

# SPECIALTY PURPOSE | CHURCH FACILITY

2945 Sunnyvale St Dallas, TX 75216

**FOR SALE**



**CARLOS  
IGLESIAS**

Broker  
[carlos@riverflowcommercial.com](mailto:carlos@riverflowcommercial.com)







## THE OFFERING

We are pleased to present this beautifully renovated church property, situated on a slight incline with excellent visibility from Sunnyvale St and convenient accessibility from major thoroughfares including I-35E and Loop 12. Fully renovated in 2023, the property features an ample sanctuary, flexible classroom space, and a kitchen area, making it ideal for worship services, education, and community gatherings. Positioned within a well-established neighborhood and surrounded by residential density, the site also includes land for parking and outdoor use—offering both immediate functionality and long-term potential for a growing congregation or ministry seeking a ready-to-use campus in Dallas.

## PROPERTY HIGHLIGHTS

- Ideal for Investor or Owner-User; Tenant in Place | 1 Year Remaining (Through Jan 2027)
- Offers immediate passive revenue and the opportunity to continue income through lease renewal or transition to an end user.
- Turnkey property: fully renovated in 2023 with major capital upgrades.
- Ample sanctuary with flexible seating capacity, Classrooms and offices for ministry or education use.
- Land available for parking and outdoor activities.
- Convenient neighborhood location with easy accessibility.

## ASSET PROFILE

Sales Price	\$625,000
Property Type	Special Purpose
Total Lot Size	±2.26 AC
Total Building Area	±3,903 SF
Year Built/Renovated	1955   2023

# DEMOGRAPHIC SUMMARY



**Radius                      1 Mile                      5 Mile                      10 Mile**

## Population

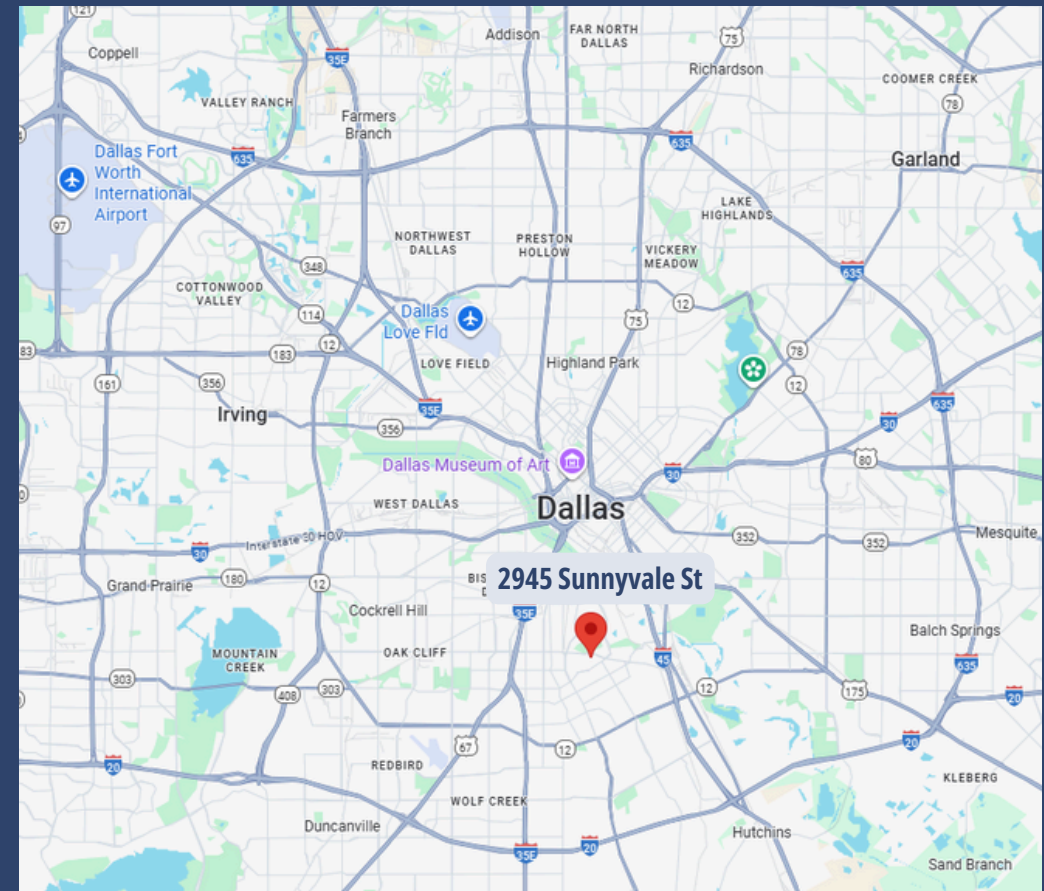
2029 Projection	15,036	333,056	1,306,244
2024 Estimate	14,439	321,347	1,266,160
2020 Census	12,936	294,819	1,195,949

## 2024 Population by Hispanic Origin

White	1,431 9.91%	89,218 27.76%	386,116 30.50%
Black	6,527 45.20%	75,732 23.57%	255,205 20.16%
Am. Indian & Alaskan	218 1.51%	4,838 1.51%	19,053 1.50%
Asian	41 0.28%	7,734 2.41%	62,500 4.94%
Other	6,222 43.09%	143,619 44.69%	542,428 42.84%

**2024 Avg  
Household Income**                      \$45,112                      \$81,096                      \$90,851

## Traffic Count Report



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E Illinois Ave	Sutter St	0.09 SE	2025	12,037	MPSI	.08
2	E Illinois Ave	Sutter St	0.08 NW	2025	5,843	MPSI	.18
3	E Illinois Ave	Sutter St	0.08 NW	2024	5,802	MPSI	.18
4	E Kiest Blvd	Sunnyvale St	0.04 NE	2018	12,403	MPSI	.35
5	Bonnie View Rd	Van Cleave Dr	0.12 S	2018	1,173	MPSI	.48
6	Southerland Ave	E Woodin Blvd	0.09 SW	2018	3,596	MPSI	.48
7	Southerland Ave	Kent St	0.10 NE	2018	787	MPSI	.48
8	E Kiest Blvd	Millermore St	0.02 NE	2024	7,441	MPSI	.49
9	E Kiest Blvd	Millermore St	0.02 NE	2025	7,510	MPSI	.49



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**MAIN  
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[info@riverflowcommercial.com](mailto:info@riverflowcommercial.com)

832.516.9515

