

SALE

CORNERSTONE KOREAN BAPTIST CHURCH

1410 Mac Arthur Dr Carrollton, TX 75007



OFFERING SUMMARY

Sale Price:	\$1,850,000
Building Size:	6,226 SF
Available SF:	
Lot Size:	32,140 SF
Price / SF:	\$297.14
Year Built:	1988
Zoning:	Commercial

PROPERTY OVERVIEW

Explore the potential of this 6,226 SF building, ideally suited for use as a Special Purpose / Church facility. This property is strategically situated in the sought-after Carrollton area. With ample space for congregational gatherings and activities, it offers a versatile layout to accommodate various needs. Don't miss this opportunity to invest in a prime location that holds multiple possibilities for your organization.

PROPERTY HIGHLIGHTS

- Well-maintained 6,226 SF building with ample space for congregation
- Commercial zoning provides flexibility for various potential uses
- Conveniently located near major transportation routes for easy access
- Move-in ready, perfect for a church or special purpose organization
- Spacious interior with potential for versatile layout and amenities
- Ample parking space to accommodate congregation and visitors
- Well-suited for hosting events, meetings, and community gatherings
- Potential for expansion or customization to suit specific needs
- Established neighborhood setting, ideal for building community connections

Greg Cagle
(817) 308-2592



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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Great location in this multi-use community surrounding the Cornerstone Korean Baptist Church in Carrollton, TX. This area offers a blend of peaceful suburban living and convenient access to urban amenities. Situated near the heart of the City of Carrollton, the location provides quick access to major highways, making commuting a breeze. For those seeking connection and spiritual fulfillment, the surrounding area boasts numerous churches and places of worship, fostering a sense of community and belonging. Don't miss the opportunity to invest in this thriving and welcoming neighborhood.

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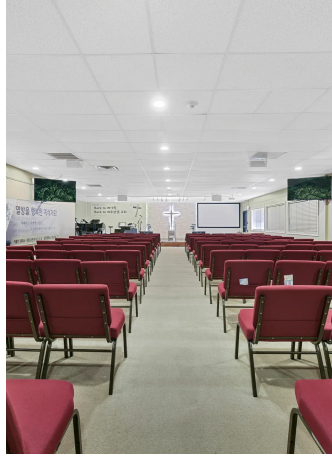


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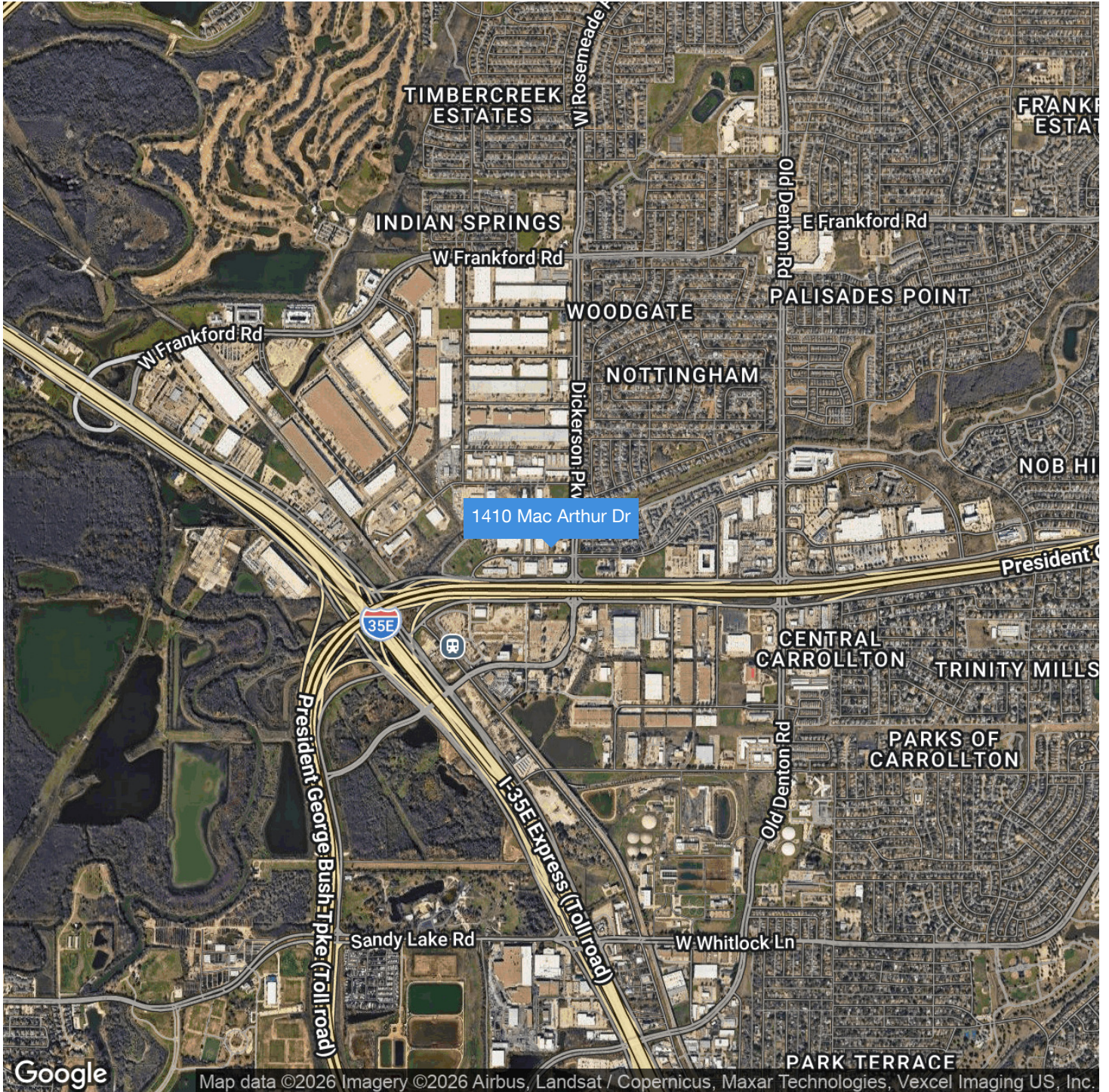


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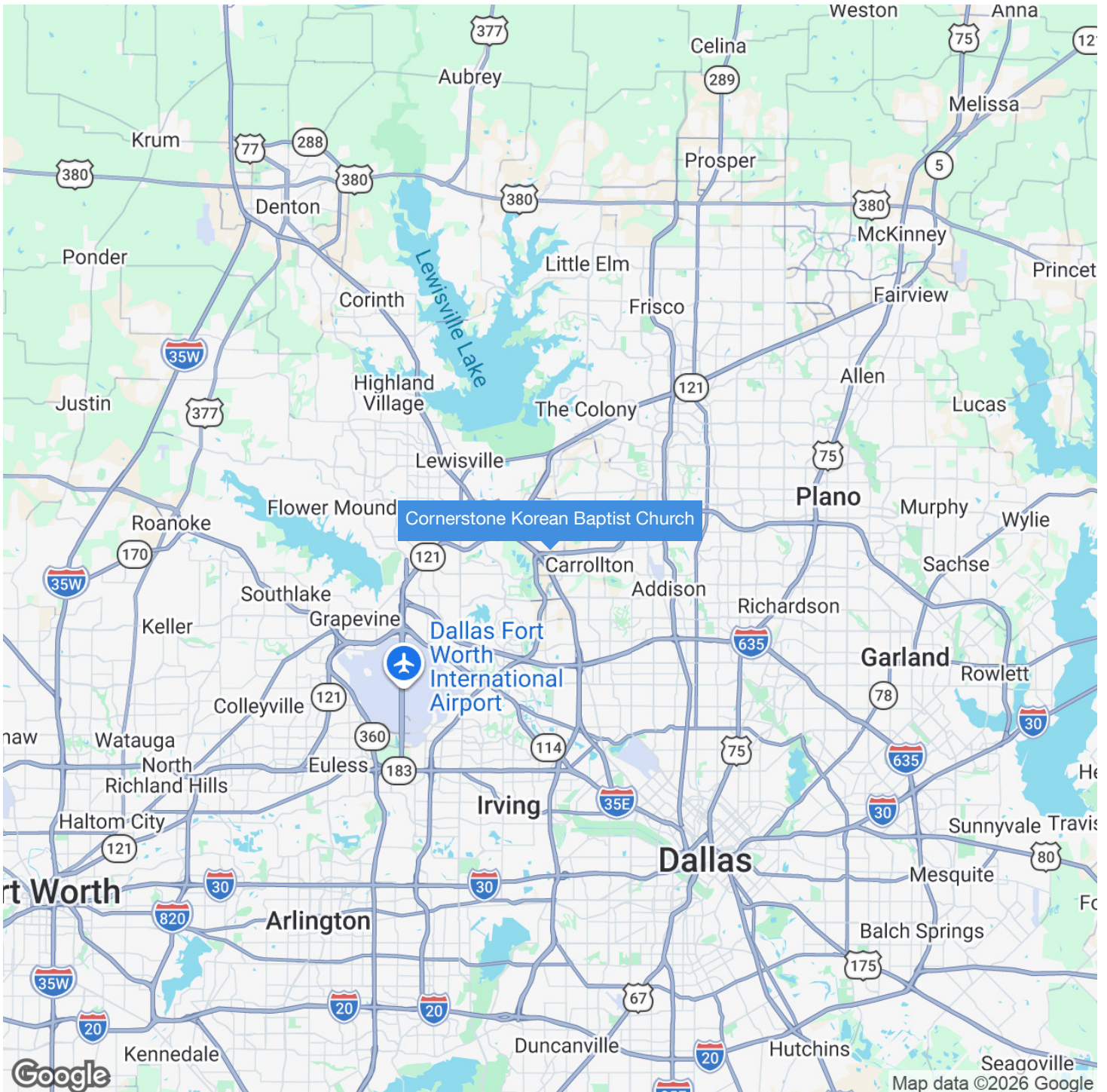


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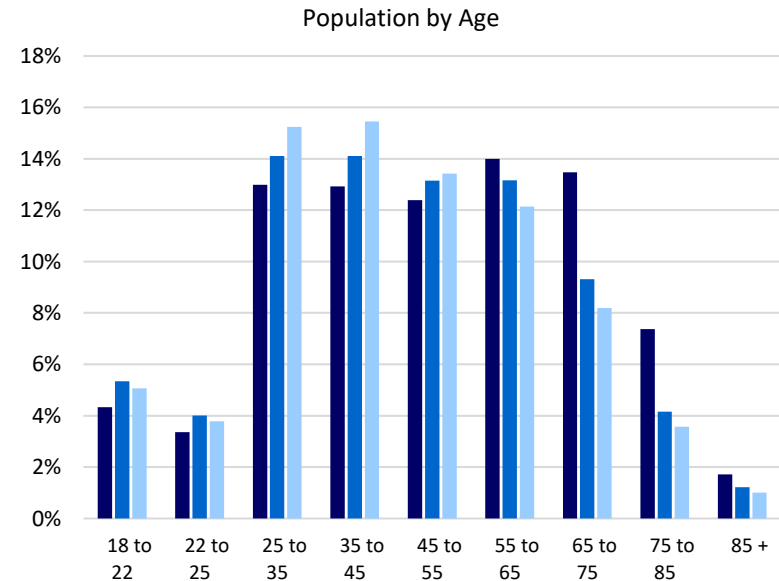
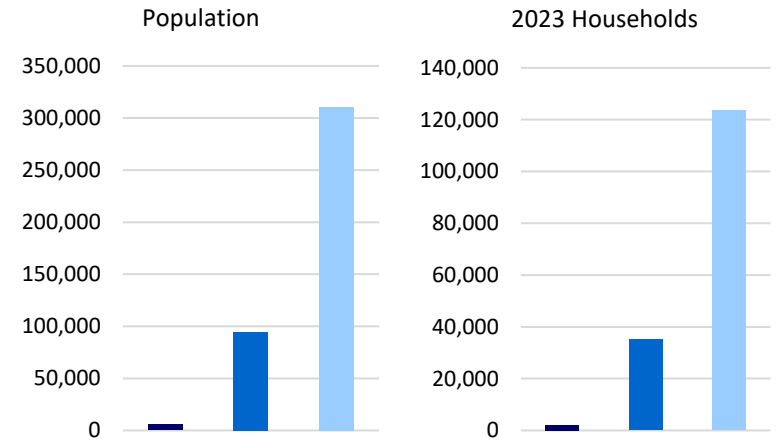
Demographics around 1410 Mac Arthur Dr, Carrollton, Texas 75007, United States



Consumer Profile Report

STI: PopStats, 2023 Q4

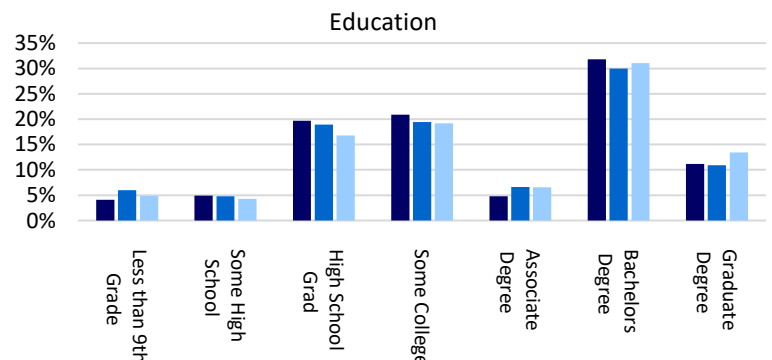
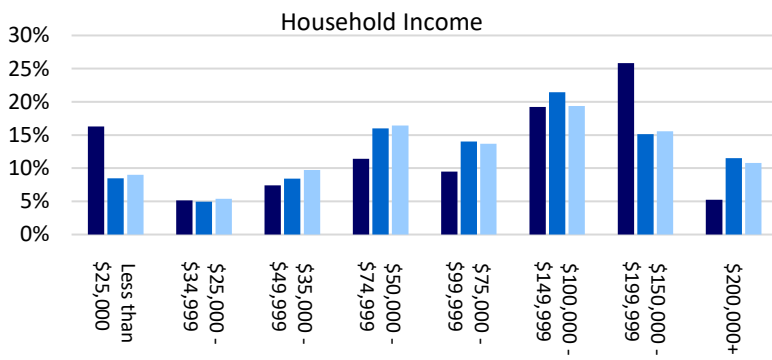
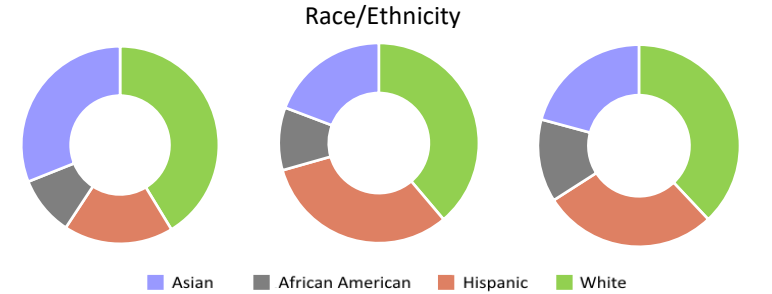
	1 Mile		3 Miles		5 Miles	
Current						
2023 Population	5,644	---	94,546	---	310,514	---
2028 Projected Population	5,445	---	91,858	---	314,207	---
Pop Growth (%)	-3.5%	---	-2.8%	---	1.2%	---
2023 Households	2,208	---	35,084	---	123,557	---
2028 Projected Households	2,136	---	34,163	---	124,435	---
HH Growth (%)	-3.3%	---	-2.6%	---	0.7%	---
Census Year						
2000 Population	5,028	---	79,707	---	228,065	---
2010 Population	5,541	---	93,858	---	303,207	---
Pop Growth (%)	10.2%	---	17.8%	---	32.9%	---
2000 Households	1,692	---	27,793	---	91,072	---
2010 Households	2,167	---	34,759	---	120,693	---
HH Growth (%)	28.1%	---	25.1%	---	32.5%	---
Total Population by Age						
Average Age (2023)	43.6		39.1		38.0	
Children (2023)						
0 - 4 Years	298		5,795		20,442	
5 - 9 Years	236		5,016		17,922	
10-13 Years	223		4,573		14,838	
14-17 Years	229		4,898		15,592	
Adults (2023)						
18 to 22	245	4.3%	5,049	5.3%	15,712	5.1%
22 to 25	190	3.4%	3,786	4.0%	11,728	3.8%
25 to 35	733	13.0%	13,332	14.1%	47,312	15.2%
35 to 45	730	12.9%	13,342	14.1%	47,975	15.5%
45 to 55	699	12.4%	12,428	13.1%	41,663	13.4%
55 to 65	790	14.0%	12,441	13.2%	37,683	12.1%
65 to 75	760	13.5%	8,805	9.3%	25,417	8.2%
75 to 85	416	7.4%	3,934	4.2%	11,102	3.6%
85 +	97	1.7%	1,148	1.2%	3,126	1.0%



Consumer Profile Report

STI: PopStats, 2023 Q4

	1 Mile		3 Miles		5 Miles	
Population by Race/Ethnicity (2023)						
White, Non-Hispanic	2,237	39.6%	35,158	37.2%	113,065	36.4%
Hispanic	973	17.2%	28,823	30.5%	83,271	26.8%
Black	526	9.3%	9,192	9.7%	39,448	12.7%
Asian	1,681	29.8%	17,433	18.4%	61,941	19.9%
Language at Home (2023)						
Spanish	467	8.7%	20,815	23.5%	59,920	20.7%
Asian Language	919	17.2%	9,238	10.4%	31,904	11.0%
Ancestry (2023)						
American Indian (ancestry)	12	0.2%	314	0.3%	857	0.3%
Hawaiian (ancestry)	5	0.1%	83	0.1%	184	0.1%
Household Income (2023)						
Per Capita Income	\$46,997	---	\$45,472	---	\$48,008	---
Average HH Income	\$120,128	---	\$122,540	---	\$120,649	---
Median HH Income	\$100,612	---	\$96,157	---	\$91,119	---
Less than \$25,000	360	16.3%	2,978	8.5%	11,144	9.0%
\$25,000 - \$34,999	113	5.1%	1,744	5.0%	6,678	5.4%
\$35,000 - \$49,999	163	7.4%	2,954	8.4%	12,022	9.7%
\$50,000 - \$74,999	253	11.4%	5,613	16.0%	20,312	16.4%
\$75,000 - \$99,999	209	9.5%	4,918	14.0%	16,902	13.7%
\$100,000 - \$149,999	424	19.2%	7,520	21.4%	23,920	19.4%
\$150,000 - \$199,999	570	25.8%	5,312	15.1%	19,256	15.6%
\$200,000+	115	5.2%	4,045	11.5%	13,323	10.8%
Education (2023)						
Less than 9th Grade	172	4.1%	3,907	6.0%	10,429	4.9%
Some High School	207	4.9%	3,122	4.8%	9,136	4.3%
High School Grad	830	19.6%	12,360	18.9%	35,990	16.8%
Some College	883	20.9%	12,695	19.4%	41,117	19.2%
Associate Degree	201	4.8%	4,333	6.6%	14,006	6.5%
Bachelors Degree	1,342	31.8%	19,595	29.9%	66,544	31.1%
Graduate Degree	471	11.2%	7,127	10.9%	28,710	13.4%



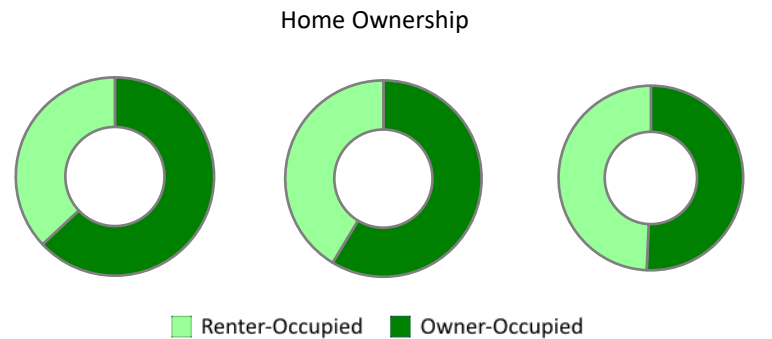
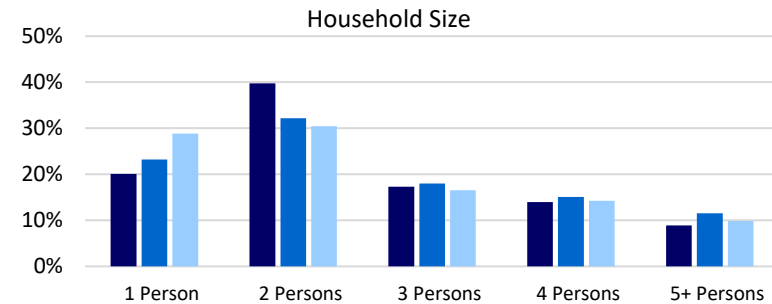
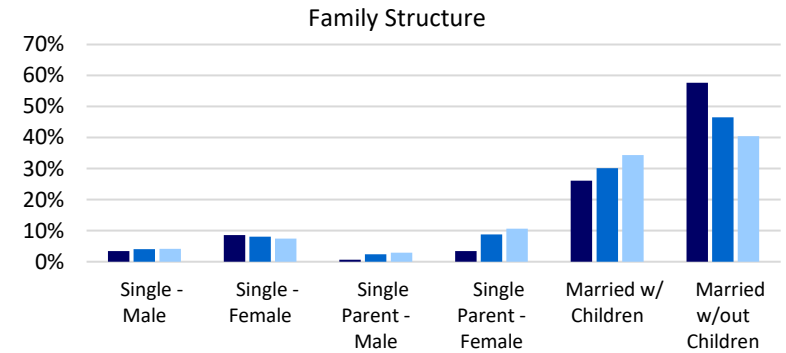
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Family Structure (2023)	1,647		24,514		79,264	
Single - Male	57	3.5%	1,002	4.1%	3,310	4.2%
Single - Female	142	8.6%	1,985	8.1%	5,878	7.4%
Single Parent - Male	10	0.6%	592	2.4%	2,300	2.9%
Single Parent - Female	56	3.4%	2,153	8.8%	8,455	10.7%
Married w/ Children	431	26.2%	7,379	30.1%	27,266	34.4%
Married w/out Children	951	57.7%	11,402	46.5%	32,056	40.4%
Household Size (2023)						
1 Person	443	20.1%	8,140	23.2%	35,645	28.8%
2 Persons	878	39.7%	11,297	32.2%	37,627	30.5%
3 Persons	382	17.3%	6,320	18.0%	20,469	16.6%
4 Persons	309	14.0%	5,285	15.1%	17,594	14.2%
5+ Persons	197	8.9%	4,042	11.5%	12,222	9.9%
Home Ownership (2023)	2,208		35,084		123,557	
Owners	1,391	63.0%	20,575	58.6%	62,684	50.7%
Renters	817	37.0%	14,509	41.4%	60,873	49.3%
Components of Change (2023)						
Births	62	1.1%	1,191	1.3%	4,096	1.3%
Deaths	58	1.0%	670	0.7%	1,952	0.6%
Migration	-20	-0.4%	-656	-0.7%	76	0.0%
Unemployment Rate (2023)	3.0%		3.1%		3.2%	
Employment, Pop 16+ (2023)	4,779		76,785		249,514	
Armed Services	0	0.0%	69	0.1%	141	0.1%
Civilian	3,145	65.8%	56,018	73.0%	187,079	75.0%
Employed	3,050	63.8%	54,279	70.7%	181,052	72.6%
Unemployed	95	2.0%	1,739	2.3%	6,027	2.4%
Not in Labor Force	1,634	34.2%	20,768	27.0%	62,435	25.0%
Businesses						
Establishments	425	---	2,514	---	8,905	---
Employees (FTEs)	5,386	---	41,306	---	161,572	---





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counteroffer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Information available at www.trec.texas.gov

IABS 1-0 Date

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