

**FOR SALE | SPECIALTY USE**  
**BUILDING: 4,174 SF | LOT: 1.24 AC**  
**12038 BISSONNET ST,**  
**HOUSTON, TX 77099**



**Sales Price: \$ 1,250,000**

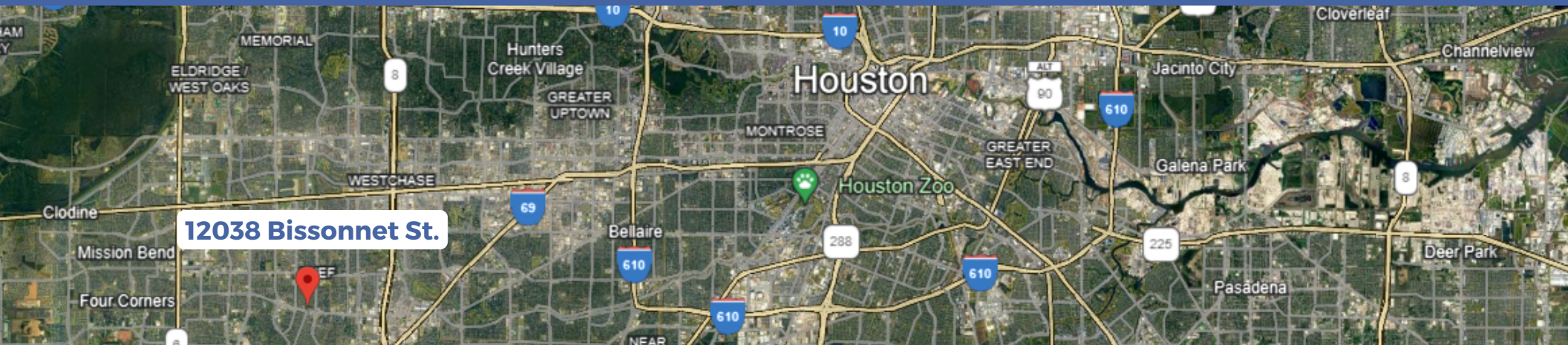
**Carlos Iglesias**  
Broker

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## PROPERTY SUMMARY

Sales Price:	\$1,250,000
Property Type:	Special Purpose
Property Subtype:	Church/School
Total Lot Size:	1.24 AC
Total GBA:	4,174 SF
Year Built:	1930
Renovated:	2011
Parking Spaces:	±80

## PROPERTY HIGHLIGHTS

- Conveniently positioned within the high-demand southwest Houston locale.
- Strategically located with near access to Southwest Fwy, Sam Houston Tollway, Westpark Tollway, and Hwy 6.
- Ample acreage provides abundant space for parking or other activities.
- The property is located in an area unaffected by flood zones.
- Excellent visibility, heavy daily traffic on the frontage road on average of 37,209 VPD

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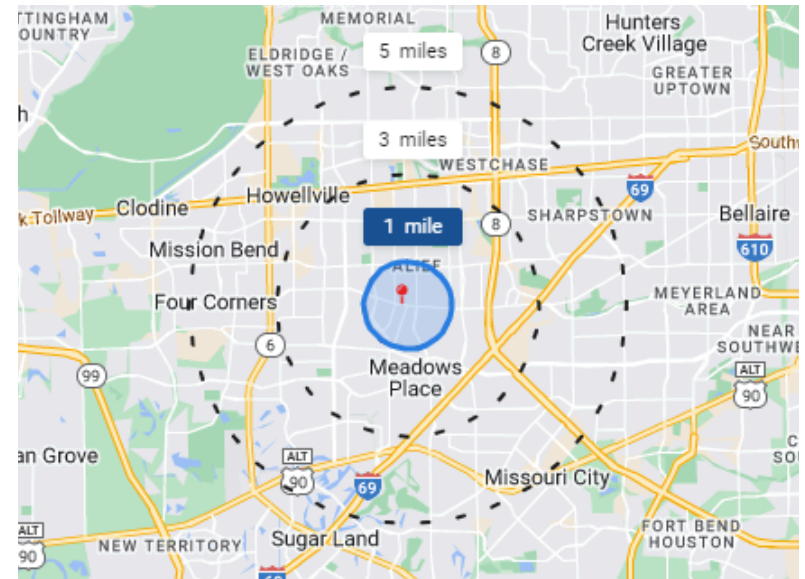
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## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>	26,983	189,742	466,819
<b>Households</b>	8,149	60,093	162,248
<b>Avg HH Income</b>	\$56,041	\$60,094	\$69,562



## TRAFFIC STATISTICS

Street	Cross Street	Cross Street Dist.	Count Yr	Avg VPD	Type	Miles Dist.
Keegan Rd	Bissonnet St	0.06 N	2022	4,543	MPSI	.10
Bissonnet St	S Kirkwood Rd	0.11 E	2018	37,209	MPSI	.11
Bissonnet St	Coventry Square Dr	0.03 E	2022	36,491	MPSI	.22
South Kirkwood Road	Bissonnet St	0.04 N	2022	13,865	MPSI	.24
S Kirkwood Rd	Herald Square Dr	0.04 N	2018	16,534	MPSI	.28
Bissonnet St	S Kirkwood Rd	0.07 W	2022	37,115	MPSI	.29
Bissonnet St	S Kirkwood Rd	0.07 W	2021	37,416	MPSI	.29
Cook Rd	Bissonnet St	0.07 S	2022	8,824	MPSI	.30
Cook Road	Bissonnet St	0.07 S	2022	10,124	MPSI	.30
S Kirkwood Rd	Huntington Glen Dr	0.04 N	2018	21,541	MPSI	.30

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**Detention Pond**



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