

618 Baca St, Houston, TX 77013

Specialty Purpose | Church Facility

Executive Summary



Renovated Church Building off of I-10 East Fwy.

An ideal haven for building community, centered around the faith.

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## THE OFFERING

This property is a well-maintained and beautifully designed existing church facility, encompassing approximately 16,000 square feet of building area on a 3.4-acre site. Constructed with durable and attractive brick, the facility has been consistently upgraded and renovated, with a major renovation completed in 2017 and ongoing annual improvements ensuring its excellent condition.

The building features a spacious and inviting main sanctuary with seating for 300 attendees, complemented by a fellowship area with a capacity for 80 people. Additional amenities include a charming coffee shop accommodating 40 guests, a kitchen area, and a dedicated food pantry. The facility also houses four well-appointed office spaces, five classrooms, and several multipurpose rooms designated for storage, interpretation, sound, media, and musician use. Spiritual and communal spaces include a prayer room and a designated baptism area. Outdoor amenities include a welcoming coffee shop patio seating 18-30 people and a secure courtyard for children's play area.

The entire building is equipped with a fully serviced HVAC system, with recent replacements ensuring efficient and reliable climate control. A new roof was installed six years ago, providing durable and long-term performance. Other improvements have been made, ensuring the facility is in excellent condition.

The property provides 80 parking spaces with ample acreage available for additional parking and future development, making it well-suited for expansion and outdoor activities. This church facility presents an exceptional opportunity for a congregation seeking a move-in-ready space.

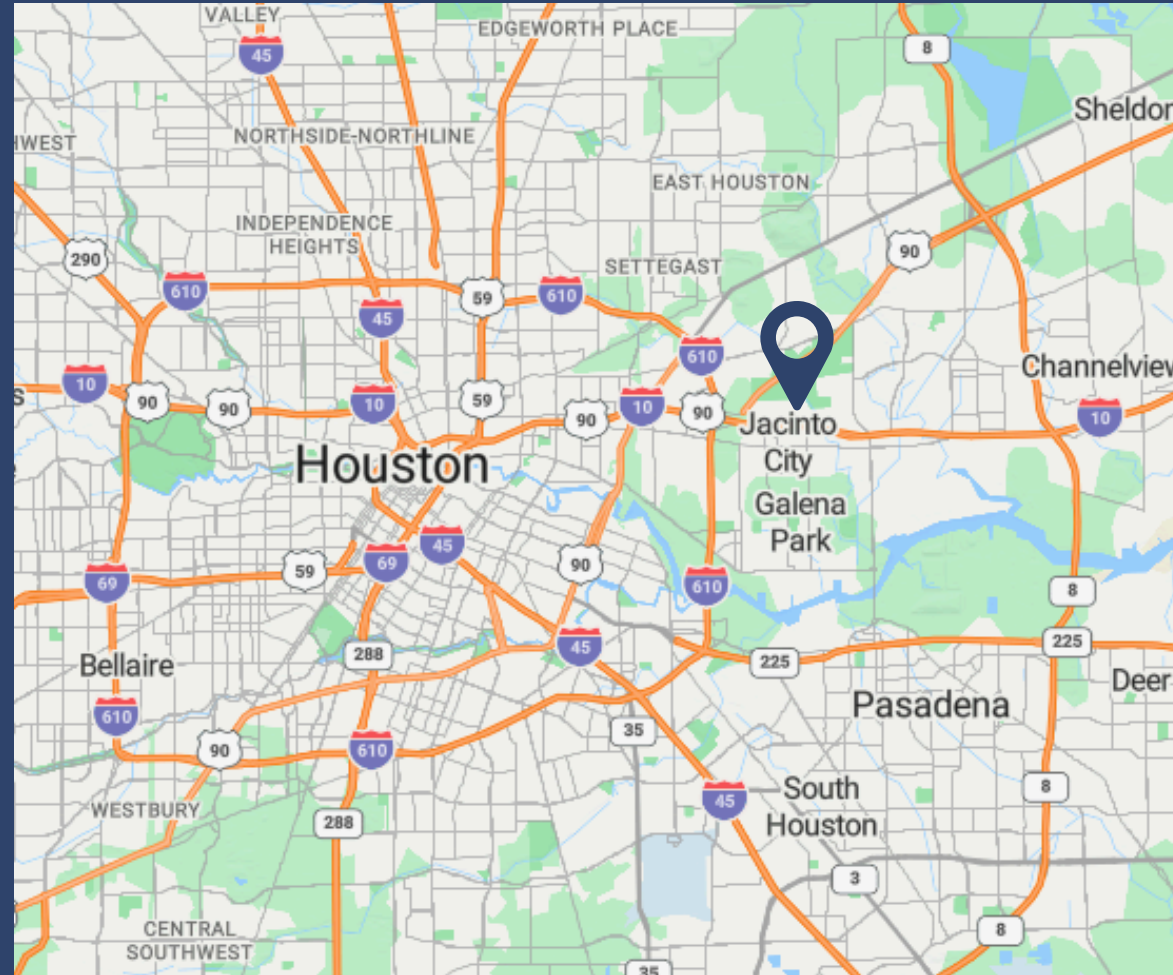
## ASSET PROFILE

Sales Price	\$1,500,000
Occupancy	Owner User
Property Type	Religious/Specialty Use
Number of Bldgs/ Gross Bldg. Area	1   16,000 SF
Year Built/Renovated	1970 / 2017
Lot Size	3.40 AC
Parking Spaces	80



# Demographic Summary

Radius	1 Mile	5 Mile	10 mile
<b>Population</b>			
2029 Projection	11,129	184,121	1,038,314
2024 Estimate	10,890	180,245	1,010,175
2020 Census	10,685	177,207	968,686
<b>2024 Population by Hispanic Origin</b>			
White	2,304 21.16%	34,724 19.26%	263,752 26.11%
Black	1,384 12.71%	34,260 19.01%	194,845 19.29%
Am. Indian & Alaskan	269 2.47%	3,773 2.09%	16,910 1.67%
Asian	57 0.52%	1,542 0.86%	26,401 2.61%
Other	6,870 63.09%	105,838 58.72%	507,609 50.25%
<b>2024 Avg Household Income</b>			
	\$59,298	\$56,998	\$75,400



## Traffic Count Report

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Baca St	Duncum St	0.02 S	2022	1,028	MPSI	.15
2	Westshire Dr	Duncum St	0.02 S	2022	1,259	MPSI	.27
3	John Ralston Rd	East Fwy	0.06 S	2022	2,797	MPSI	.43
4	Fleming Dr	Mercury Dr	0.05 W	2022	960	MPSI	.49
5	Verano St	Holland	0.01 E	2018	13,891	MPSI	.51
6	Holland	Verano St	0.02 N	2022	9,052	MPSI	.53
7	Holland Avenue	Verano St	0.02 N	2021	10,317	MPSI	.53
8	Mercury Dr	Duncum St	0.02 S	2022	7,265	MPSI	.57
9	East Freeway	Holland	0.12 W	2020	158,930	AADT	.58



## Coffee Bar & Fellowship



This inviting space is a recent renovation of the church building. Featuring modern elements such as barn doors for both accessibility and style, a spacious area for seating arrangements, and a convenient coffee bar, this setting is designed to foster a warm atmosphere for fellowship before and after services.



## Sanctuary & Additional Features



The Sanctuary area can accommodate up to 300 guests and features added amenities, including a two-story media booth and a designated space for translation during sermons. The media booth provides additional vantage points for camera setups and facilitates smooth operations within the sanctuary. Additionally, the translation room can be adjusted to accommodate mothers with infants.





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