



- Listed at \$3,335,000
- Recently appraised
- 35,221 ft.<sup>2</sup> per appraiser
- Built in 1972
- Located on 3.733 acres
- Adequate parking
- Survey, sketch, blueprints and appraisal available
- Some updating
- Blocks away from Highway 121 and Loop 820

**Call Sharon Hodnett at 817.994.7152 for more information**

RELIGIOUS FACILITY FOR SALE\*SPECIAL PURPOSE PROPERTY WITH SOME REMODELING\*32,221 SQUARE FEET PER APPRAISER\*BUILT IN 1972\*APPRAISAL, BLUE PRINTS, SURVEY AND SKETCH POSTED ON TRANSACTION DESK\*LOCATED JUST BLOCKS AWAY FROM STATE HWY 121 & LOOP 820, ALLOWING FOR VERY EASY ACCESS\* 700 SEAT CAPACITY IN THE SANCTUARY\*SOUND SYSTEM CONVEYS WITH PROPERTY\*BUILDING IS OFFERED "AS IS" 6 TOTAL ADA RESTROOMS\*KITCHEN IS 23 X 14, FEATURES 2 NEWER REFRIGERATORS,3 OVENS & MICROWAVE, PLUS PLENTY OF COUNTER SPACE\*ROLL UP DOOR FROM KITCHEN TO FELLOWSHIP HALL\*KIDS CLASSROOM & NURSERY AREA\*MULTIPLES OFFICES\*BAPTISMAL FONT\*ARTS & CRAFTS ROOMS\*ROOMS WITH ELEVATED PODIUMS\*FOOD PANTRY ROOM\*2<sup>ND</sup> LEVEL OFFERS RECORDING STUDIO WITH DOUBLE PANE SOUND PROOF WINDOWS\*GREAT AREA FOR PODCAST RECORDING ETC\*FIVE SOUND PROOF ROOMS FOR MUSIC MINISTRY\*STORAGE ROOMS\*MULTIPLE MEETING ROOMS\*FOYER IS 24 X 24\*MAIN CHAPEL IS APPROXIMATELY 79 X 128\*FELLOWSHIP HALL IS APPROXIMATELY 68 X 40\*ENTERTAINMENT-EQUIPMENT CONTROL ROOM FOR MEDIA PRODUCTION\*"GREEN ROOM" LOVELY PASTORS OFFICE IS REMODELED WITH SEPARATE OFFICE , CONFERENCE ROOM , SITTING AREA AND LOVELY BATH/ DRESSING ROOM\*5 HVAC UNITS ON THE GROUND , MORE ON THE ROOF\*FURNACE ROOM\*ADEQUATE PARKING AVAILABLE\*IMPROVED WITH CONCRETE , PARKING, DRIVES, SIDEWALKS, EXTERIOR LIGHTING, TREES & SHRUBS\*

A SMALLER CHURCH IS SUB LEASING\*SEE APPRAISAL FOR \$3,335,000\* DATE OF APPRAISAL WAS FEBRUARY 1, 2024\* BLUEPRINTS & SURVEY ON TRANSACTION DESK\*WAS LEASED OUT TO A DAY CARE AT ONE TIME\*



SHARON HODNETT  
THE HODNETT TEAM