



FOUNDRY  
COMMERCIAL

# CHURCH PROPERTY FOR SALE

105 EAST MARTINDALE DR. | MARSHALL TX 75672-7631

5,524± SF ON 4.31± AC FOR SALE



## DESCRIPTION

The property consists of a single-story church building constructed in 1965 with a total 5,524± SF on 4.31± acres.

The building features a sanctuary, offices, fellowship hall and kitchen.

The property has a paved parking lot.

- **Parcel IDs:** R000039864
- **Size:** 5,524± SF on 4.31± AC
- **Parking:** Paved Lot
- **Zoning:** R1 (Single-Family Detached Residential)



### FOR MORE INFORMATION, PLEASE CONTACT:

CYNTHIA COWEN | **214.538.2106**

Senior Vice President  
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Licensed Real Estate Broker

CARLIN BEEKMAN | **407.540.7789**

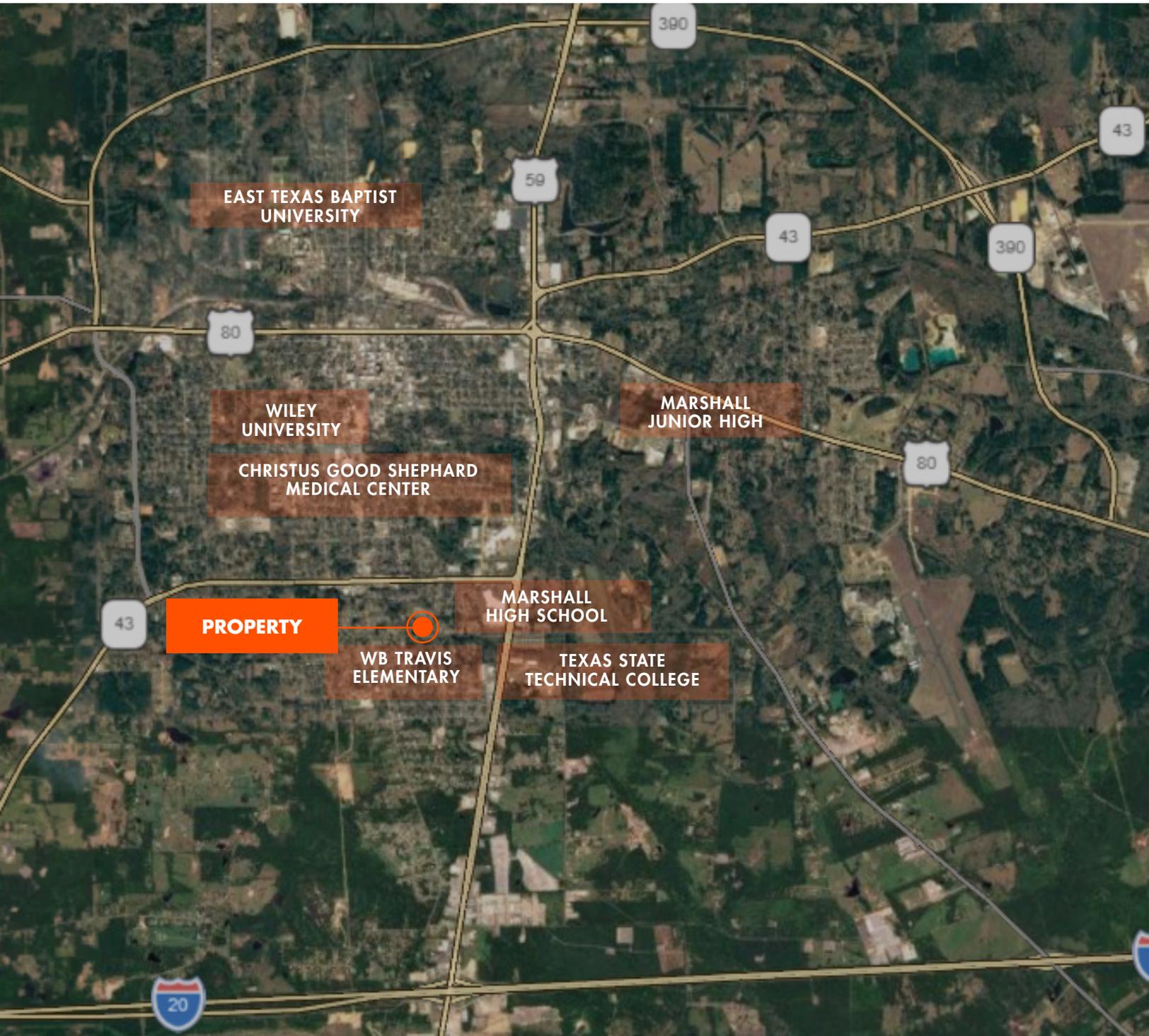
Vice President  
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Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

## AREA MAP



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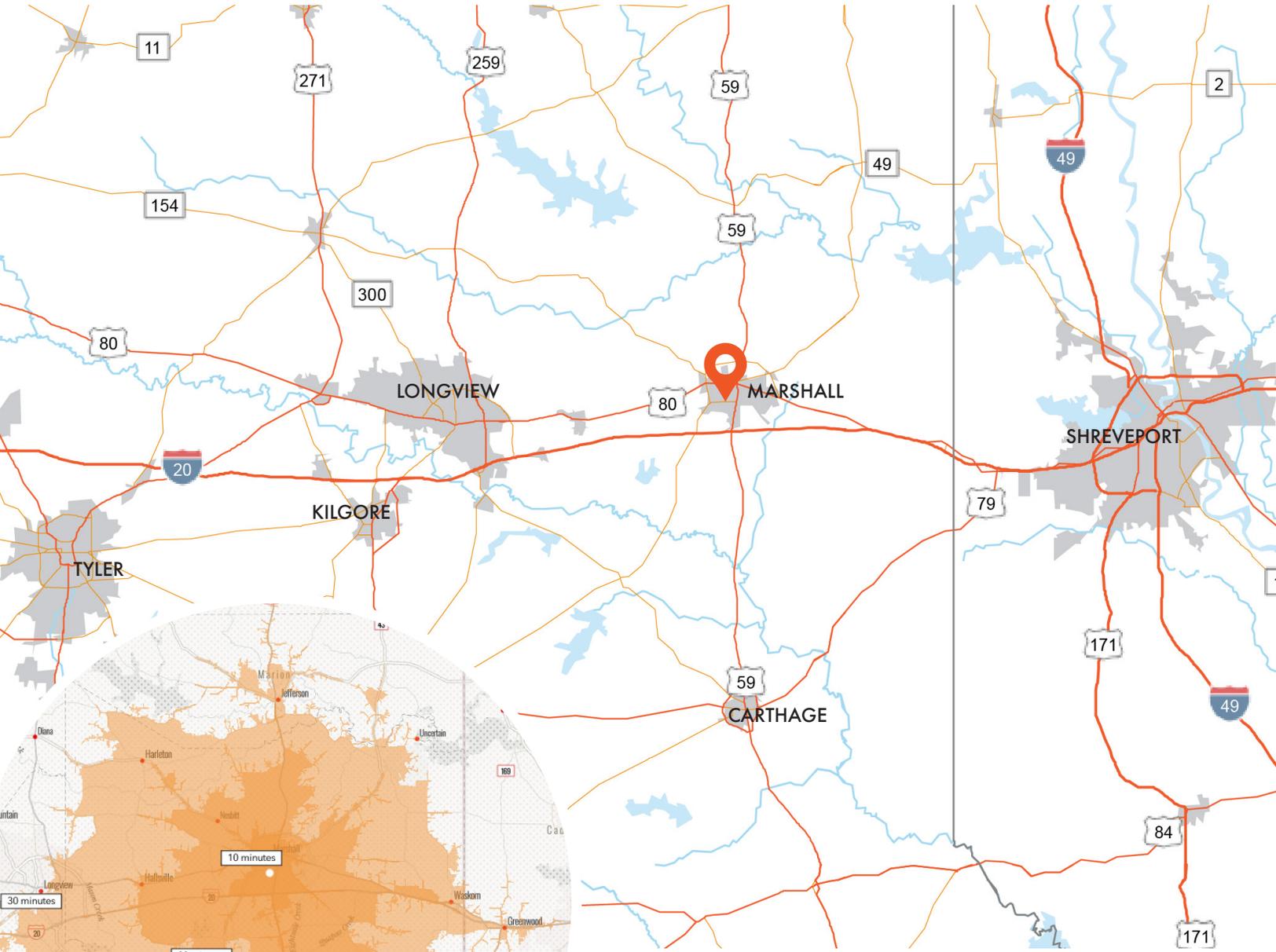
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### LOCATION & DRIVE TIMES



### APPROXIMATE TRAVEL TIMES FROM NEARBY TOWNS

CARTHAGE	25 MIN
LONGVIEW	30 MIN
KILGORE	35 MIN
SHREVEPORT	40 MIN
TYLER	60 MIN

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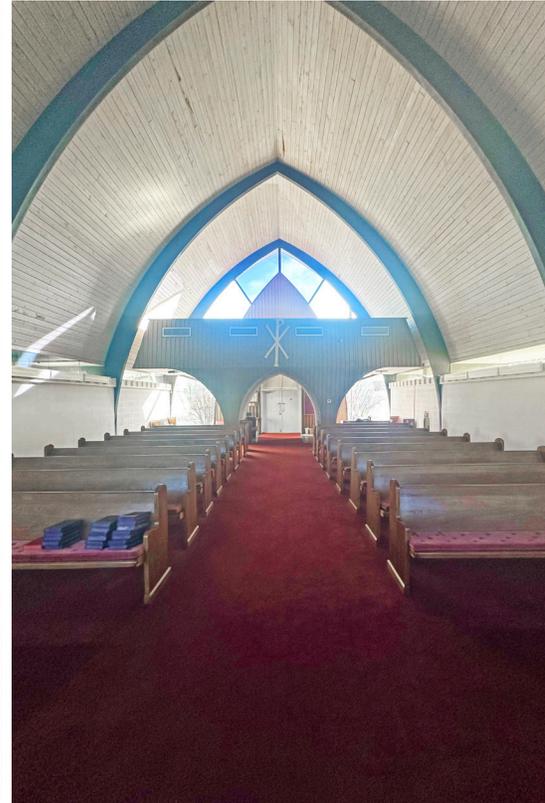
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5,524+ SF ON 4.31+ AC

105 EAST MARTINDALE DRIVE | MARSHALL, TX

## PROPERTY PHOTOS



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**PROPERTY PHOTOS**



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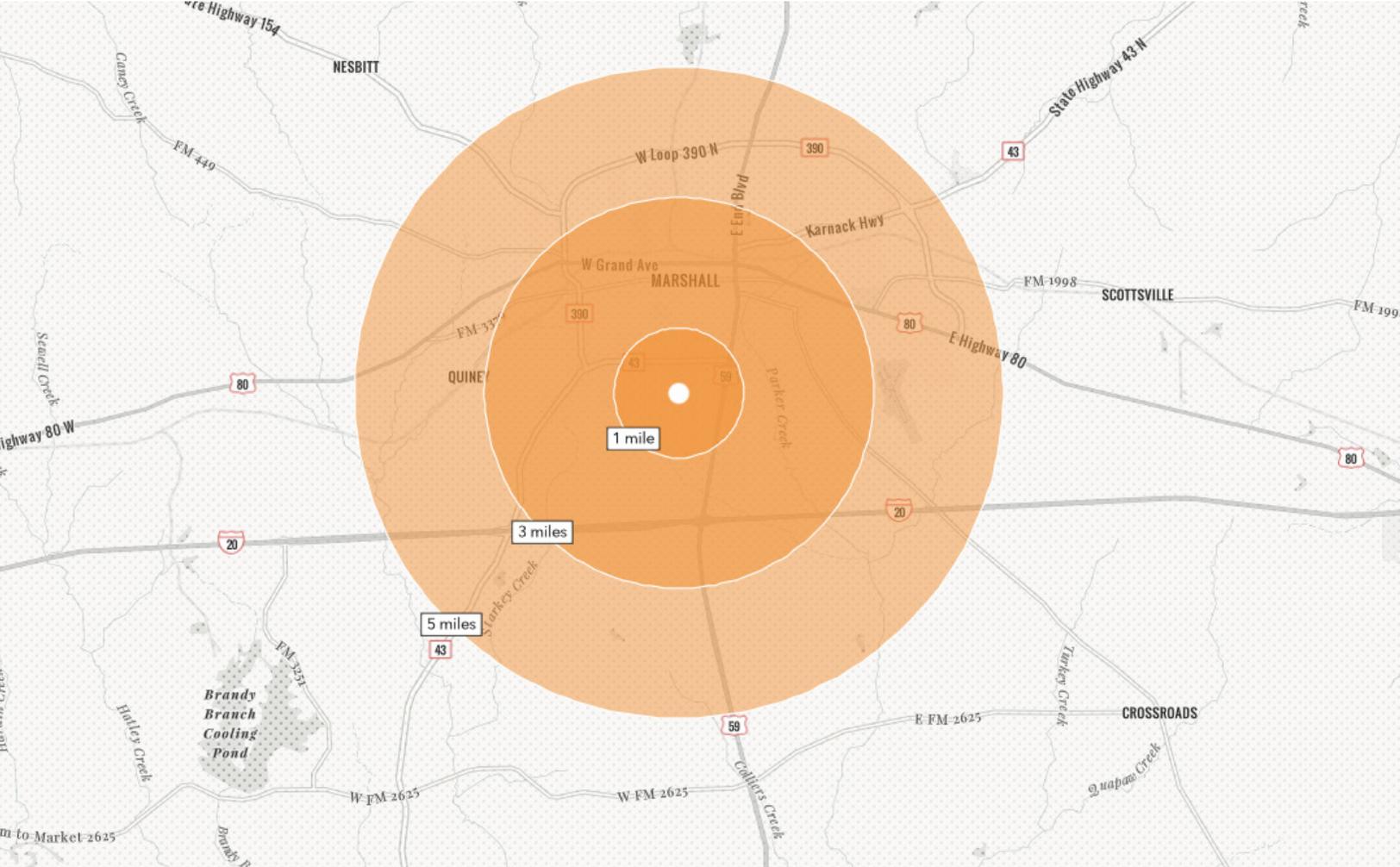
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## DEMOGRAPHICS



### 1 MILE RADIUS

	<b>4,223</b> ESTIMATED POPULATION 2025
	<b>36.1</b> MEDIAN AGE
	<b>\$149,966</b> MEDIAN HOME VALUE 2025
	<b>\$93,529</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>11,920</b> ESTIMATED POPULATION 2025
	<b>33.5</b> MEDIAN AGE
	<b>\$146,327</b> MEDIAN HOME VALUE 2025
	<b>\$76,116</b> AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>19,885</b> ESTIMATED POPULATION 2025
	<b>33.1</b> MEDIAN AGE
	<b>\$150,985</b> MEDIAN HOME VALUE 2025
	<b>\$75,911</b> AVG HOUSEHOLD INCOME

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