

FORMER CHRIST LUTHERAN CHURCH AT 3109 MACARTHUR DRIVE IN WACO, TEXAS 76708



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PROPERTY OVERVIEW

- Former Christ Lutheran Church
- Ample Parking
- Centralized Location
- New Roof on Sanctuary (2024)
- New HVAC, Windows, LED Lighting in Fellowship Hall (2021)
- Can Be Sold Individually (See Individual Pricing Exhibit)
- Parsonage - Tenant Occupied through October 2024

LOCATION

3109 MacArthur Drive Waco, Texas 76708

TOTAL IMPROVEMENTS

9,650 SF

- 8,380 SF - Special Purpose
- 1,270 SF - Parsonage

YEAR BUILT

1952

LOT SIZE

2.545 Acres (110,860.2 SF)

ZONING

R-2: Two-Family & Attached Single Family

TRAFFIC COUNTS (2022)

MacArthur Drive: 3,400+ VPD

2023 TAXES W/O EXEMPTIONS

\$16,100.21

SALES PRICE

\$895,000.00

DEMOGRAPHIC SUMMARY

3109 Macarthur Dr, Waco, Texas, 76708

Drive time of 15 minutes



KEY FACTS

136,655

Population



51,163

Households

32.3

Median Age

\$40,632

Median Disposable Income

EDUCATION

15.5%

No High School Diploma



29.2%

High School Graduate



29.8%

Some College/ Associate's Degree



25.5%

Bachelor's/Grad/ Prof Degree

INCOME



\$47,805

Median Household Income



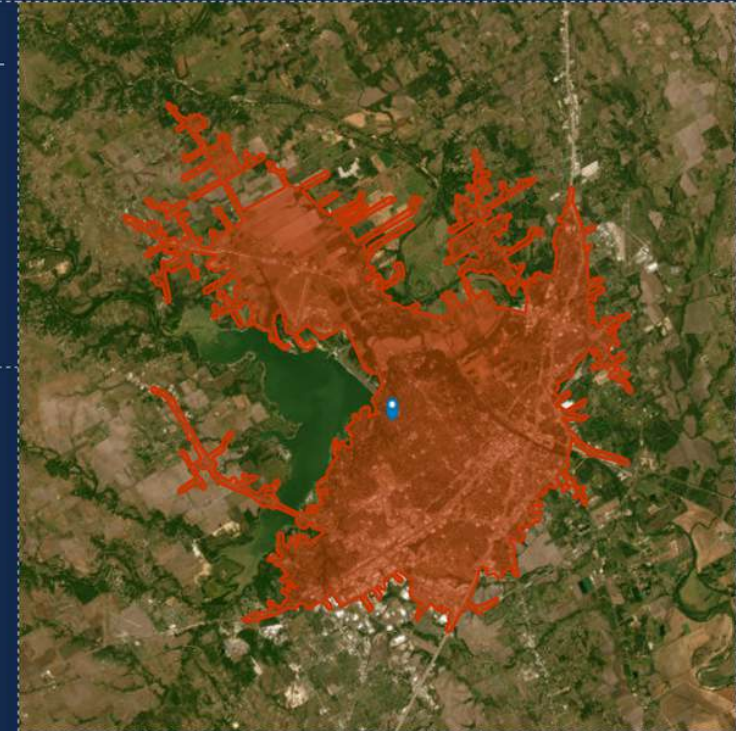
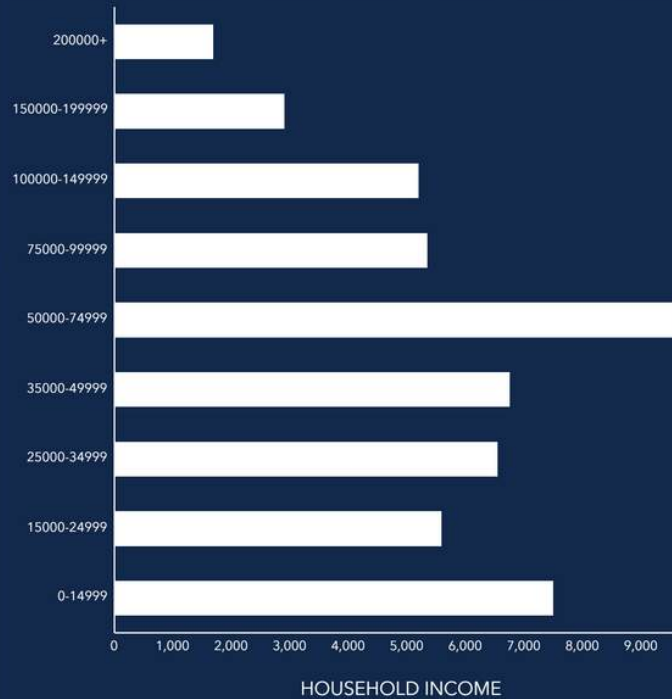
\$26,339

Per Capita Income



\$49,511

Median Net Worth



EMPLOYMENT

54.6%

White Collar

28.0%

Blue Collar

21.5%

Services

4.5%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri



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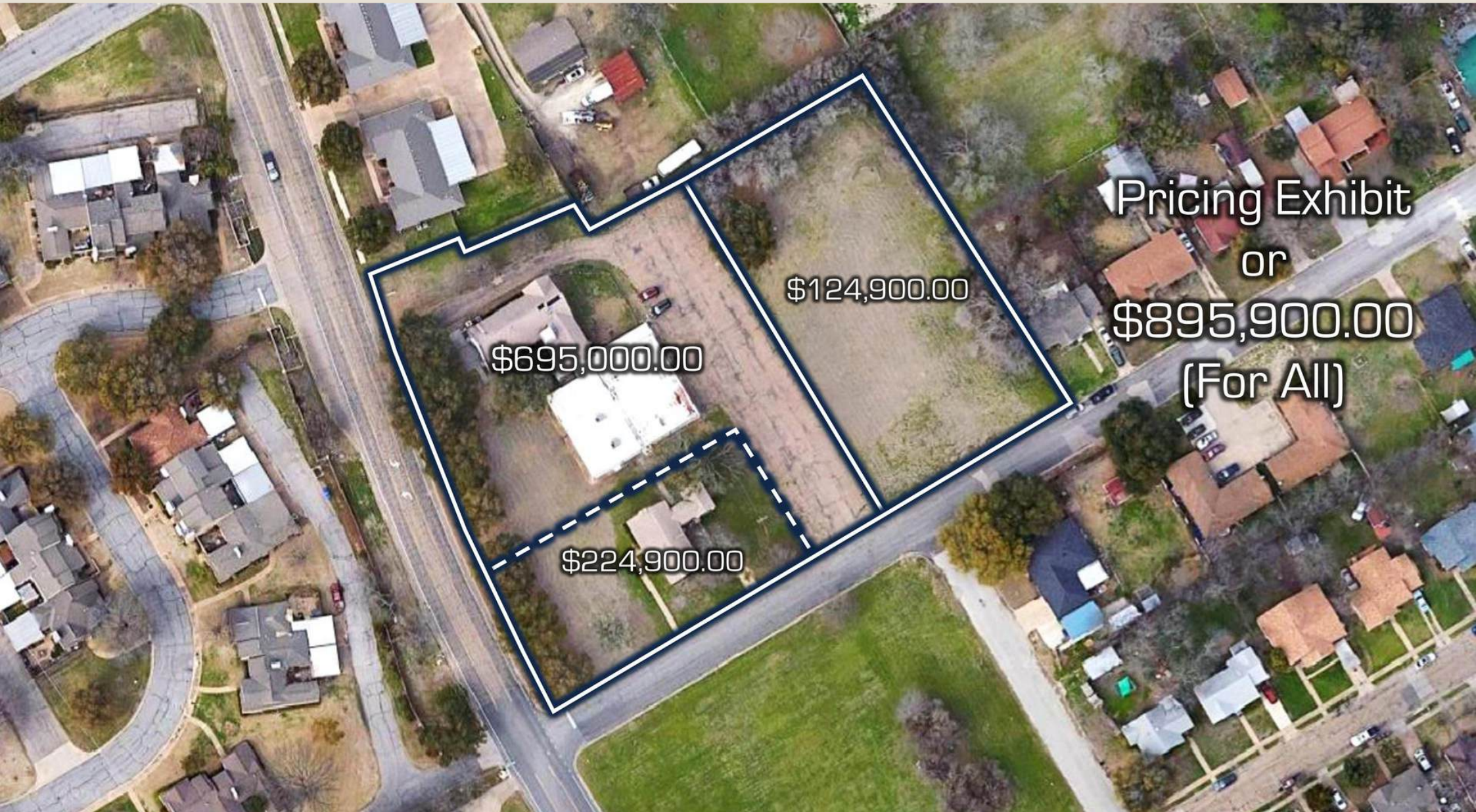
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INDIVIDUAL PRICING EXHIBIT



\$695,000.00

\$124,900.00

\$224,900.00

Pricing Exhibit
or
\$895,900.00
(For All)



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PROPERTY BOUNDARY



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SURROUNDING RETAIL & TRAFFIC COUNTS




MacArthur Drive
3,400+ VPD



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PRESENTED BY:



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