

SCOTT BROWN COMMERCIAL

SALES / LEASING / INVESTMENT / ASSET MANAGEMENT
1400 Dallas Dr, Denton, TX 76205 / (940)320-1200 / (940)320-1201 Fax

PROPERTY SUMMARY

PROPERTY:	Fox Avenue Church Building	
TYPE/ZONING:	R-7.5 Single-Family Residential	
LOCATION:	975 Fox Avenue, Lewisville, TX 75067	
BUILDING SIZE:	+/- 8,900 USF	
PRICE:	\$8,000/M + Utilities	
AVAILABLE:	Immediately	
FRONTAGE:	Fox Avenue & South Edmonds Lane	
PARKING:	51 Dedicated spots and at adjacent DATCU per current agreement.	
SIGNAGE:	Available – per City Ordinance and Owner Approval	
UTILITIES:	All existing to the property, tenant is responsible for all	
LEASE TERMS:	3 – 5 Year Initial Term Preferred	
AGE:	Originally Built in 1980's	
TERMS/TI:	Negotiable	
LISTED:	CoStar, LoopNet, and many more....	
COMMENTS:	Move-in ready building with easy access from I-35E. Large sanctuary with multiple class rooms/offices, break room/kitchen area, multiple restrooms and large green space for playground. Adjacent to DATCU Credit Union. Move in ready in a High Traffic, Highly Visible and High Demand Area. Ideally suited for church, daycare, or Montessori school.	
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