



FOUNDRY  
COMMERCIAL

# CHURCH PROPERTY FOR SALE

900 ATHENS STREET | CANTON, TX 75103



3,033± TOTAL SF ON 0.95± AC FOR SALE





**ASKING PRICE: \$175,000**

## DESCRIPTION

The property consists of a religious building measuring 3,033± SF sitting on two parcels containing 0.95± acres of land.

The one-story religious building contains a sanctuary, a kitchen, classrooms, and office space.

Once a month the city of Canton balloons to over 200,000± people for a monthly market located in town.

- **Parcel IDs:** R1196, R1199
- **Size:** 3,033± SF on 0.95± AC
- **Parking:** Paved Lot
- **Zoning:** R-1, Single Family Detached Residence



FOR MORE INFORMATION, PLEASE CONTACT:

CYNTHIA COWEN | **214.538.2106**

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Licensed Real Estate Broker

CARLIN BEEKMAN | **407.540.7789**

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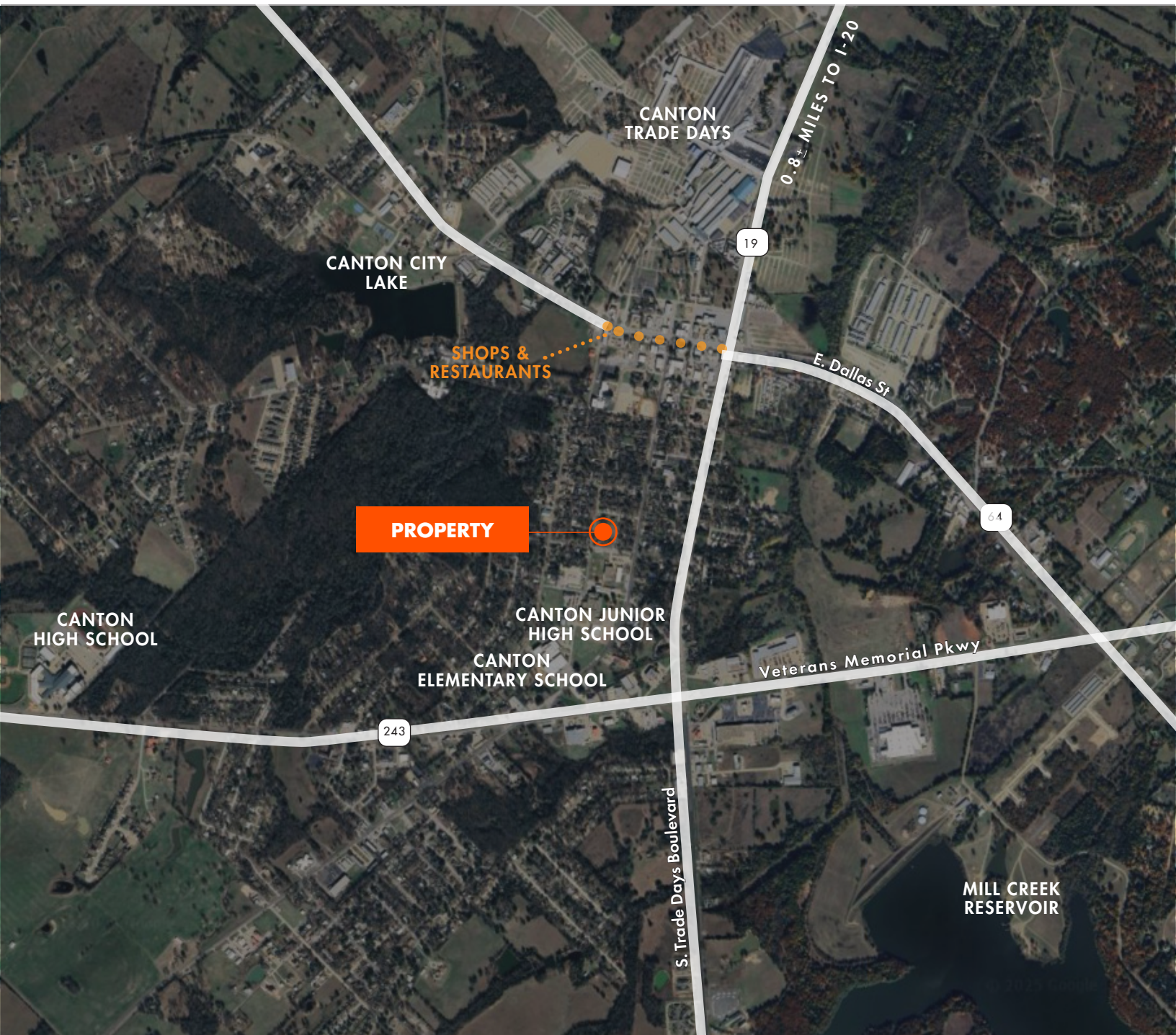
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## AREA MAP



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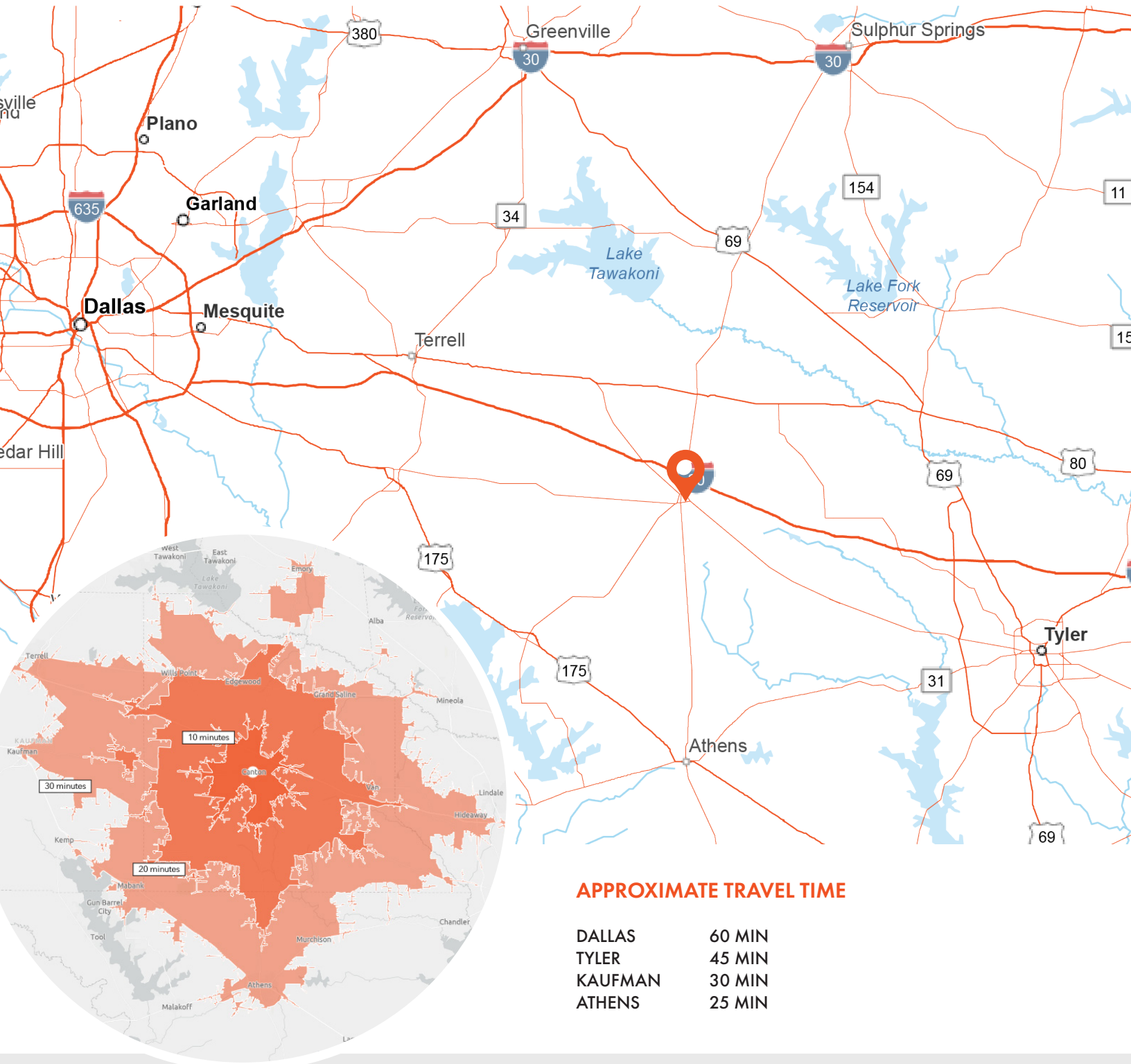
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3,033+ SF ON 0.95+ AC

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## LOCATION & DRIVE TIMES



### APPROXIMATE TRAVEL TIME

DALLAS	60 MIN
TYLER	45 MIN
KAUFMAN	30 MIN
ATHENS	25 MIN

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## PROPERTY PHOTOS



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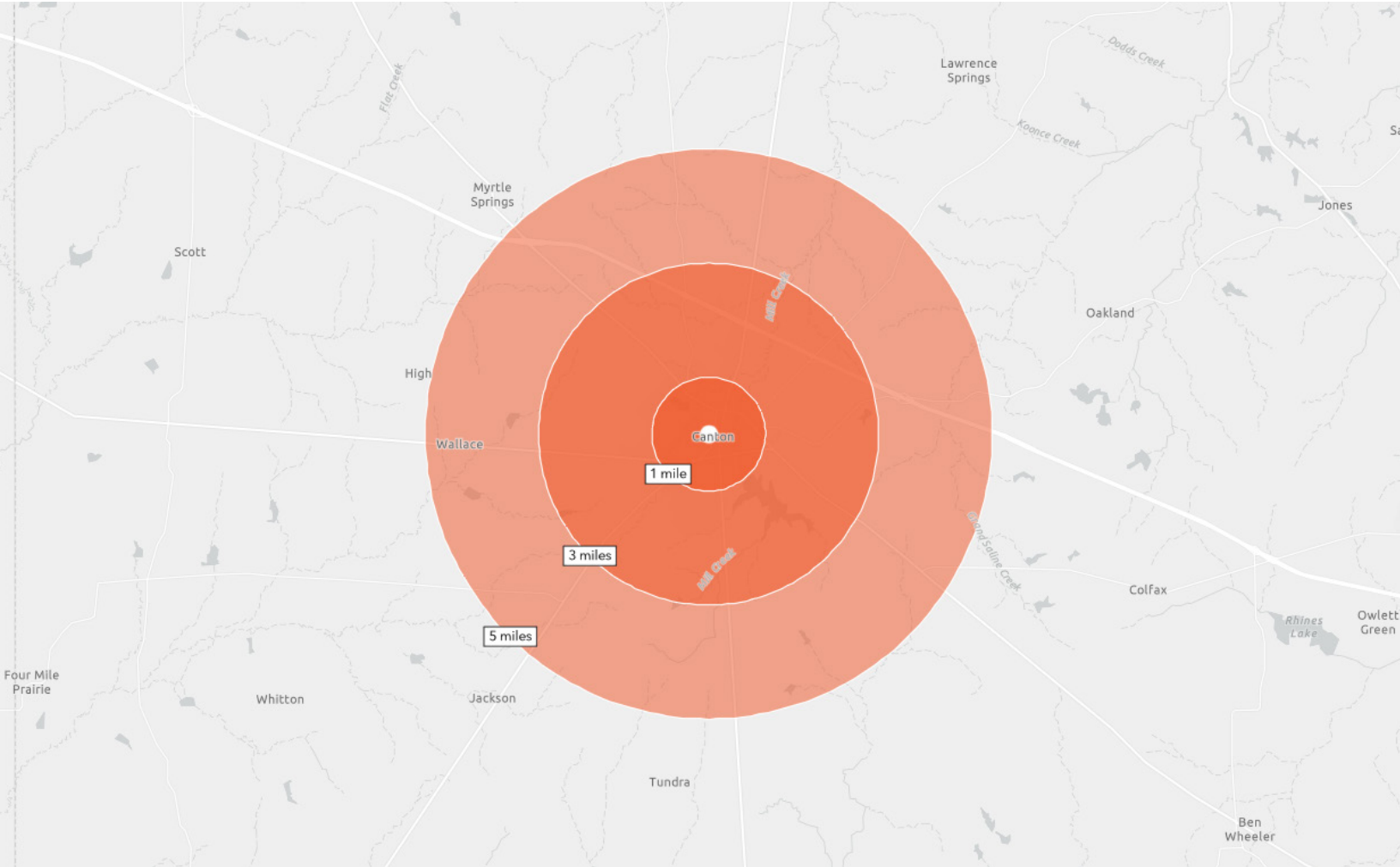
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## DEMOGRAPHICS



### 1 MILE RADIUS



**2,753**  
ESTIMATED POPULATION 2025



**37.4**  
MEDIAN AGE



**\$199,507**  
MEDIAN HOME VALUE 2025



**\$96,857**  
AVG HOUSEHOLD INCOME

### 3 MILE RADIUS



**7,084**  
ESTIMATED POPULATION 2025



**39.4**  
MEDIAN AGE



**\$213,141**  
MEDIAN HOME VALUE 2025



**\$96,993**  
AVG HOUSEHOLD INCOME

### 5 MILE RADIUS



**10,667**  
ESTIMATED POPULATION 2025



**40.5**  
MEDIAN AGE



**\$222,870**  
MEDIAN HOME VALUE 2025



**\$97,944**  
AVG HOUSEHOLD INCOME

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