

# Colonial Baptist Church

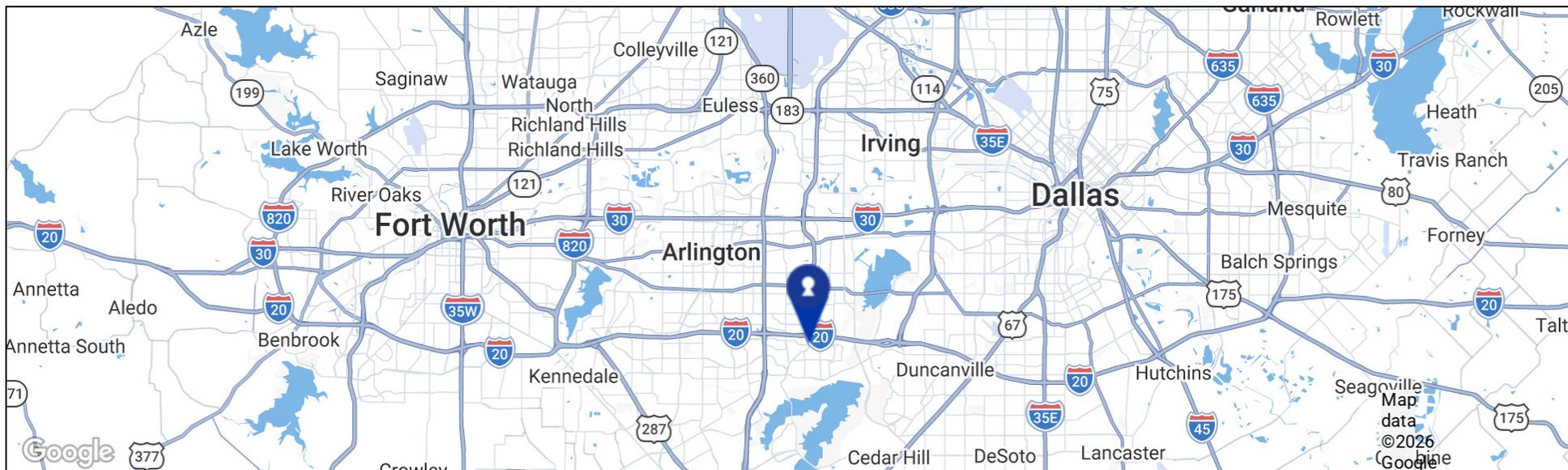
3,000 SF AVAILABLE | FOR SALE



**1514 BARDIN ROAD, GRAND PRAIRIE, TX 75052 | CONTACT BROKER**

**Zach Boatwright**  
Managing Director - Arlington Office

# For Sale – 1514 Bardin Road, Grand Prairie, TX 75052



## PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 1513 Bardin Road, Grand Prairie, TX, 75052! This 3,000 SF building is perfectly suited for a special purpose/church investor. Boasting a spacious interior, this property offers ample room for congregation members and activities. Located in the thriving Grand Prairie area, it provides convenient access for the community. With its potential for transformation into a welcoming, purpose-built space, this property is a rare find for those seeking to create a distinctive and impactful gathering place. Don't miss the chance to make this property your own and bring your vision to life.

## PROPERTY HIGHLIGHTS

- Situated near the NWQ of Lakeridge Pkwy & Bardin Rd
- Near existing single-family, multi-family, retail, and medical office
- Also Permitted – Adult Day Care Home, K-12, EMS, Utility Line, Police Station, Fire Station, etc.
- Easy access to SH 360 & to I-20
- Zoning: SF-1- In place SUP for use as a church and classroom, on 2 acres

## OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	2.15 Acres
Building Size:	3,000 SF

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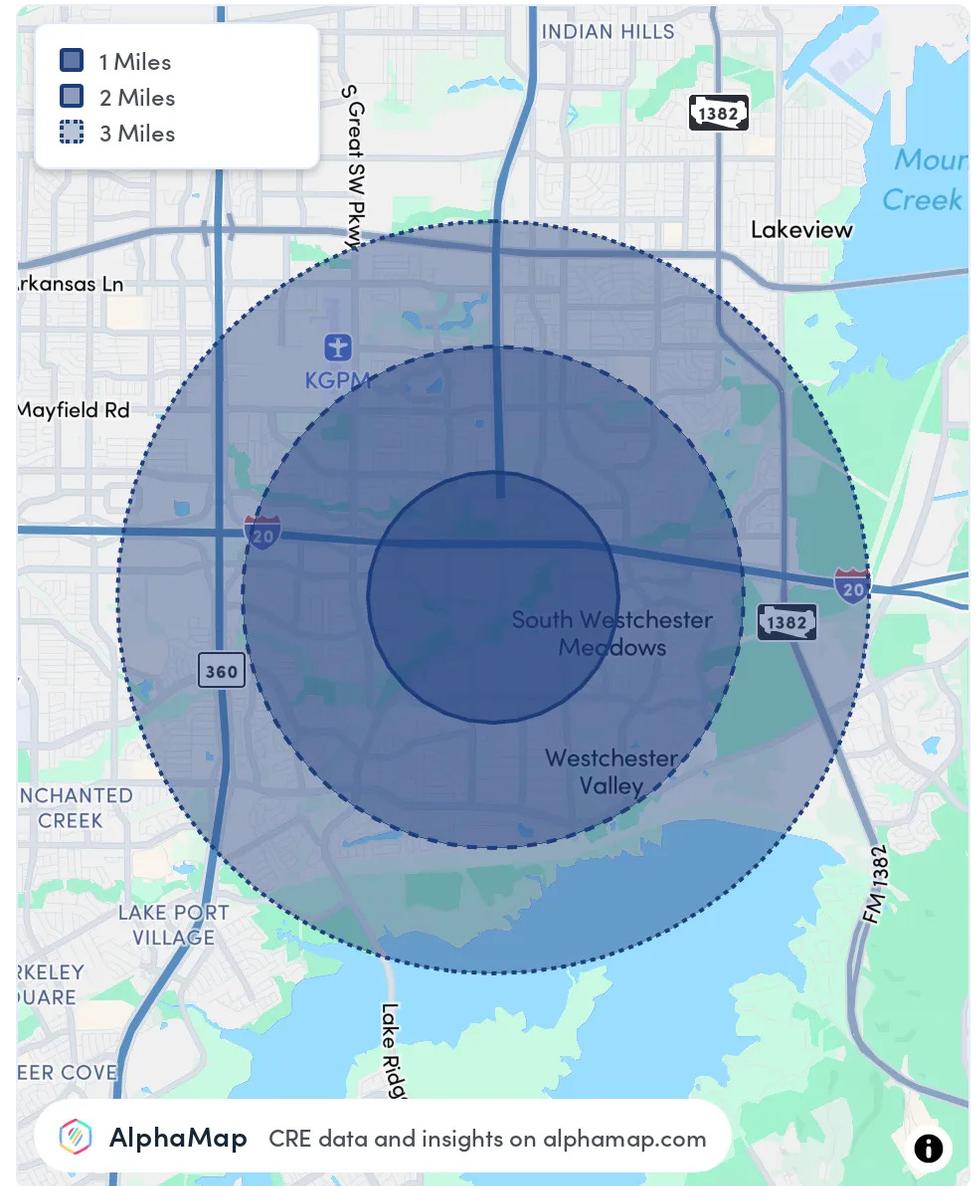
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,818	101,046	262,513
Average Age	38	37	36
Average Age (Male)	37	36	35
Average Age (Female)	39	38	37

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,772	33,346	84,134
Persons per HH	2.9	3	3.1
Average HH Income	\$109,971	\$102,454	\$90,375
Average House Value	\$443,362	\$307,868	\$272,697
Per Capita Income	\$37,921	\$34,151	\$29,153

Map and demographics data derived from AlphaMap

TRAFFIC COUNT	VPD
Lake Ridge Pkwy and Bardin Rd	8,846



**Zach Boatwright**  
 Managing Director - Arlington Office



# Information About Brokerage Services

Texas law requires all real estate license holders 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 counter-offer 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Vision Commercial RE DFW LLC	9006752	info@visioncommercial.com	817-803-3287
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Trenton Price	0652029	info@visioncommercial.com	817-803-3287
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date