

SPECIAL PURPOSE

821 Laurel St, La Marque, TX 77568

FOR SALE



CARLOS
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Broker
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THE OFFERING

We are pleased to present this versatile former church property located at 821 Laurel St in La Marque, TX. The building features a spacious sanctuary and an expansive classroom wing, making it an excellent opportunity for a private school, daycare, or ministry campus. Situated in a convenient location with easy access to I-45, the property offers both accessibility and functionality, with ample parking and land suitable for outdoor activities or future development. Its layout and size provide the flexibility to accommodate a range of educational or community uses.

PROPERTY HIGHLIGHTS

- Former church facility with dedicated classroom wing
- Ideal for school, daycare, or community organization
- Spacious sanctuary and multiple classrooms/offices
- Ample parking and land for outdoor use or expansion
- Convenient access to I-45 and surrounding communities
- Flexible layout suitable for various institutional or educational uses
- Great opportunity for an owner-user or investor seeking adaptable space

ASSET PROFILE

Sales Price	\$785,000
Property Type	Special Purpose
Total Lot Size	2.84 AC
Total Building Area	34,429 SF
Year Built	1962

DEMOGRAPHIC SUMMARY

Radius **1 Mile** **5 Mile** **10 Mile**

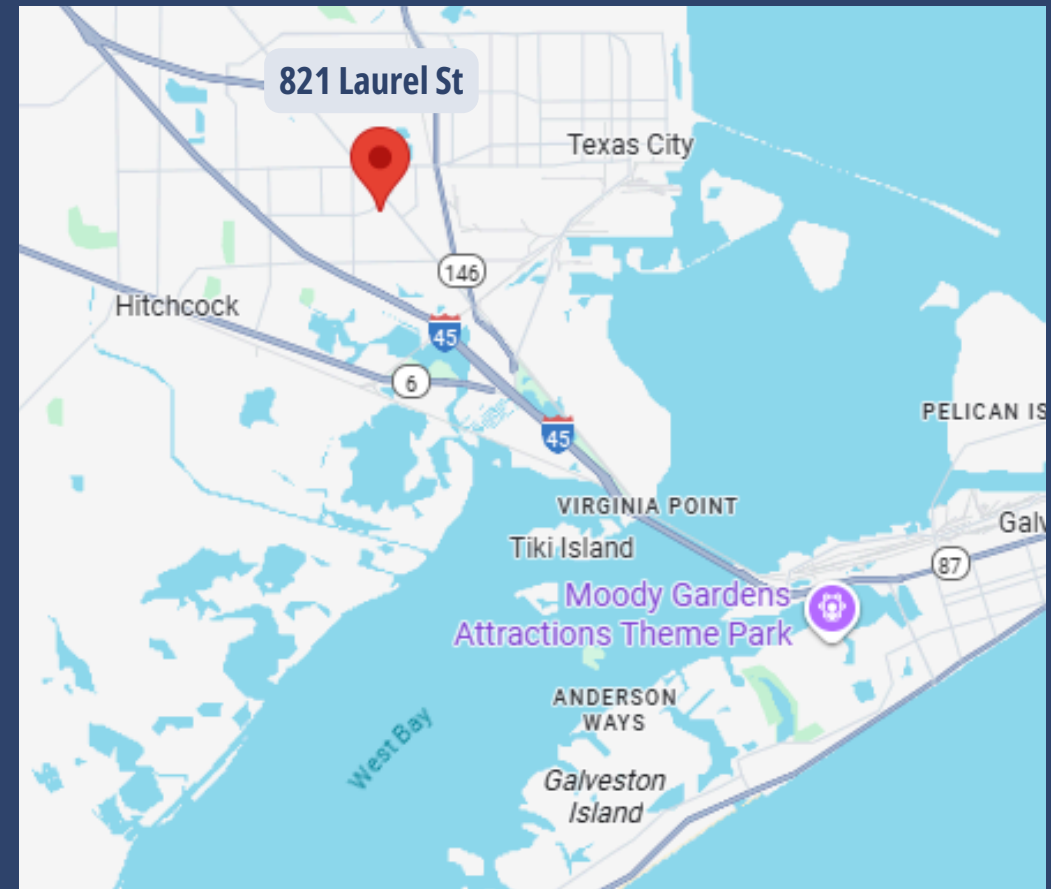
Population

2029 Projection	9,258	79,361	177,771
2024 Estimate	8,738	75,227	168,230
2020 Census	8,146	71,917	159,290

2024 Population by Hispanic Origin

White	3,245	33,012	88,635
Black	3,052	20,639	29,379
Am. Indian & Alaskan	49	328	698
Asian	58	855	3,339
Other	2,333	20,393	46,179

2024 Avg Household Income	\$59,795	\$78,822	\$90,370
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Traffic Count Report

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Laurel St	Cedar Dr	0.04 NW	2022	893	MPSI	.05
2	Cedar Dr	Hwy 3	0.03 NE	2022	3,169	MPSI	.14
3	Holly St	Hwy 3	0.04 NE	2022	782	MPSI	.16
4	Howell Ave	Cedar Dr	0.02 NW	2022	813	MPSI	.18
5	Oak St	Cedar Dr	0.00 SE	2018	4,250	MPSI	.20
6	State Hwy 3	Cedar Dr	0.06 SE	2022	5,793	MPSI	.20
7	Cedar Dr	Rosedale St	0.01 NE	2022	3,229	MPSI	.24
8	Yupon St	Hwy 3	0.03 NE	2022	581	MPSI	.29
9	State Hwy 3	Meyer	0.02 NW	2022	4,754	MPSI	.31

Sanctuary & Classrooms



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**MAIN
OFFICE**

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