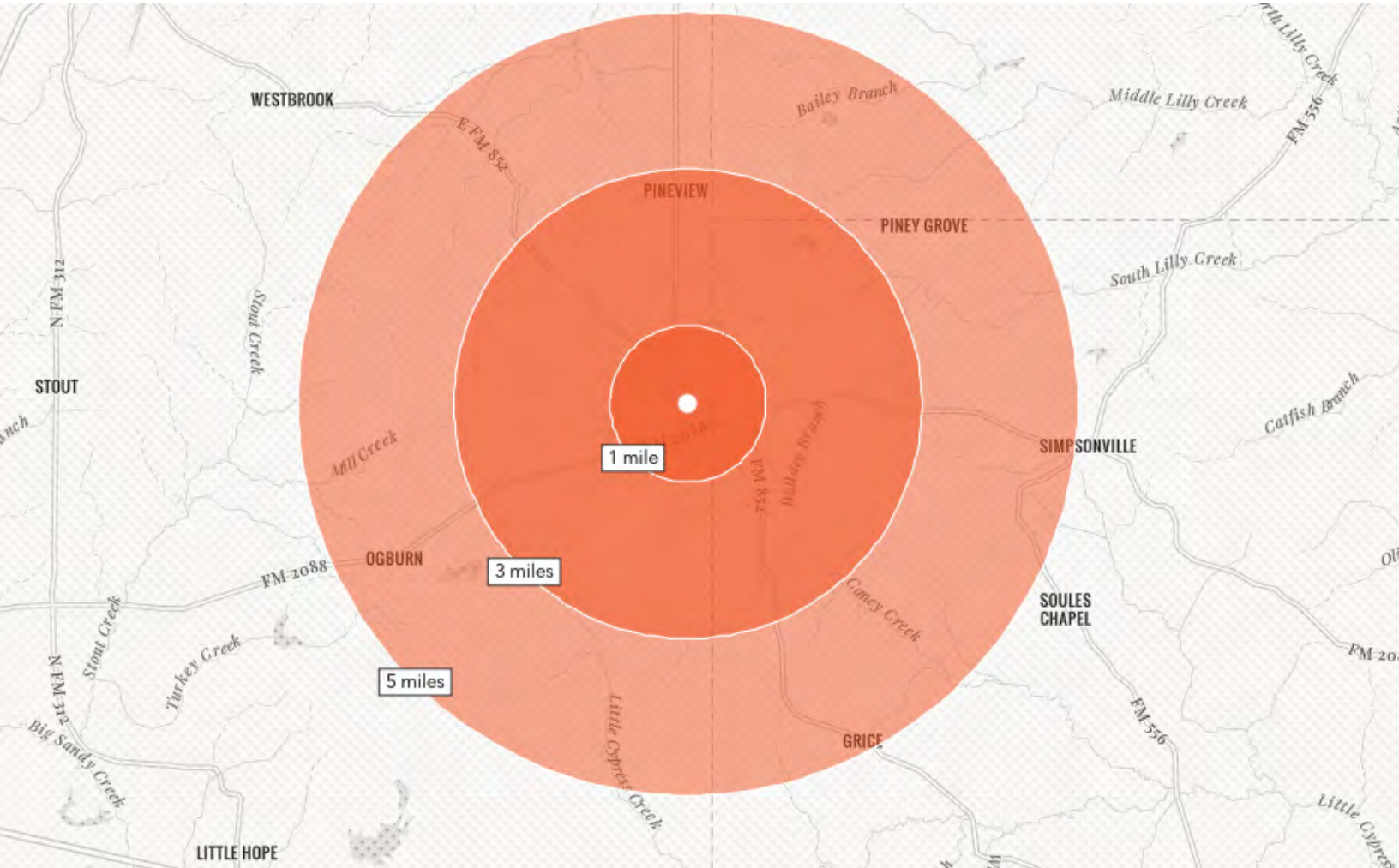
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DEMOGRAPHICS



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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