

2428 Wavell St. Houston, TX 77088

Specialty Purpose | Church Facility

Executive Summary



**CARLOS
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THE OFFERING

We're excited to present this ready-to-use church property located just off W Montgomery Rd in Northwest Houston. Set on a generously sized lot, the property offers a functional worship facility along with valuable land space that can be used for additional parking, outdoor gatherings, or future expansion.

Its prime location provides direct access to major freeways including US-290, I-45, and Beltway 8—making it easily reachable from various parts of the city. Whether you're looking for a move-in-ready ministry location or a site with land to grow, 2428 Wavell St offers a flexible opportunity in an active, high-access area.

PROPERTY HIGHLIGHTS

- ±5,840 SF Church building on a 23,000 SF lot
- Spacious sanctuary with seating capacity of 120
- Multiple classrooms and private office space
- Fellowship hall for gatherings and events
- Large lot with on-site parking and room for expansion
- Located near W Montgomery Rd with easy access to US-290, I-45, and Beltway 8
- Fully renovated in 2021
- Strong potential for future development or long-term ministry growth

ASSET PROFILE

Sales Price	\$829,000
Property Type	Special Purpose
Total Lot Size	0.52 AC
Total Building Area	5,840 SF
Year Built Remodeled	1980 2021

DEMOGRAPHIC SUMMARY

Radius	1 Mile	5 Mile	10 mile
Population			
2029 Projection	14,972	365,896	1,365,250
2024 Estimate	14,115	344,759	1,277,322
2020 Census	13,926	339,251	1,216,266
2024 Population by Hispanic Origin			
	6,721	214,836	627,156
White	1,454 10.30%	72,708 21.09%	390,526 30.57%
Black	6,570 46.55%	72,093 20.91%	250,654 19.62%
Am. Indian & Alaskan	179 1.27%	6,236 1.81%	19,117 1.50%
Asian	263 1.86%	12,389 3.59%	77,655 6.08%
Other	5,637 39.94%	181,031 52.51%	538,159 42.13%
2024 Avg Household Income			
	\$70,289	\$77,767	\$101,369



Traffic Count Report

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Wavell St	Beckley St	0.51 E	2025	757	MPSI	.02
2	Hampton St	W Montgomery Rd	0.07 W	2024	685	MPSI	.05
3	Hampton St	W Montgomery Rd	0.07 W	2025	690	MPSI	.05
4	W Montgomery Rd	Hampton St	0.03 NW	2018	12,836	MPSI	.07
5	Dewalt St	W Montgomery Rd	0.07 W	2024	1,272	MPSI	.14
6	Dewalt St	W Montgomery Rd	0.07 W	2025	1,283	MPSI	.14
7	Ellington St	Observatory St	0.04 W	2025	3,045	MPSI	.20
8	West Gulf Bank Road	Garden City Dr	0.04 W	2025	7,764	MPSI	.21
9	W Gulfbank Rd	Garden City Dr	0.04 W	2024	8,687	MPSI	.23

Sanctuary, Fellowship Area, & Kitchen



The sanctuary area accommodates 120 seats and has recently undergone updates. Restrooms and foyer are located in the back of the sanctuary. This property is perfect for fostering community growth, as it offers plenty of space for fellowship, classrooms, and offices.

Aerial View of Property & Land



Property has ample parking as well as a spacious area on the right for either outdoor activities, additional parking or more. The versatility of this space offers numerous possibilities for use as is or further development.

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