

CHURCH FACILITY AVAILABLE

FOR LEASE

317 W. Magnolia Avenue, La Feria, TX 78559



LEASE RATE

Subject To Offer

Daniel Galvan, SIOR, CCIM

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RIO GRANDE VALLEY

PROPERTY SUMMARY

317 W MAGNOLIA AVENUE

La Feria, TX 78559



OFFERING SUMMARY

Lease Rate:	Subject To Offer
Total Building :	16,097 SF
Lot Size:	57,645 SF
Year Built:	1960
Market:	Rio Grande Valley
Submarket:	La Feria

PROPERTY OVERVIEW

This unique property, a former church located on West Magnolia Avenue in La Feria, is now available for lease. Situated in a convenient and accessible area, the building offers a spacious interior with a flexible layout suitable for a variety of uses.

PROPERTY HIGHLIGHTS

- Open Main Hall with Ample Seating Capacity
- Multiple Rooms for Classes or Offices
- On-Site Parking with Easy Access from Major Roads

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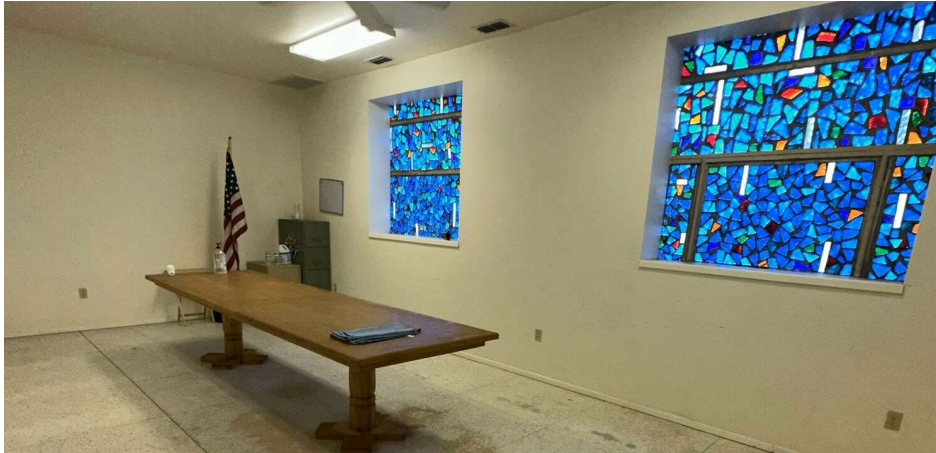


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INTERIOR PHOTOS

317 W MAGNOLIA AVENUE

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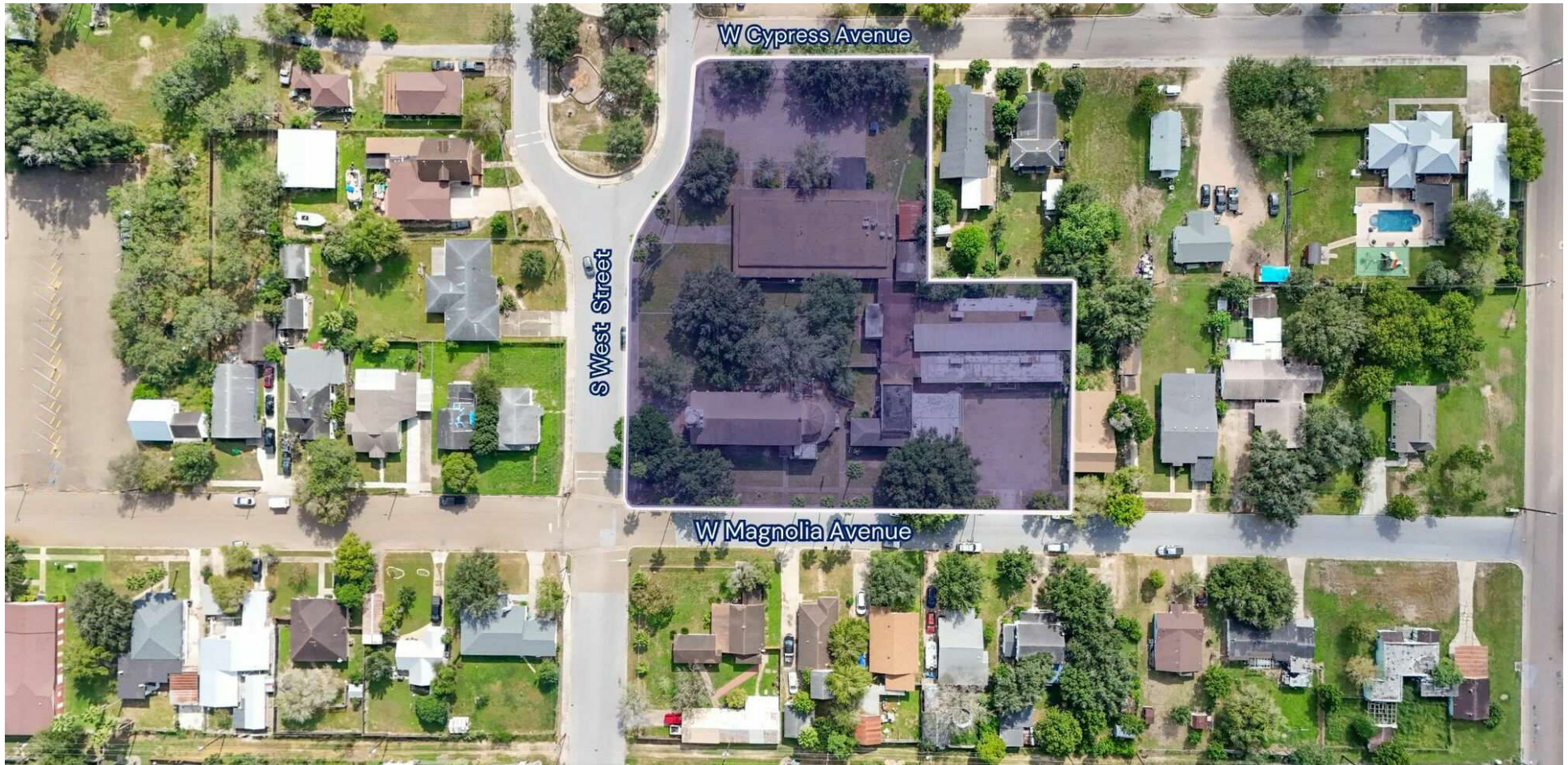
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TOP VIEW

317 W MAGNOLIA AVE

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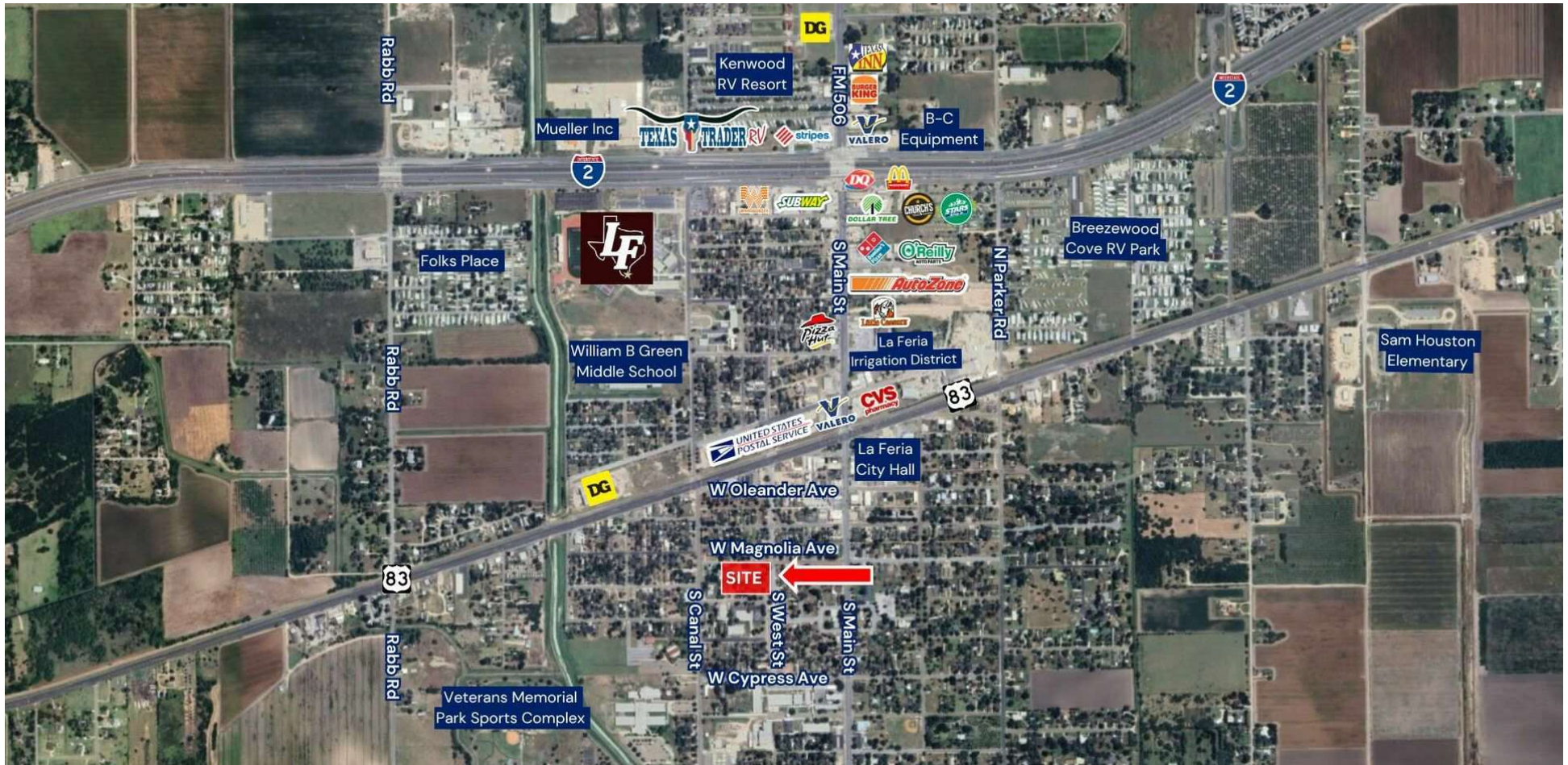


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AERIAL MAP

317 W MAGNOLIA AVENUE

La Feria, TX 78559



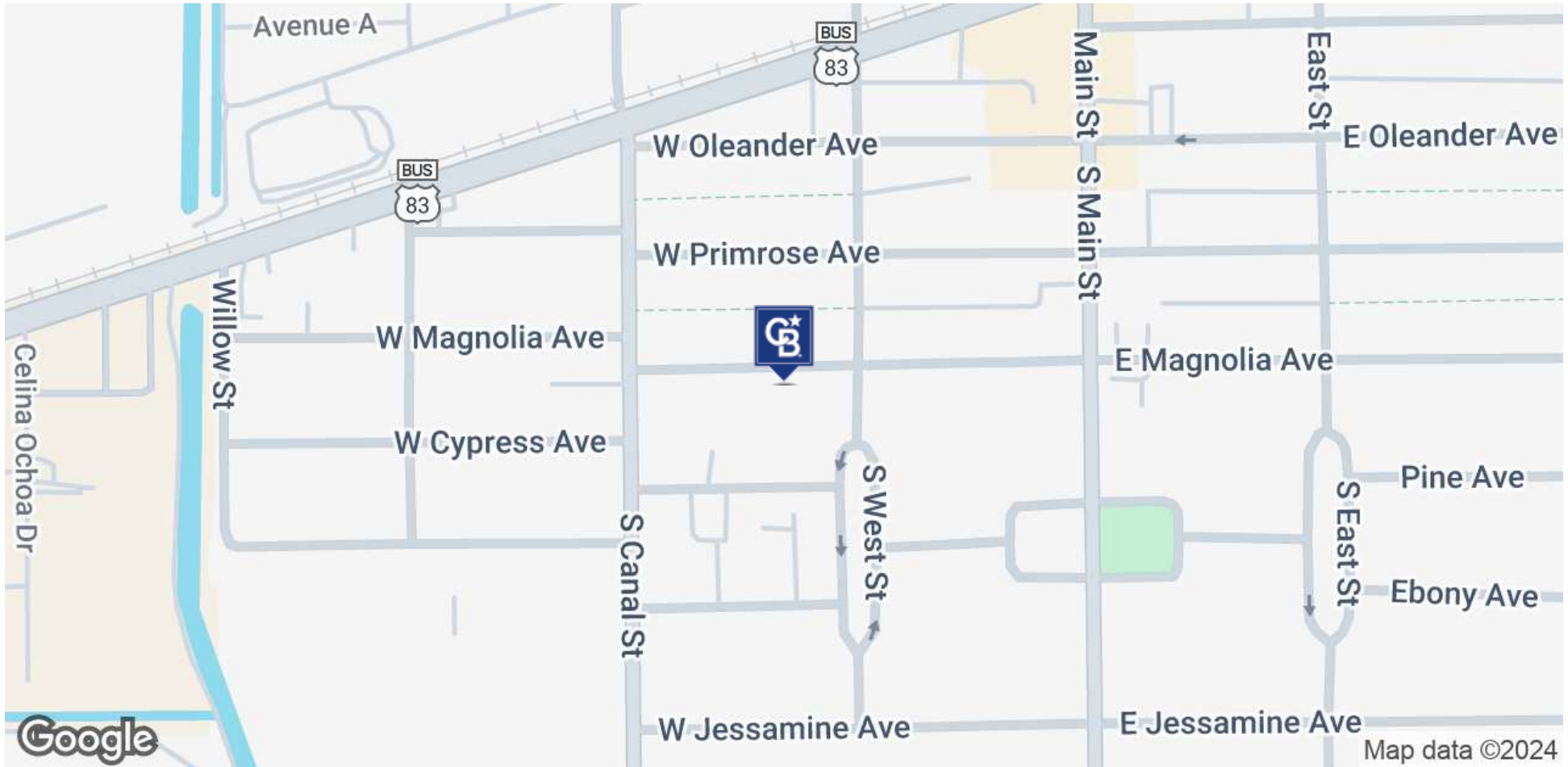
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LOCATION MAP

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DEMOGRAPHICS

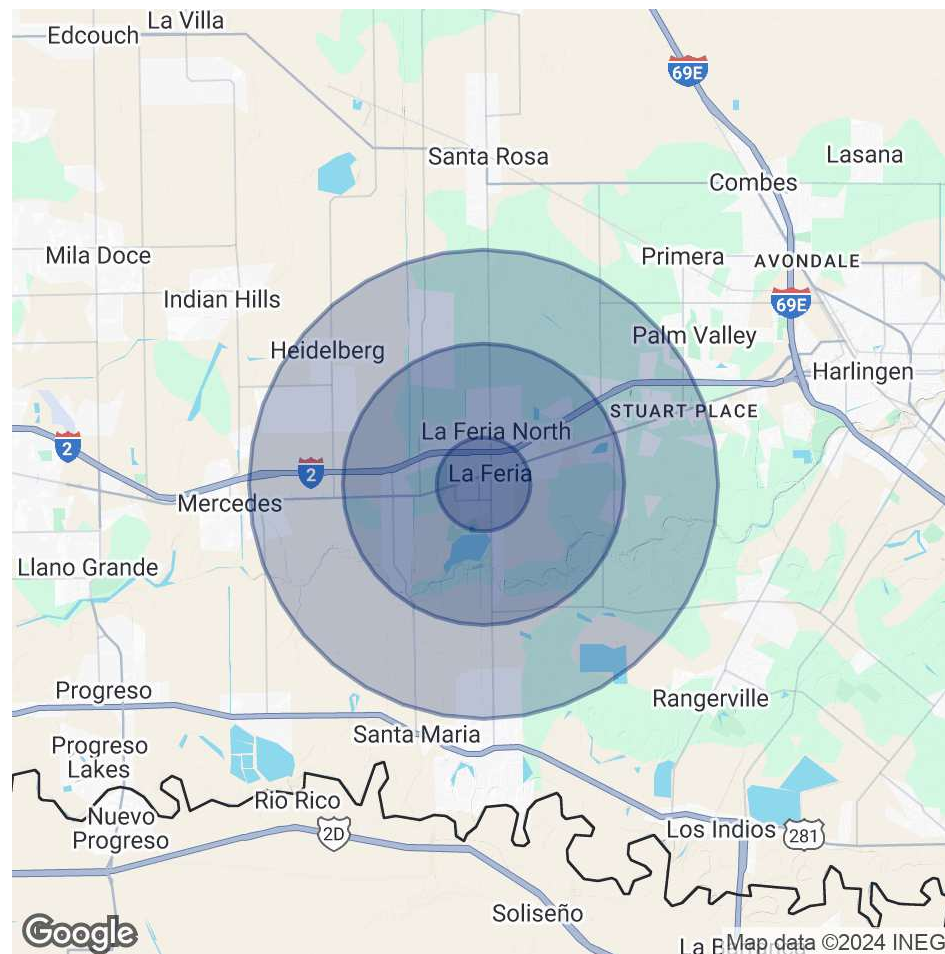
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,354	13,313	33,941
Average Age	41	39	38
Average Age (Male)	40	38	37
Average Age (Female)	43	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,927	4,594	11,169
# of Persons per HH	2.8	2.9	3
Average HH Income	\$56,222	\$69,163	\$73,354
Average House Value	\$119,166	\$149,816	\$158,560

Demographics data derived from AlphaMap



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