

# SPECIALTY PURPOSE | CHURCH FACILITY

8600 Guadalupe St, Austin, TX 78753

FOR SALE



**CARLOS  
IGLESIAS**

Broker  
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## THE OFFERING

We are pleased to present a unique and move-in-ready opportunity at 8600 Guadalupe Street. Located in a high-demand area of North Austin. This property offers a fully functional church facility, ready to support immediate ministry use without the need for major renovations or buildout. Offering flexible use potential, ideally suited for religious, educational, community, or institutional purposes.

## PROPERTY HIGHLIGHTS

- Turn-key church facility, ready for immediate use
- Features include sanctuary space, fellowship/multi-purpose rooms and a commercial kitchen
- Sanctuary Capacity: Seats over 300 attendees
- Ideal for churches, ministries, or faith-based community centers
- Well-maintained interior and exterior condition
- Monument signage with prominent visibility
- 48 paved parking spaces with additional space in the rear for overflow or outdoor activities
- Fully fenced perimeter and gated entrance for security
- Proximity to major transit routes and Downtown Austin
- Quick access to major highways including: US-183, IH-35, TX-1 Loop

## ASSET PROFILE

Sales Price	\$3,950,000
Property Type	Special Purpose
Total Lot Size	1.02 AC
Total Building Area	9085 SF
Year Built	2003   1980

# DEMOGRAPHIC SUMMARY



Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2029 Projection	28,511	383,266	1,049,590
2024 Estimate	26,200	349,992	928,104
2020 Census	25,079	324,705	848,309
<b>2024 Population by Hispanic Origin</b>			
White	17,457	118,444	285,209
	30.08%	51.77%	52.10%
Black	2,310	31,706	86,759
	8.82%	9.06%	9.35%
Am. Indian & Alaskan	576	3,227	7,278
	2.20%	0.92%	0.78%
Asian	979	29,671	98,600
	3.74%	8.48%	10.62%
Other	14,429	103,868	250,962
	55.07%	29.68%	27.04%
<b>2024 Avg Household Income</b>			
	\$71,066	\$112,737	\$123,436



## Traffic Count Report

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Elliott St W	Guadalupe St	0.06 SE	2024	564	MPSI	.07
2	Elliott St W	Guadalupe St	0.06 SE	2025	562	MPSI	.07
3	Beaver St	Guadalupe St	0.06 NW	2025	1,349	MPSI	.09
4	N Lamar Blvd	Beaver St	0.04 SW	2024	34,202	MPSI	.13
5	N Lamar Blvd	Beaver St	0.04 SW	2025	34,047	MPSI	.13
6	Fairfield Drive		0.00	2023	3,970	MPSI	.18
7	Deen Ave	N Lamar Blvd	0.03 NW	2024	785	MPSI	.19
8	Deen Ave	N Lamar Blvd	0.03 NW	2025	792	MPSI	.20
9	Georgian Dr	Deen Ave	0.04 SW	2025	4,869	MPSI	.22



# Sanctuary



Thoughtfully designed to meet the needs of a congregation or faith-based organization. With its welcoming sanctuary, baptistry, and multipurpose spaces.



# Multipurpose Spaces & commercial Kitchen





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