



FOUNDRY  
COMMERCIAL

# CHURCH PROPERTY FOR SALE

900 ATHENS STREET | CANTON, TX 75103

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3,033± TOTAL SF ON 0.95± AC FOR SALE



**ASKING PRICE: \$149,000**

## 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:

CARLIN BEEKMAN | **407.540.7789**

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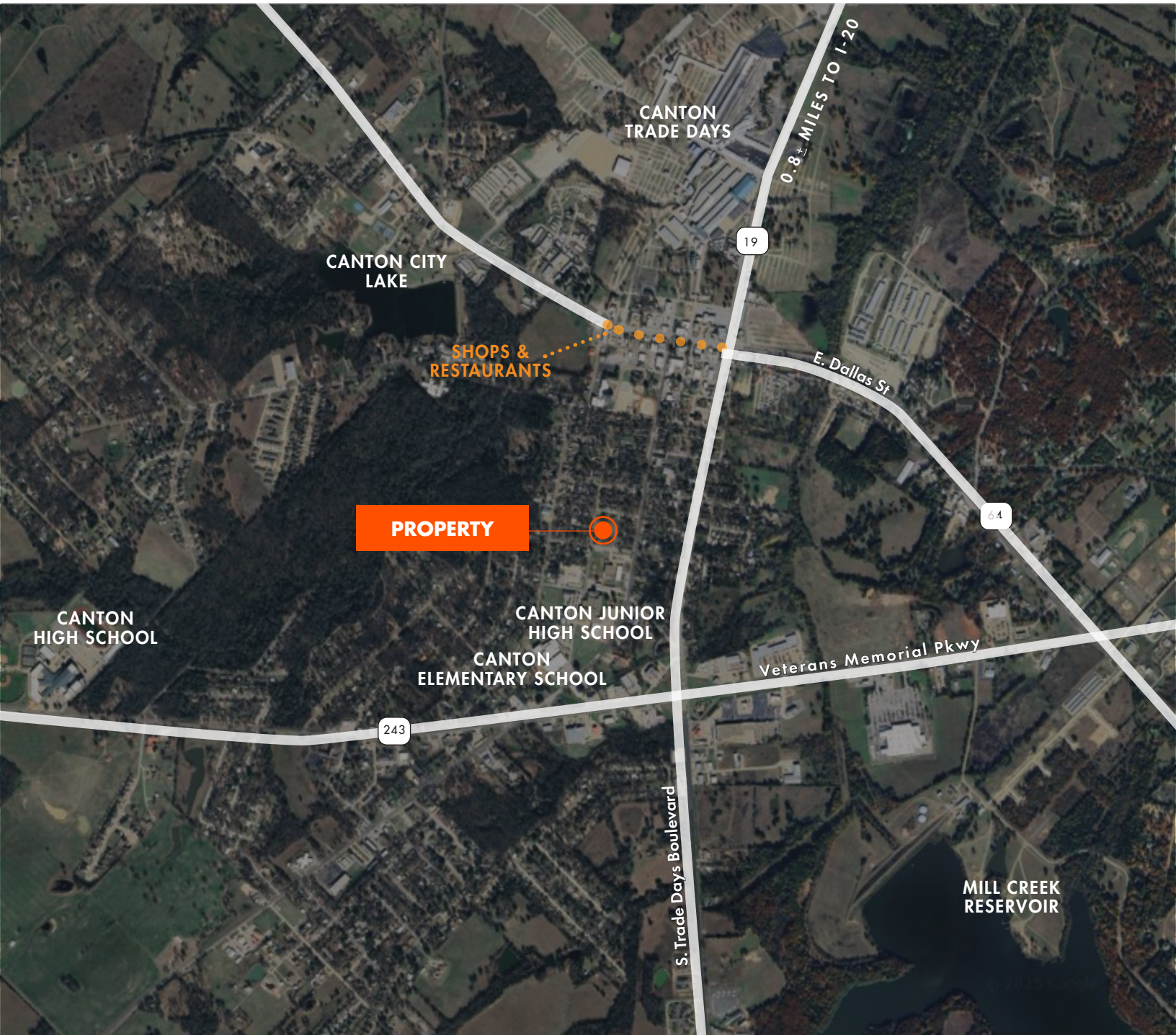
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## AREA MAP



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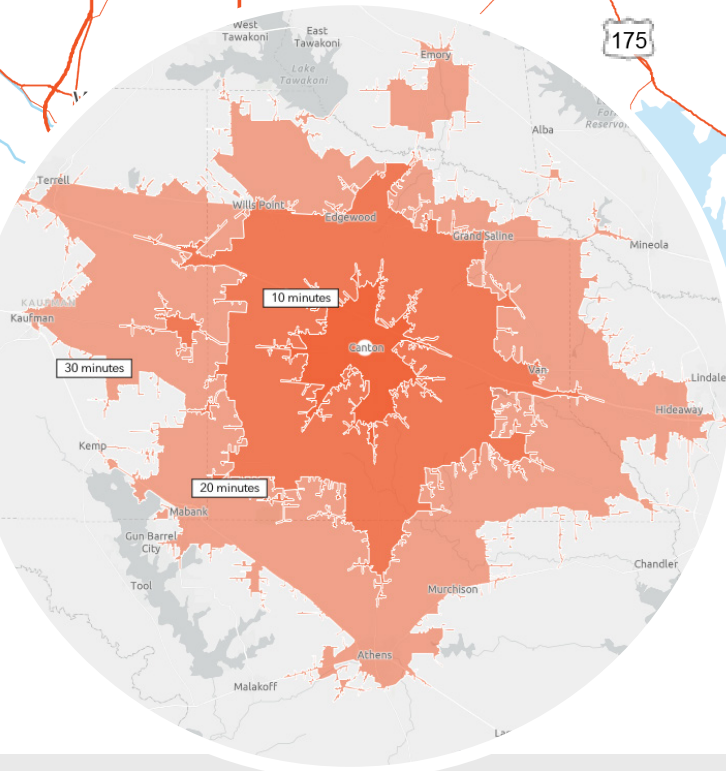
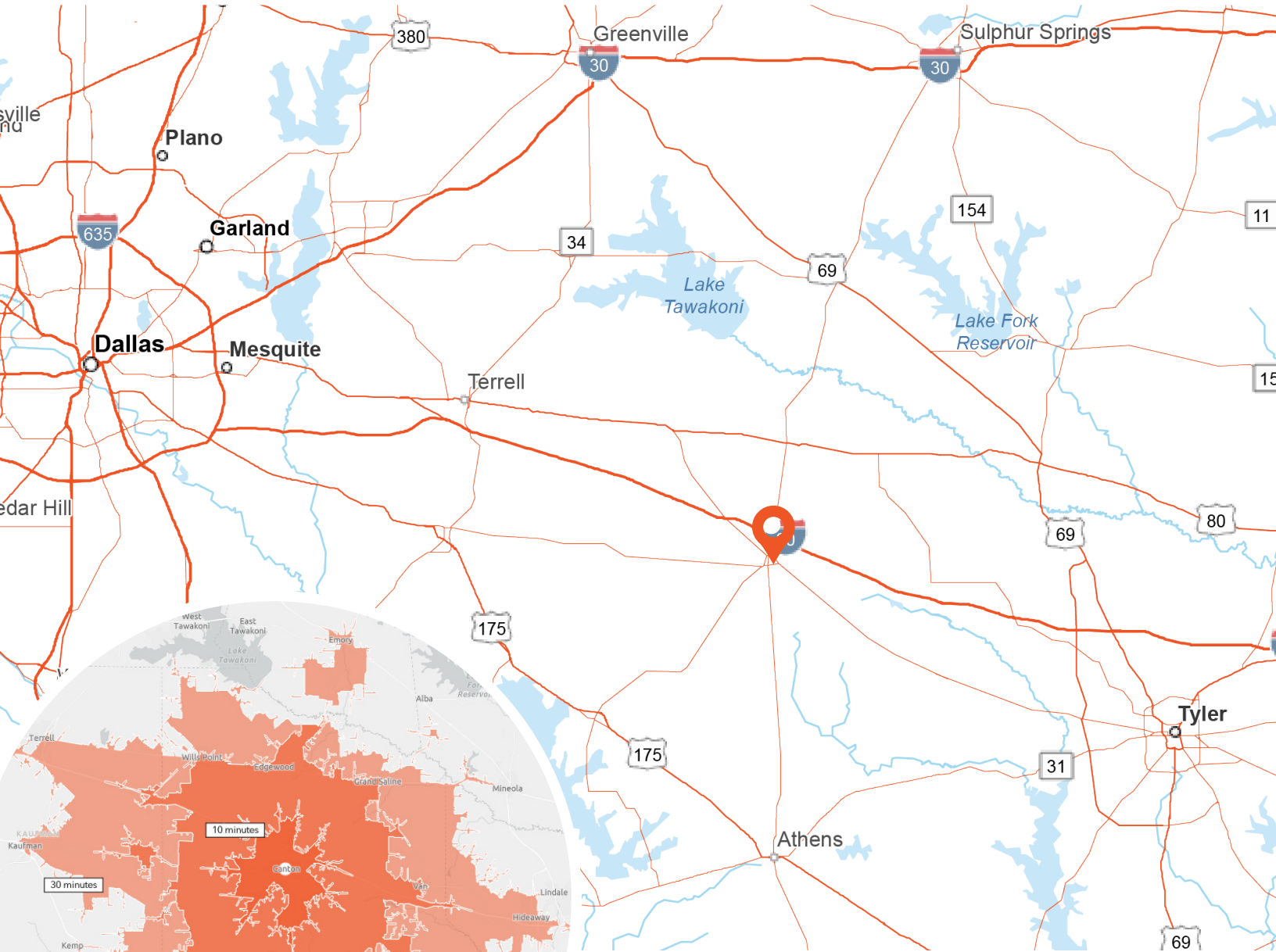
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### LOCATION & DRIVE TIMES



#### APPROXIMATE TRAVEL TIME

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

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3,033+ SF ON 0.95+ AC

900 ATHENS STREET | CANTON, TX

## PROPERTY PHOTOS



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**PROPERTY PHOTOS**



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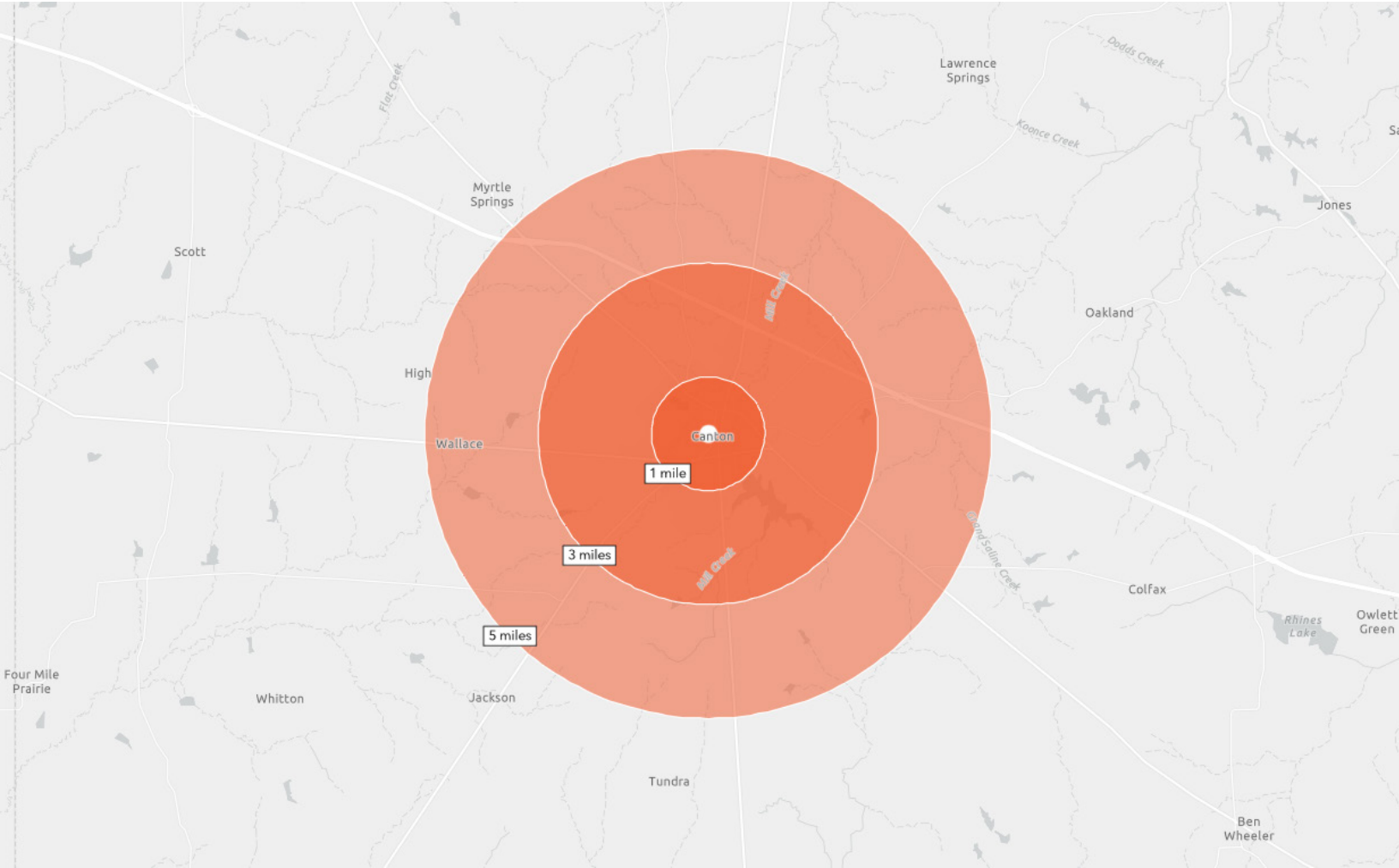
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## DEMOGRAPHICS



### 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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