



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

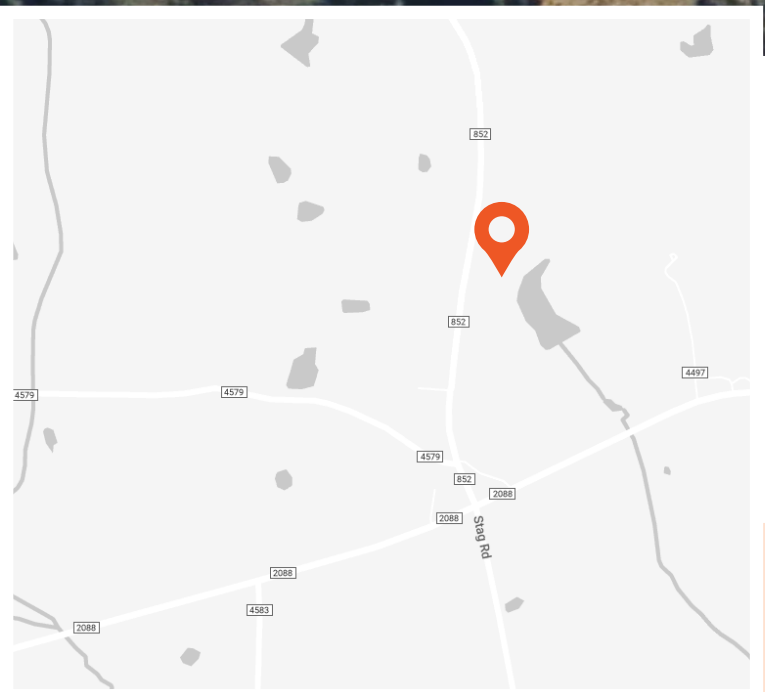
The property consists of a religious building measuring 1,500± SF sitting on an 1.44± AC parcel.

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: \$125,000**

FOR MORE INFORMATION, PLEASE CONTACT:

CYNTHIA COWEN | **214.538.2106**

Senior Vice President  
cynthia.cowen@foundrycommercial.com  
Licensed Real Estate Broker

CARLIN BEEKMAN | **407.540.7789**

Vice President  
carlin.beekman@foundrycommercial.com  
Licensed Real Estate Broker

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

1,500± SF ON 1.44± AC

9335 E FM 852 | WINNSBORO, TX

## PROPERTY PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:

**CYNTHIA COWEN | 214.538.2106**

Senior Vice President  
cynthia.cowen@foundrycommercial.com  
Licensed Real Estate Broker

**CARLIN BEEKMAN | 407.540.7789**

Vice President  
carlin.beekman@foundrycommercial.com  
Licensed Real Estate Broker

**FOUNDRY**  
COMMERCIAL

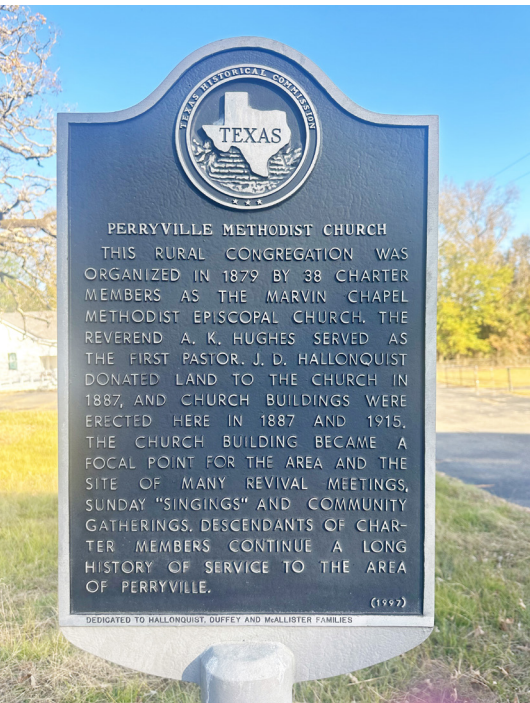
MISSION  
PROPERTY  
GROUP

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

1,500+ SF ON 1.44+ AC

9335 E FM 852 | WINNSBORO, TX

## PROPERTY PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:

CYNTHIA COWEN | 214.538.2106

Senior Vice President  
cynthia.cowen@foundrycommercial.com  
Licensed Real Estate Broker

CARLIN BEEKMAN | 407.540.7789

Vice President  
carlin.beekman@foundrycommercial.com  
Licensed Real Estate Broker

FOUNDRY  
COMMERCIAL

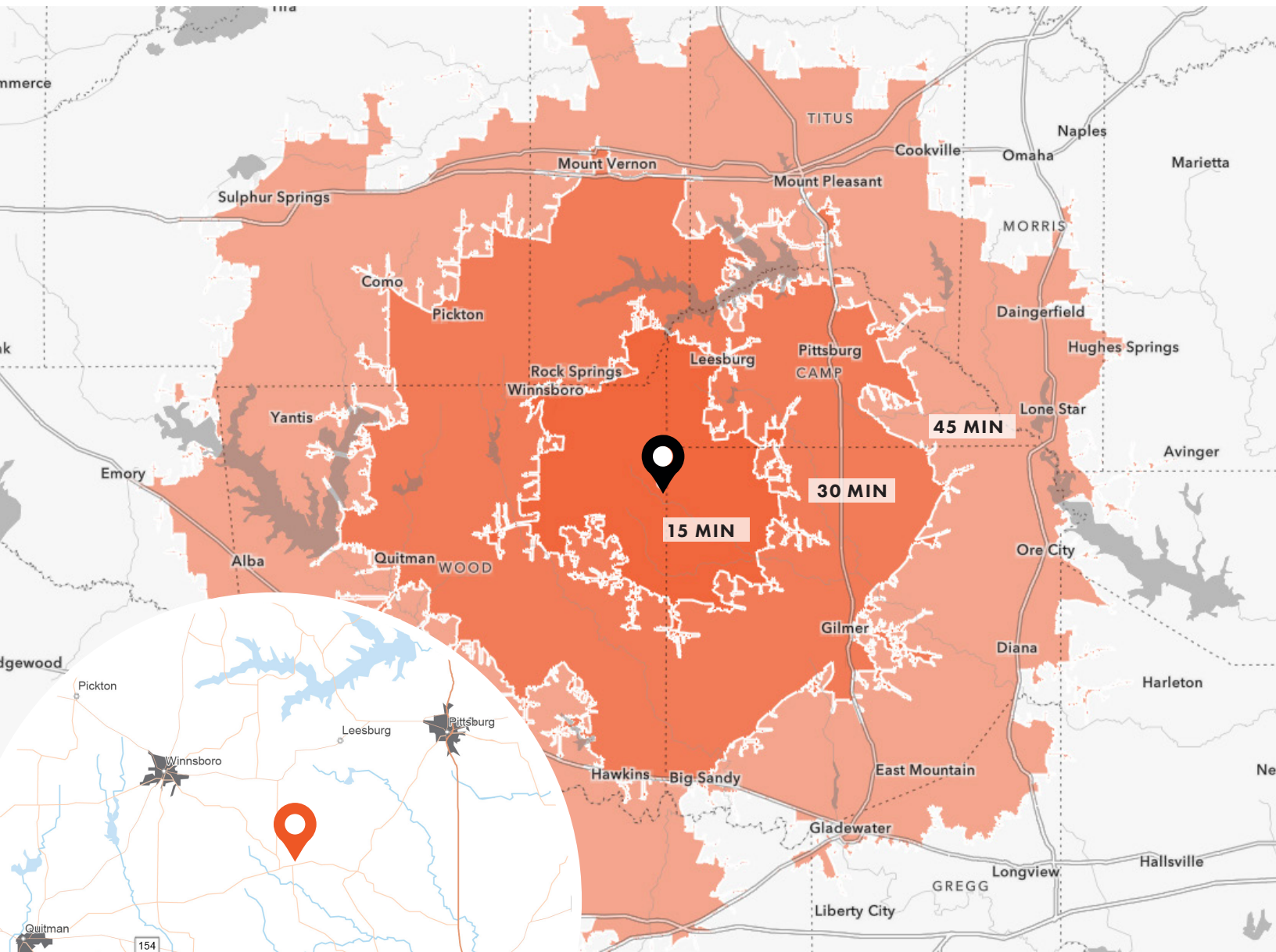
MISSION  
PROPERTY  
GROUP

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

1,500+ SF ON 1.44+ AC

9335 E FM 852 | WINNSBORO, TX

## LOCATION & DRIVE TIMES



### APPROXIMATE TRAVEL TIMES

GILMER	25 MINUTES
QUITMAN	25 MINUTES
PITTSBURG	20 MINUTES
WINNSBORO	15 MINUTES

FOR MORE INFORMATION, PLEASE CONTACT:

CYNTHIA COWEN | 214.538.2106

Senior Vice President  
cynthia.cowen@foundrycommercial.com  
Licensed Real Estate Broker

CARLIN BEEKMAN | 407.540.7789

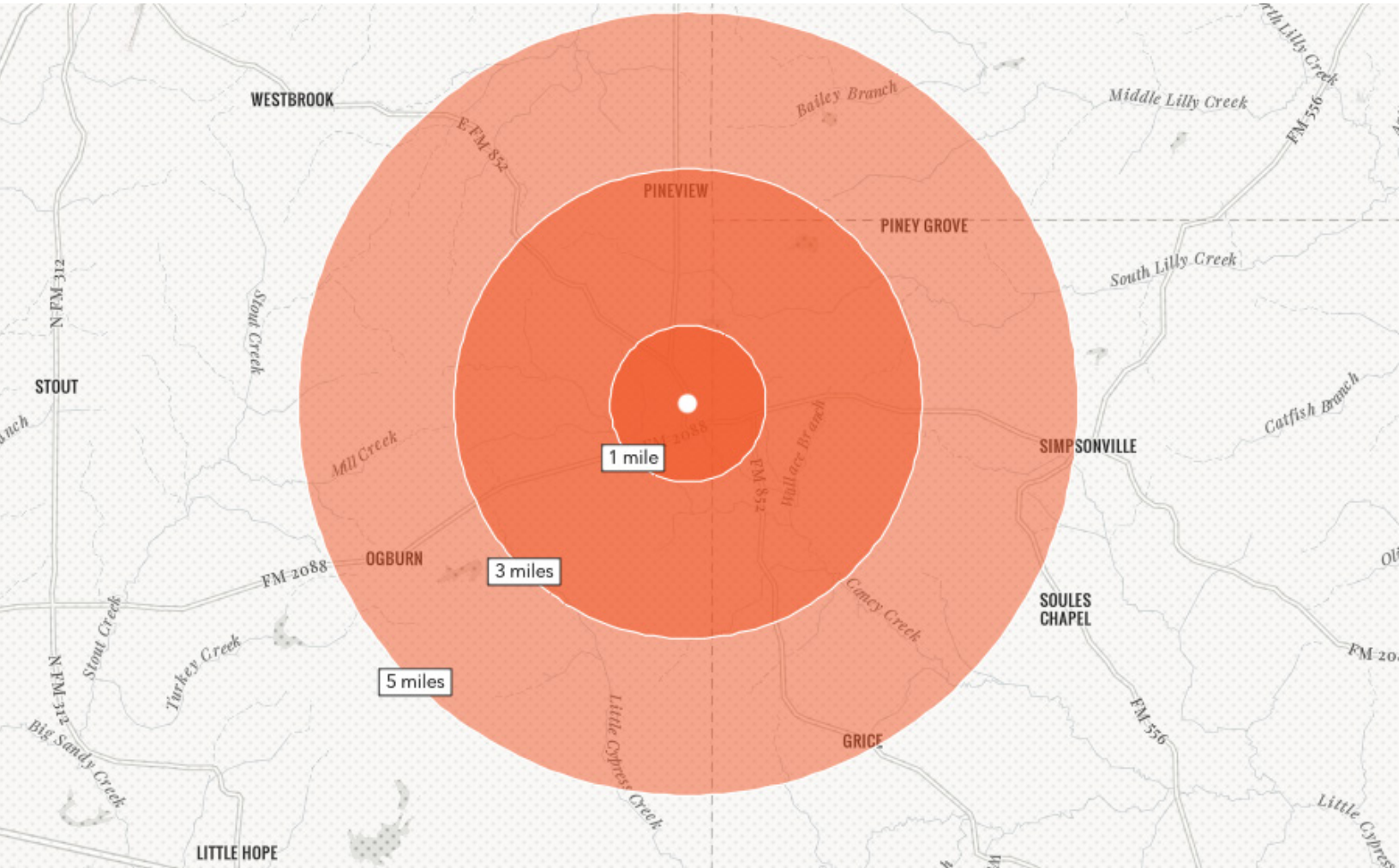
Vice President  
carlin.beekman@foundrycommercial.com  
Licensed Real Estate Broker

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

## 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

FOR MORE INFORMATION, PLEASE CONTACT:

CYNTHIA COWEN | **214.538.2106**

Senior Vice President

cynthia.cowen@foundrycommercial.com

Licensed Real Estate Broker

CARLIN BEEKMAN | **407.540.7789**

Vice President

carlin.beekman@foundrycommercial.com

Licensed Real Estate Broker

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP