

1922 Dallas St. Pasadena, TX  
Specialty Purpose | Church Facility

Executive Summary

PRICE REDUCED



**CARLOS  
IGLESIAS**

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## THE OFFERING

We're pleased to present a unique and move-in-ready opportunity at 1922 Dallas St. in the heart of Pasadena, TX. This property offers a fully functional church facility, thoughtfully designed to meet the needs of a congregation or faith-based organization. With its welcoming sanctuary, multipurpose spaces, and spacious parking area, this site is ready to support immediate ministry use without the need for major renovations or buildout.

Situated in a well-established residential area, the property benefits from easy access to main roads, local amenities, and nearby schools. Whether you're a growing church seeking a permanent home or a ministry looking to expand into a thriving community, 1922 Dallas St. delivers convenience, functionality, and potential for future growth.

## PROPERTY HIGHLIGHTS

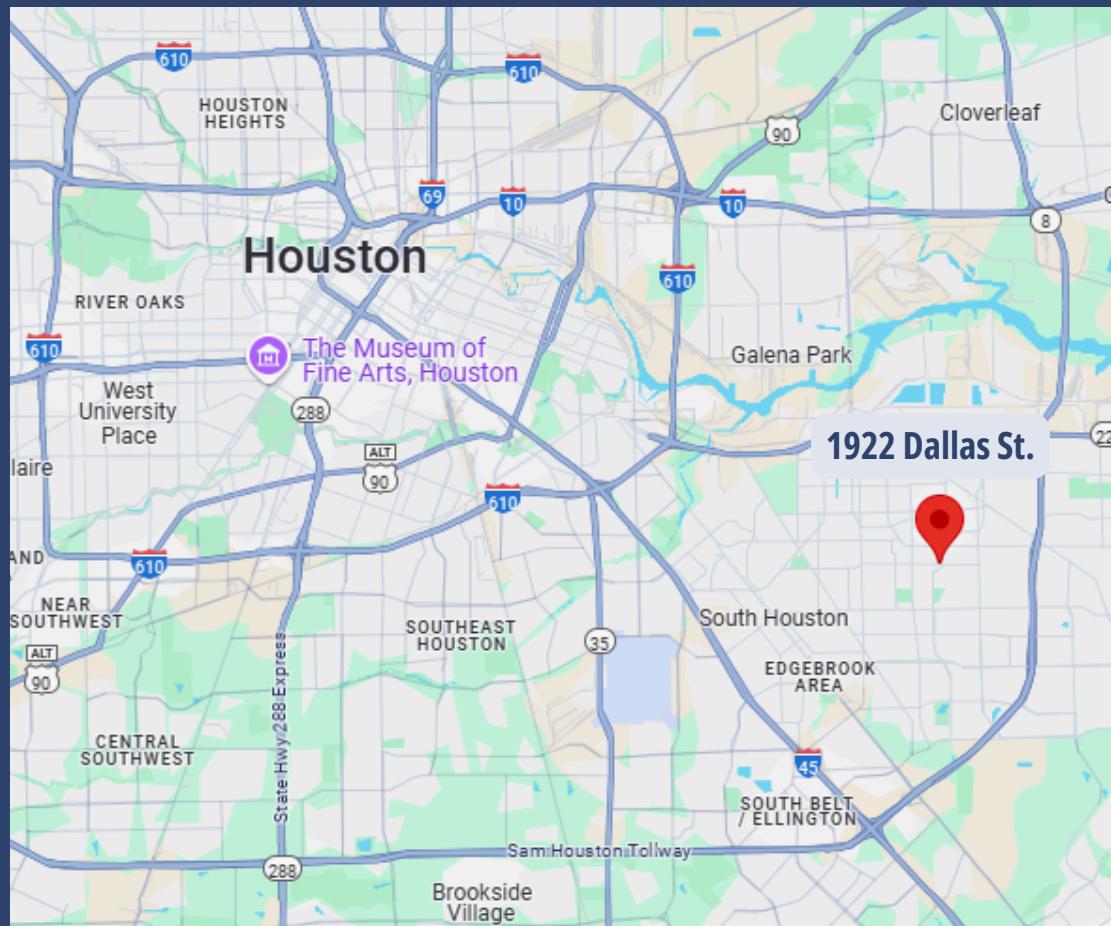
- Turn-key church facility, ready for immediate use
- Features include sanctuary space, fellowship/multipurpose rooms, restrooms, and more
- On-site parking with easy access for visitors and members
- Situated in a residential neighborhood with strong community presence
- Ideal for churches, ministries, or faith-based community centers
- Convenient location near major roads and Pasadena-area amenities
- Well-maintained interior and exterior condition
- Gated entrance for security

## ASSET PROFILE

Sales Price	<b>PRICE REDUCED: \$790,000</b>
Property Type	<b>Special Purpose</b>
Total Lot Size	<b>0.78 AC</b>
Total Building Area	<b>5,850 SF</b>
Year Built   Remodeled	<b>1970   2022</b>

# DEMOGRAPHIC SUMMARY

Radius	1 Mile	5 Mile	10 mile
<b>Population</b>			
2029 Projection	21,899	291,869	924,945
2024 Estimate	20,586	272,671	859,711
2020 Census	20,494	264,392	830,602
<b>2024 Population by Hispanic Origin</b>			
	16,308	192,475	531,508
White	7,022	98,499	272,291
	34.11%	36.12%	31.67%
Black	573	15,513	112,781
	2.78%	5.69%	13.12%
Am. Indian & Alaskan	288	3,868	11,838
	1.40%	1.42%	1.38%
Asian	134	6,525	37,760
	0.65%	2.39%	4.39%
Other	12,558	148,093	424,436
	61.00%	54.31%	49.37%
<b>2024 Avg Household Income</b>			
	\$71,704	\$74,075	\$78,286



## Traffic Count Report

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Cherrybrook Ln		0.00	2025	4,735	MPSI	.09
2	Cherrybrook Ln		0.00	2024	4,719	MPSI	.10
3	Cherrybrook Ln		0.00	2025	7,669	MPSI	.12
4	Cherrybrook Ln		0.00	2024	7,623	MPSI	.13
5	Burke Rd	Pasadena Blvd	0.07 N	2024	12,675	MPSI	.19
6	Burke Rd	Pasadena Blvd	0.07 N	2025	12,662	MPSI	.19
7	Burke Rd	Walnut Ln	0.04 NE	2024	11,342	MPSI	.22
8	Burke Rd	Walnut Ln	0.04 NE	2025	11,331	MPSI	.22
9	Pasadena Blvd	Burke Rd	0.11 W	2024	12,498	MPSI	.31

# Sanctuary, Fellowship Area, & Kitchen



The sanctuary area seats 120 and is equipped with a baptismal in the back of the auditorium. This property is ideal for community, providing ample space for fellowship and gatherings. The kitchen area has recently been renovated, adding a fresh appeal to the space.



Property has ample parking as well as a spacious area in the back for either outdoor activities, additional parking or more. The versatility of this space offers numerous possibilities for both personal and commercial use.

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## MAIN OFFICE

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