



## 1896 CINDY LANE

LEWISVILLE, TX 75067



\$725,000



4,335 sqft

## DESCRIPTION

Church Building in Lewisville – Flower Mound, TX, on 2 lots equaling ± 1.66 acres (lots will not be sold separately). The 4,335 sq ft space includes 9 rooms and a fellowship hall that could easily be converted into 2 more flex-classrooms with installation of accordion doors. Zoned R-12 (Residential – 12,000 sq ft lots), this site cannot be used for anything other than a church as seller desires the church's mission to continue. This place of worship has it all, a sanctuary, baptistry, pastor's office, church office, library, six additional multipurpose rooms, and a fellowship hall. The Certificate of Occupancy allows for up to 180 people, and the sanctuary is estimated to seat approximately 100. The building has a septic system on-site. There is a long-term tower lease on the property that is used for mobile network communications. The tower & its equipment is maintained by the tower company. The tower lease and proceeds are NOT included in the sale of the property. Please note: The sellers possess limited knowledge regarding the condition of the building and septic system. Buyer inspections are encouraged. The property is being sold as-is with no survey, warranties, or repairs from the seller. All information provided in the listing is to the best of the sellers' knowledge and is not guaranteed. Buyers are encouraged to perform their own due diligence on the property.

**PROPERTY TYPE:** Commercial - Business  
**MLS STATUS:** Active  
**MLS:** 20901811  
**YEAR BUILT:** 1976  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** Hilliard Acres 2  
**LIST DATE:** 04/15/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:** 4,335  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 1.67  
**LOT SIZE (SQFT):** 72,614

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- Linoleum

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Asphalt
- OnSite
- Outside
- ParkingLot

### LOT DESCRIPTION:

- Acreage
- Cleared
- FewTrees
- Flat

### ROOF TYPE:

- Composition

### SIDING:

- Brick

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- ElectricityConnected
- OverheadUtilities
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### COMMUNITY:

- Sidewalks
- 

**LISTED BY:** Charles Deitrick 

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**BROKERED BY:** JPAR North Metro