



THE HKC GROUP

2257 FLORENCE, ROANOKE, TX

2.79 ACRES SFR
LAND FOR SALE

\$1,400,000



Heather Konopka,
CCIM

MANAGING DIRECTOR
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TX #0453672



2257 Florence, Roanoke, TX



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Offering Summary



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PROPERTY DESCRIPTION

2.79 Acres located in Roanoke, Texas on the border of Southlake & Keller. Currently this property is being used as a religious facility, however the value is in the land. Built in 1992 three multi-purpose buildings with a large sanctuary main building of 11,243 SF and updates which seats 100+. Large open Fellowship Hall with basement in need of completion of remodel; Open parking lot; Spacious offices and meeting rooms; Media Studio Area; Apartment on 2nd story; High end residential area ideal for individual SFR lots.

OFFERING SUMMARY

Sale Price:	\$1,400,000
Parcels:	1
Lot Size:	2.79 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	340	1,349	3,290
Total Population	950	3,896	9,522
Average HH Income	\$215,771	\$226,501	\$225,635

Advisor Profile



THE HKC GROUP



HEATHER KONOPKA, CCIM

Managing Director

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Direct: 817.715.1932

PROFESSIONAL BACKGROUND

A Texas native, Heather Konopka, CCIM brings over 25 years of commercial real estate experience to her trade, specializing in land development, investment sales and 1031 exchanges in the Dallas/Fort Worth Metroplex. As President and Owner of The HKC Group, a Sperry Commercial Global Affiliates (SperryCGA) franchise in Fort Worth, TX, Heather's extensive knowledge of the local commercial real estate markets combined with her skills in strategic asset positioning, allow her to deliver significant value to her clients by maximizing their returns and mitigating risk. Prior to joining SperryCGA, Heather served in prior roles as Senior Advisor at Marcus & Millichap, Vice President of C21 Commercial as well as Owner and Senior Investment Advisor of Sperry Van Ness/Konopka and Company. Furthermore, in the early 2000's Heather and Keller Williams co-founder, Joe Williams; collaborated to successfully implement the company's inaugural commercial division. Recent highlights in Heather's career include successfully representing landowners in navigating the intricacies of industrial, multifamily and SFR development processes, as well as securing "off-market" multifamily properties for her private clients. Additionally, in the mid-2000's, she was a principal in a commercial land development, showcasing her hands-on approach and expertise.

AFFILIATIONS

- Certified Commercial Investment Member (CCIM)
- North Texas CCIM Chapter (NTCCIM)
- SperryCGA Commercial Property Resolution Team (CPR)
- Counselors of Real Estate (CRE)
- North Texas Commercial Association of Realtors (NTCAR)
- Texas Association of Realtors (TAR)
- MetroTex Commercial (Multiple Boards including MCDX – President)
- National Association of Realtors (NAR)
- C21® Commercial Advisory Board
- Sperry Van Ness (SVN) Board of Advisors and Asset Recovery Team (2009 to 2011)

AWARDS & DESIGNATIONS

- Certified Commercial Investment Member (CCIM) Instructor (2023)
- 2022 Globe St. Women of Influence Award for Investment Sales
- National Association of REALTORS® (NAR) National Commercial Award (2018)
- William C. Jennings Texas Association of Realtors Outstanding Commercial Transaction of the Year (2017)
- Sperry Van Ness (SVN) Achievers Award (Top 10)
- C21 #2 in the Nation (2021)
- C21 #4 in the Nation (2018)