

Special Purpose Property For Sale

# Hepsibah Community Church

3950 FM 1647, Winnsboro, TX 75494



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Price:	<b>\$155,000</b>
Building Size:	6,594 SF
Price/SF:	\$23.51
Property Type:	Special Purpose
Property Sub-type:	Religious Facility
Property Use Type:	Vacant/Owner-User
Commission Split:	2.5%
Occupancy:	0%
No. Stories:	1
Lot Size:	47,620 SF
APN / Parcel ID:	326682

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Last Updated today  
Listing ID 18222544

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## Highlights

- Modern brick construction
- Community water hydrant on site
- Wooded location
- Financing available to qualified parties
- Highest and best use as a house of worship
- Numerous secondary uses

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## Description

Premises are located on 1.1 wooded acres and include three separate buildings ringing a central courtyard. The well appointed and modern church sanctuary includes pew seating for approximately 200, an elevated sound booth, restroom facilities, a centrally located office and two large classrooms inside 4,434 square feet. The fellowship hall, at 1,404 square feet, includes restroom facilities, meeting space, and a fully equipped kitchen. Finally, the brick parsonage at approximately 1,050 square feet boasts hardwood floors and quartz countertops.

Hepsibah Community Church is located on Texas Farm to Market Road 1647, 0.25 miles south of State Highway 11, approximately 8 miles east of Winnsboro, Texas.

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**Map of 3950 FM 1647, Winnsboro, TX 75494 (Wood County)**



**Additional Photos**



Expansion area behind church



Road signage on FM 1647



Parsonage



Sanctuary and administrative wing from FM 1647



Parsonage and Fellowship Hall from the rear

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Created 6/17/2013

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