

FORMER SPANISH ASSEMBLY OF GOD 902 FOSTER STREET MARLIN, TEXAS 76661



BETEL
CASA DE DIOS
Y
PUERTA DEL CIELO

Bien Venidos Pastores: Claudio y Teresa Yopez
Telefono: 254-883-3160 "Dios es Amor"

BETEL
HORARIO de SERVICIOS

DOMINGO	
Escuela Dominical	10:00am
Servicio Evangelistico	5:00pm
MARTES	
Oracion	7:00pm
MIÉRCOLES	
Servicio	7:00pm



Brad Harrell, CCIM
Associate Broker
254.870.0050
brad@OnwardRET.com

Adam Voight
Director of Commercial Operations
254.870.1421
adam@OnwardRET.com

Xavier Rosas
Commercial Specialist
254.870.1426
xavier@OnwardRET.com

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Onward

REAL ESTATE TEAM
— at Keller Williams

PRESENTED BY:



Brad Harrell, CCIM
Associate Broker
254.870.0050
brad@OnwardRET.com
License #363789 (TX)



Adam Voight
Director of Commercial Operations
254.870.1421
adam@OnwardRET.com
License #650810 (TX)



Xavier Rosas
Commercial Specialist
254.870.1426
xavier@OnwardRET.com
License #794462 (TX)

The Onward Real Estate Team at KW Commercial would like to present this commercial real estate property for sale.

The property located at 902 Foster Street consists of a 2,400 SF building on a 0.339 lot. The property has \pm 176 feet of frontage along Foster Street, \pm 176 feet of frontage along Elm Street, and has a property depth of \pm 176 feet. Water and Sewer is available through the City of Marlin.

Marlin is about 35 minutes Southeast of Waco, Texas. The Waco Metropolitan Statistical Area has a population of over 270,000 people. The City of Waco is located approximately 90 miles south of the Dallas/Fort Worth area and about 100 minutes north of Austin, Texas.

For more information on this property, or any of our other properties, please contact the Onward Real Estate Team at KW Commercial!

PROPERTY OVERVIEW

SALES PRICE
\$249,900.00

Highlights:

- Lot Size: 0.339 Acres (14,766.84 SF)
- Improvements: 2,400 SF
- Available Space: 2,400 SF
- Foster Street Frontage: ± 176'
- Elm Street Frontage: ± 176'
- Property Depth ± 176'
- Zoning: City of Marlin
- City Water
- City Sewer
- State Highway 6: 7,900+ VPD (TxDOT 2021)
- 2021 Taxes: \$138.24

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SPACE SIZE
2,400 SF



FRONTAGE
Foster Street: ± 176'



ZONING
City of Marlin



DEMOGRAPHICS
1 Mile Radius: 3,451 Residents
5 Mile Radius: 7,670 Residents
10 Mile Radius: 9,447 Residents



UTILITIES
City Water
City Sewer



TRAFFIC COUNTS
State Highway 6: 7,900+
Vehicles/Day (TxDOT 2021)

PROPERTY PHOTOS



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PROPERTY BOUNDARY



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TXDOT TRAFFIC COUNTS




Walker Street
2,300+ VPD


State Highway 6
7,900+ VPD

Subject Property


MARLIN

FEMA FLOOD MAP



Not in
FEMA Flood Zone

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