



Cathedral of Saint Matthew, a landmark beacon of hope in the North Houston area. Timeless design, vast space, and limitless potential.

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THE OFFERING

Riverflow Commercial Properties is pleased to present this one of a kind specialty use property that has served the community in North Houston as a beacon of hope and religious devotion. This stunning ±95,000 square foot property expands over 10 acres in North Houston, TX

North Houston is home to a culturally diverse community serving a perfect location for this remarkable property. . The facility includes a beautifully designed worship center, state-of-the-art community halls, and ample green spaces that can accommodate a wide range of activities and events. With its strategic location, the property ensures easy accessibility for congregants and visitors alike, being situated close to major highways and public transport routes.

The property's unique architectural features and modern amenities provide an inviting atmosphere that fosters a sense of belonging and community. It is fully equipped to host a variety of services and functions, from weekly gatherings to large-scale events, making it an ideal hub for spiritual growth and community engagement.

Potential buyers will find this offering to be a rare opportunity to invest in a property that not only supports religious and community activities but also holds potential for future development, given its expansive grounds and prime location.

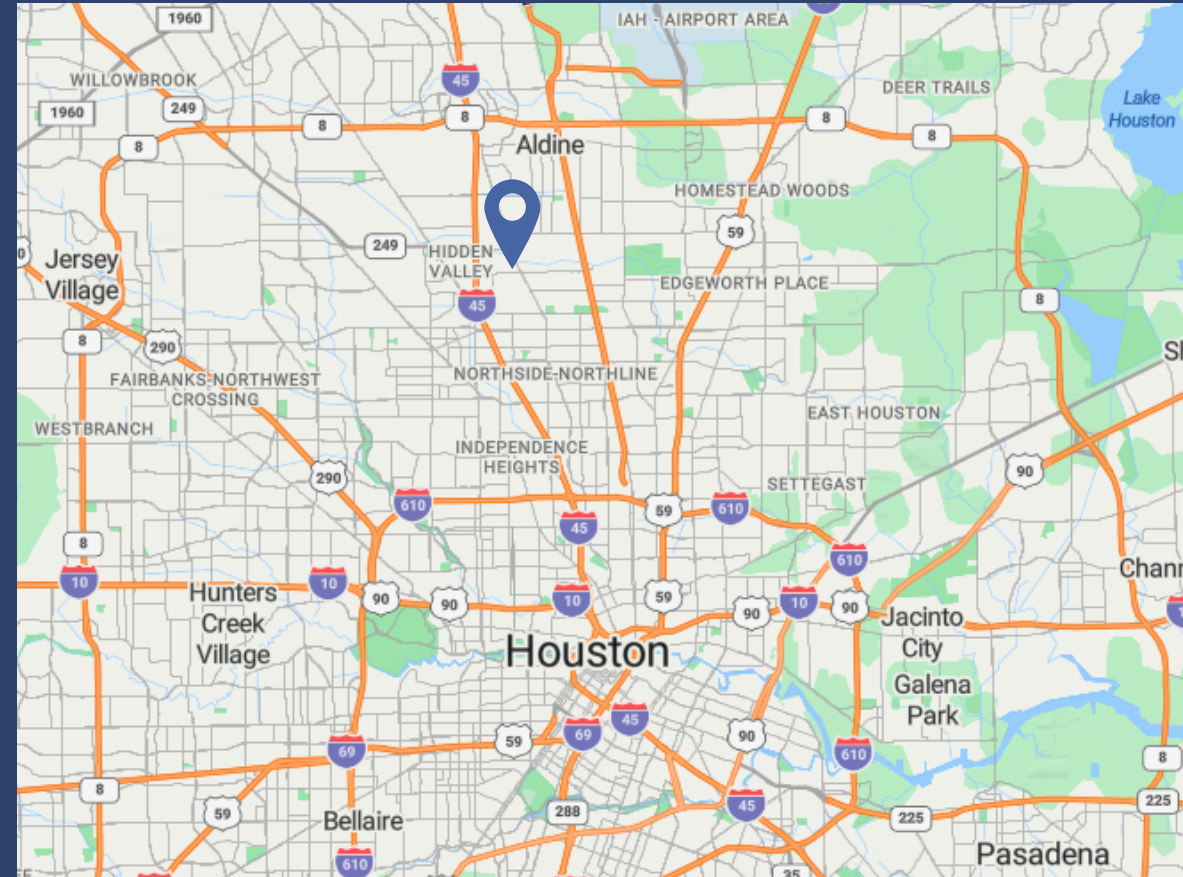
ASSET PROFILE

Sales Price REDUCED	\$10,500,000
Occupancy	Owner Occupied
Property Type	Religious/Specialty Use
Number of Bldgs/ Gross Bldg. Area	8 ±95,000 sf
Year Built/Renovated	1970 / 2017
Lot Size	± 10 acres
Parking Spaces	340



Demographic Summary

Radius	1 Mile	5 Mile	10 mile
Population			
2029 Projection	11,135	308,432	1,172,505
2024 Estimate	11,079	302,778	1,143,079
2020 Census	12,028	307,105	1,115,867
2024 Population by Hispanic Origin			
	9,993	211,337	598,278
White	2,406 21.72%	54,322 17.94%	298,409 26.11%
Black	156 1.41%	59,392 19.62%	257,928 22.56%
Am. Indian & Alaskan	466 4.21%	59,392 2.22%	257,928 1.81%
Asian	95 0.86%	5,114 1.69%	49,888 4.36%
Other	7,956 71.81%	177,022 58.47%	514,945 45.05%
2024 Avg Household Income			
	\$58,022	\$57,338	\$86,022



Traffic Count Report

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	West Gulf Bank Road	Meadowshire St	0.05 W	2022	11,794	MPSI	.05
2	W Gulf Bank Rd	Meadowshire St	0.05 W	2022	10,027	MPSI	.12
3	Airline Drive	W Louise Rd	0.02 SE	2022	16,184	MPSI	.20
4	Airline Drive	Sprads Rd	0.14 N	2022	17,602	MPSI	.20
5	Airline Dr	Sprads Rd	0.14 N	2022	16,732	MPSI	.22
6	Airline Dr	W Louise Rd	0.02 SE	2022	15,837	MPSI	.33
7	Hill Rd	Robertsvalle Rd	0.13 E	2022	3,193	MPSI	.39
8	Airline Dr	Hill Rd	0.04 S	2022	18,618	MPSI	.44
9	Airline Dr	Hill Rd	0.04 S	2018	17,588	MPSI	.44



Main Sanctuary Building

From marble floors to religious icons, there is much to admire in this 33,000 sf building. Originally built in 1970, to echo the classic cathedral aesthetic, this building blends the old with the new as it was fully renovated in 2017.

Designed to seat 1,600 individuals, this space is ideal for large congregations. The passageways are also arranged to facilitate overflow seating if needed. This building also offers 10 versatile spaces including administrative offices, boardrooms, a sound booth area, and a library. This space is fully air conditioned and is equipped with updated electrical and security systems.

There are multiple entrances to this building, with the primary entrance located at the front of the cathedral, facing the intersection of Airline Dr. and W Gulf Bank Rd. Upon entering, visitors are greeted by a ceiling that echoes the classic artwork of the Renaissance era. A double stairway ascends to an upper level, which provides additional seating above the main sanctuary area. The ceiling height extends to 30 ft. offering a grandiose feel.

Property Description

Buidling	Main Sanctuary
Building Area	± 33,000 sf
Seating Capacity	1,600
Year Built/ Renovated	1970/2017

Parish Center



This two story metal building spans over 30,300 square feet and offers a suitable area for large events or school operations. Recently renovated this center offers the following: 18 classrooms, Chapel, Large Fellowship and Dining Area, Commercial Kitchen, & Area suitable for a Food Pantry

Education/Repurpose Building I

Education/Repurpose Building I: A two-story, \pm 8,000-square-foot brick and frame building currently utilized for storage. This space offers the potential for repurposing into educational rooms or office spaces.

Education/Repurpose Building II

Education/Repurpose Building II: A two-story brick and frame structure measuring \pm 19,000 square feet. Similar to Building I, it is currently used for storage but can be adapted for educational or office use.

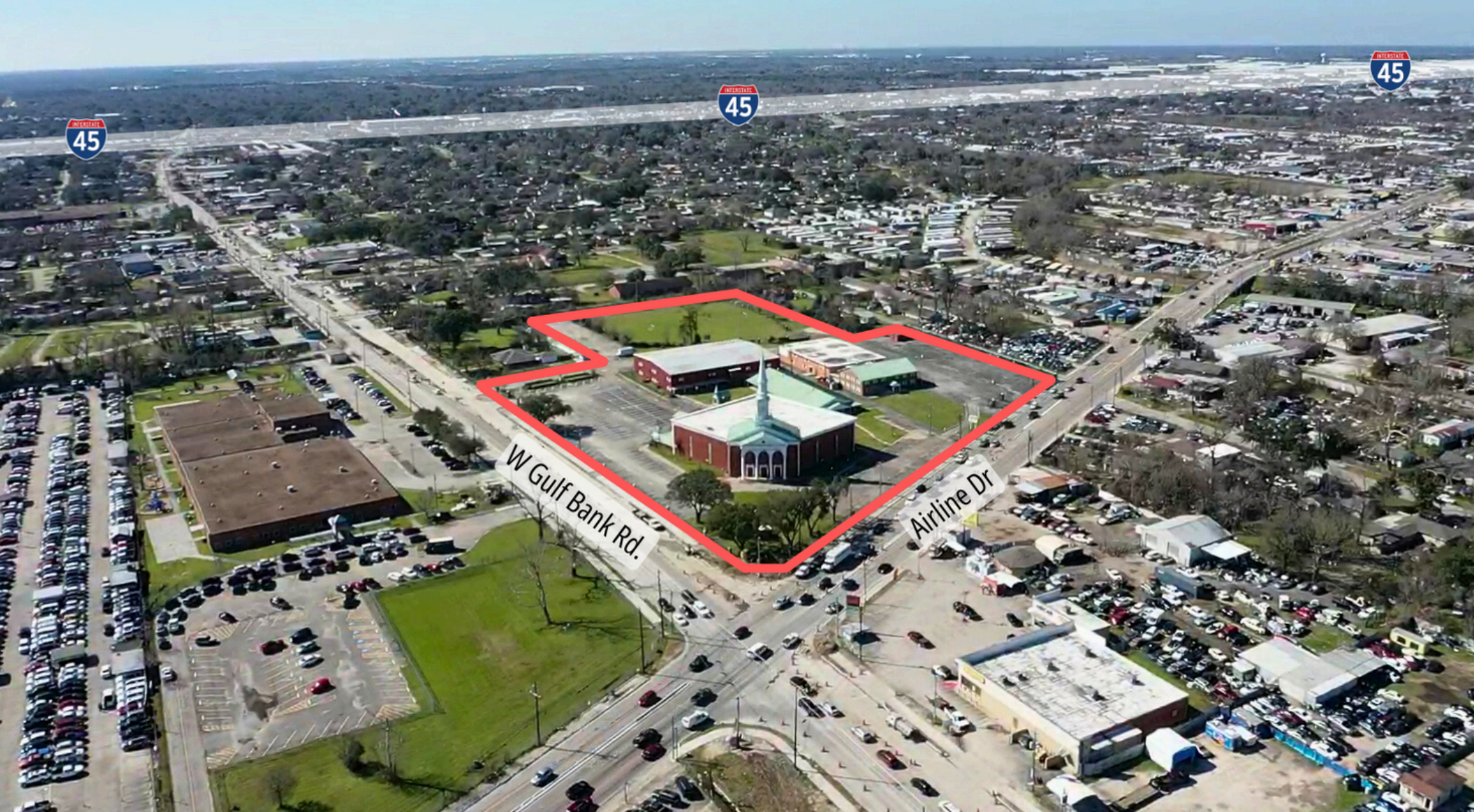
Education/Repurpose Building III

Education Building III: A one-story, \pm 7,300-square-foot brick building fully renovated in 2017. It currently houses classrooms and a museum center, with the flexibility to be repurposed into additional classroom space.

Other

- Prayer Chapel: A 110-square-foot Prayer area.
- 8-Bay Garage: A spacious \pm 2,000-square-foot parking garage providing ample vehicle storage.
- Security Office: A 140-square-foot dedicated space for on-site security operations.





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