

SPECIALTY PURPOSE | CHURCH FACILITY

FOR SALE

7135 Ashburn St Houston, TX 77061



**CARLOS
IGLESIAS**

Broker
carlos@riverflowcommercial.com





THE OFFERING

7135 Ashburn Street presents a unique investment opportunity in Southeast Houston. Situated on a generous 1.35-acre corner lot (59,176 SF) at the intersection of Ashburn Street and Kopman Drive, this property includes four free-standing buildings totaling approximately 9,760 SF. Currently operating as a church facility, the site offers versatile potential for institutional, educational, residential redevelopment, or continued religious use.

Building Breakdown:

- Building 1 – 3,970 SF: Multipurpose area/Fellowship Hall/Classrooms
- Building 2 – 2,538 SF: Previously used as classrooms; ideal for educational use
- Building 3 – 1,868 SF: Church/sanctuary
- Building 4 – 1,384 SF: Originally single-family residence; converted for commercial use

PROPERTY HIGHLIGHTS

- OWNER FINANCE OPTION AVAILABLE
- Strategic Corner Location: Ashburn St & Kopman Dr
- Proximity to Major Thoroughfares: 0.5 miles to Telephone Road and 1 mile to Airport Blvd
- Quick access to Sam Houston Tollway and Gulf Freeway (I-45)
- Surrounding Area: Predominantly residential neighborhood with community-oriented uses
- Nearby Institutions: Mount Carmel Academy (Charter School) and Garden Villas Elementary School
- Opportunity to acquire a multi-building campus in a well-connected and community-rich area of Southeast Houston.

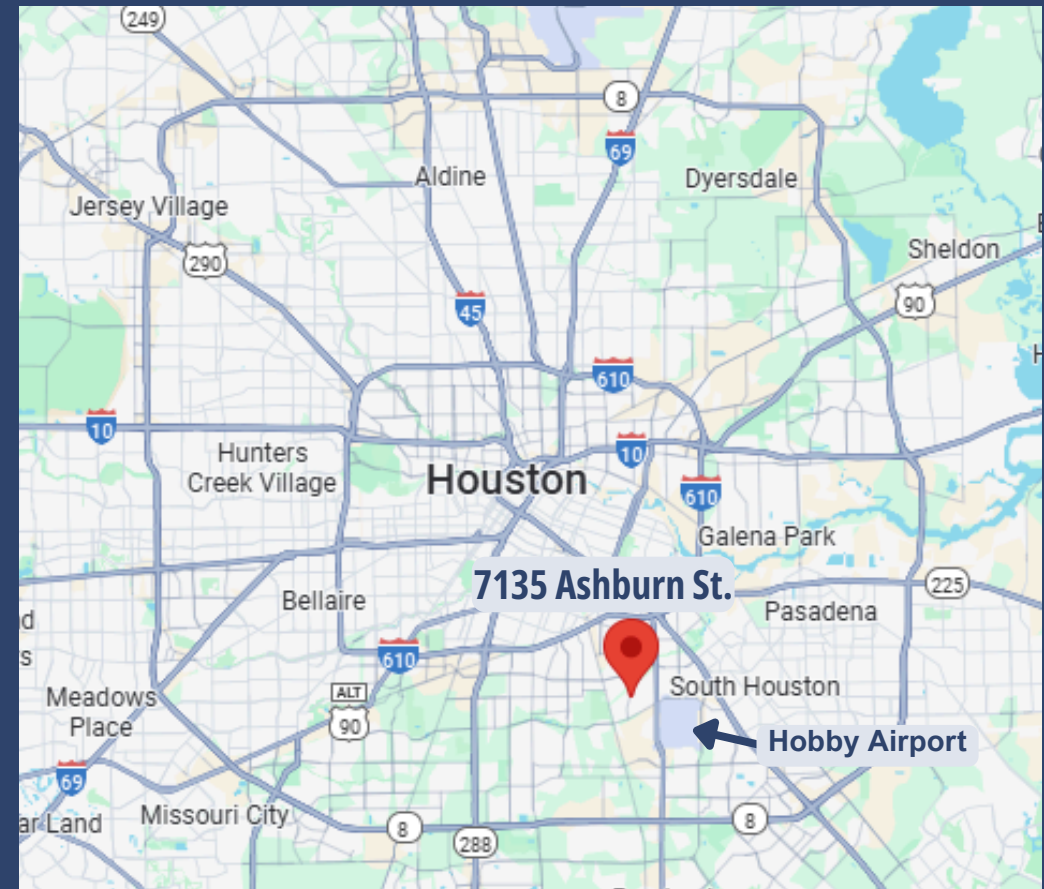
ASSET PROFILE

Sales Price	PRICE REDUCED: \$1,050,000
Property Type	Special Purpose
Total Lot Size	1.35 AC
Total Building Area	9,760 SF (across 4 structures)
Year Built	1954



DEMOGRAPHIC SUMMARY

Radius	1 Mile	5 Mile	10 Mile
Population			
2029 Projection	10,086	346,474	1,348,284
2024 Estimate	9,503	322,590	1,234,838
2020 Census	9,353	300,471	1,138,519
2024 Population by Hispanic Origin			
White	2,023 21.29%	52,624 16.31%	385,080 31.18%
Black	2,659 27.98%	101,898 31.59%	265,728 21.52%
Am. Indian & Alaskan	108 1.14%	4,316 1.34%	13,140 1.06%
Asian	65 0.68%	10,746 3.33%	95,325 7.72%
Other	4,648 48.91%	152,861 47.39%	474,761 38.45%
2024 Avg Household Income			
	\$87,743	\$68,622	\$100,611



Traffic Count Report

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Kopman Dr	Brace St	0.06 S	2025	547	MPSI	.13
2	Santa Fe Dr	Swallow St	0.06 SW	2025	611	MPSI	.16
3	Swallow St	Sims Dr	0.06 SE	2025	4,089	MPSI	.24
4	Swallow St	Sims Dr	0.06 SE	2024	4,060	MPSI	.24
5	Santa Fe Dr	Ashburn Spr	0.05 SW	2025	1,612	MPSI	.49
6	Swallow St	Rook Blvd	0.02 SE	2025	3,341	MPSI	.56
7	Kopman Dr	Evans St	0.07 S	2024	565	MPSI	.57
8	Kopman Dr	Evans St	0.07 S	2025	570	MPSI	.57
9	Northdale St	Flamingo Dr	0.02 N	2025	2,083	MPSI	.57

**CARLOS
IGLESIAS**

Broker

carlos@riverflowcommercial.com

**MAIN
OFFICE**

info@riverflowcommercial.com

832.516.9515

