

SPECIALTY PURPOSE | CHURCH FACILITY

2945 Sunnyvale St Dallas, TX 75216

FOR SALE



**CARLOS
IGLESIAS**

Broker

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 **RIVERFLOW**
COMMERCIAL PROPERTIES
BRINGING WEALTH WHEREVER WE GO



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

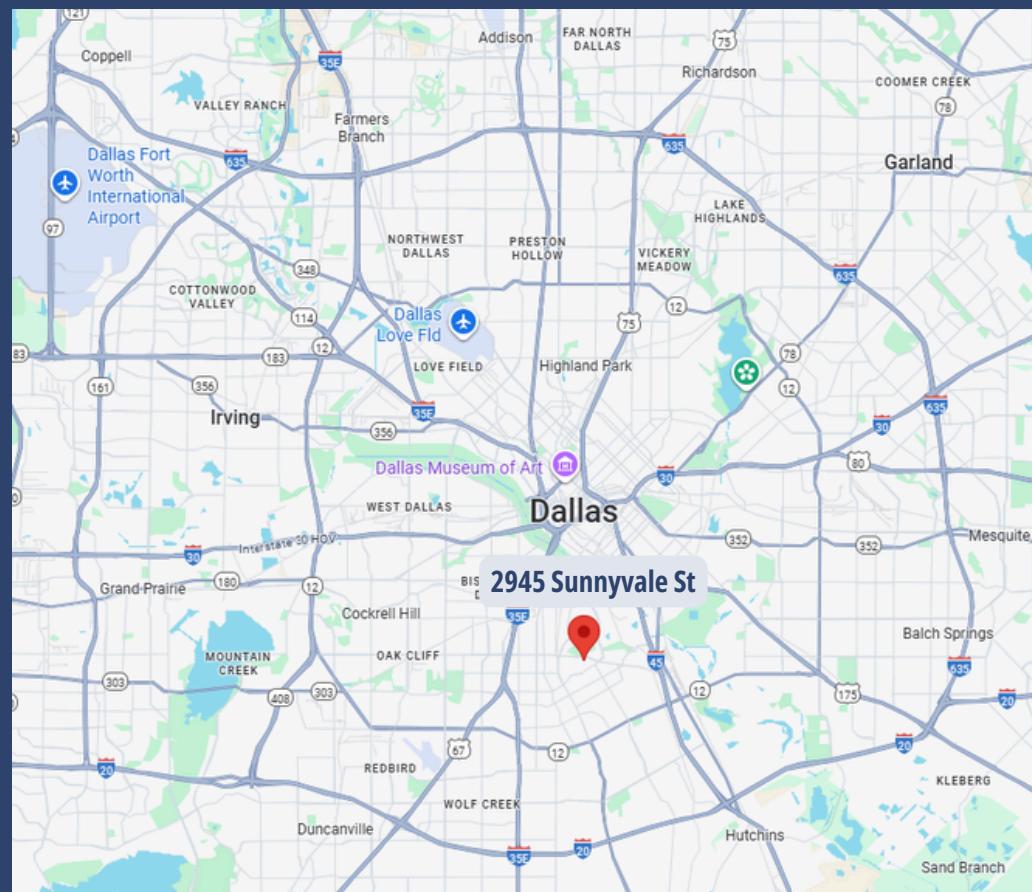
Population

	1 Mile	5 Mile	10 Mile
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

	1 Mile	5 Mile	10 Mile
White	1,431	89,218	386,116
	9.91%	27.76%	30.50%
Black	6,527	75,732	255,205
	45.20%	23.57%	20.16%
Am. Indian & Alaskan	218	4,838	19,053
	1.51%	1.51%	1.50%
Asian	41	7,734	62,500
	0.28%	2.41%	4.94%
Other	6,222	143,619	542,428
	43.09%	44.69%	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 OFFICE

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