

SPECIALTY PURPOSE | FLEX

2430 Campbell Rd, Houston, TX 77080

FOR SALE



**CARLOS
IGLESIAS**

Broker
carlos@riverflowcommercial.com





THE OFFERING

We are pleased to present this move-in-ready flex commercial property located in the desirable Spring Branch area of Houston. Situated on ± 2.00 acres, the $\pm 4,491$ SF building is currently used as a church but offers a flexible layout suitable for a variety of commercial, institutional, or community uses. Recently renovated, the property features a functional sanctuary, classrooms, office space, and a kitchen, providing an efficient and adaptable environment for immediate occupancy. The expansive land and on-site parking add significant value, offering room for outdoor activities, future expansion, or additional improvements in a growing and well-connected submarket.

PROPERTY HIGHLIGHTS

- $\pm 4,491$ SF building on ± 2.00 AC
- Currently used as a church; adaptable flex space
- Recently renovated and move-in ready
- Sanctuary, classrooms, offices, and kitchen
- On-site parking with excess land
- Located in the Spring Branch area of Houston
- Strong opportunity for church, community, educational, or owner-user use

ASSET PROFILE

Sales Price	Contact Us
Property Type	Special Purpose Flex
Total Lot Size	± 2.00 AC
Total Building Area	$\pm 4,491$ SF
Year Built/Renovated	1990 2024

DEMOGRAPHIC SUMMARY



Radius **1 Mile** **5 Mile** **10 Mile**

Population

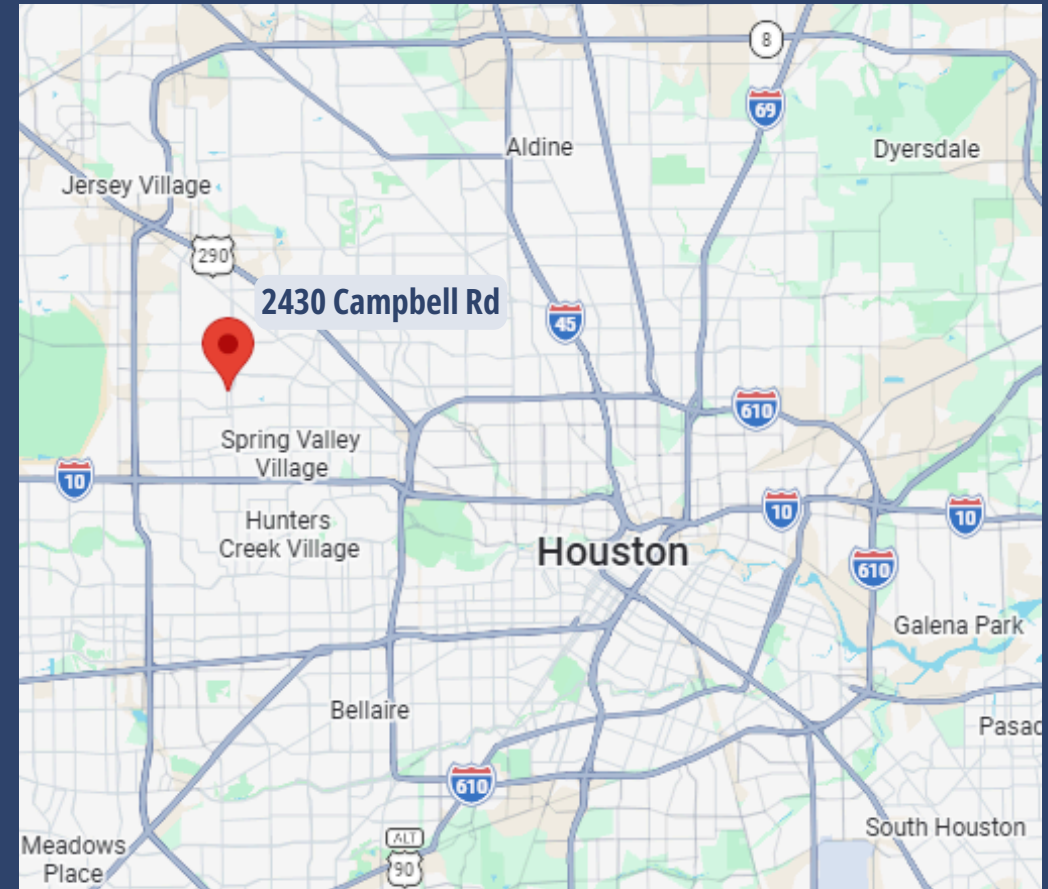
2029 Projection	23,916	310,764	1,575,552
2024 Estimate	23,208	302,455	1,537,238
2020 Census	22,095	292,837	1,508,909

2024 Population by Hispanic Origin

White	7,154	120,118	532,502
Black	1,366	27,215	230,832
Asian	1,218	21,727	148,398
Am. Indian & Alaskan	642	5,610	24,225
Other	12,797	127,654	600,241

*2024 Avg
Household Income* **\$82,936** **\$102,260** **\$98,458**

Traffic Count Report



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Campbell Rd	Emnora Ln	0.06 S	2022	8,567	MPSI	.03
2	Emnora Ln	Blalock Rd	0.04 W	2018	6,579	MPSI	.14
3	Campbell Rd	Kempwood Dr	0.06 N	2022	8,524	MPSI	.30
4	Campbell Rd	Vogue Ln	0.07 N	2018	7,317	MPSI	.34
5	Campbell Rd	Vogue Ln	0.07 N	2022	6,912	MPSI	.34
6	Kempwood Drive	Miami Gardens Dr	0.01 NW	2022	18,049	MPSI	.36
7	Kempwood Drive	Blalock Rd	0.09 E	2022	16,749	MPSI	.36
8	Kempwood Dr	Blalock Rd	0.09 E	2022	15,452	MPSI	.37
9	Kempwood Dr	Springrock Ln	0.04 W	2022	19,950	MPSI	.40

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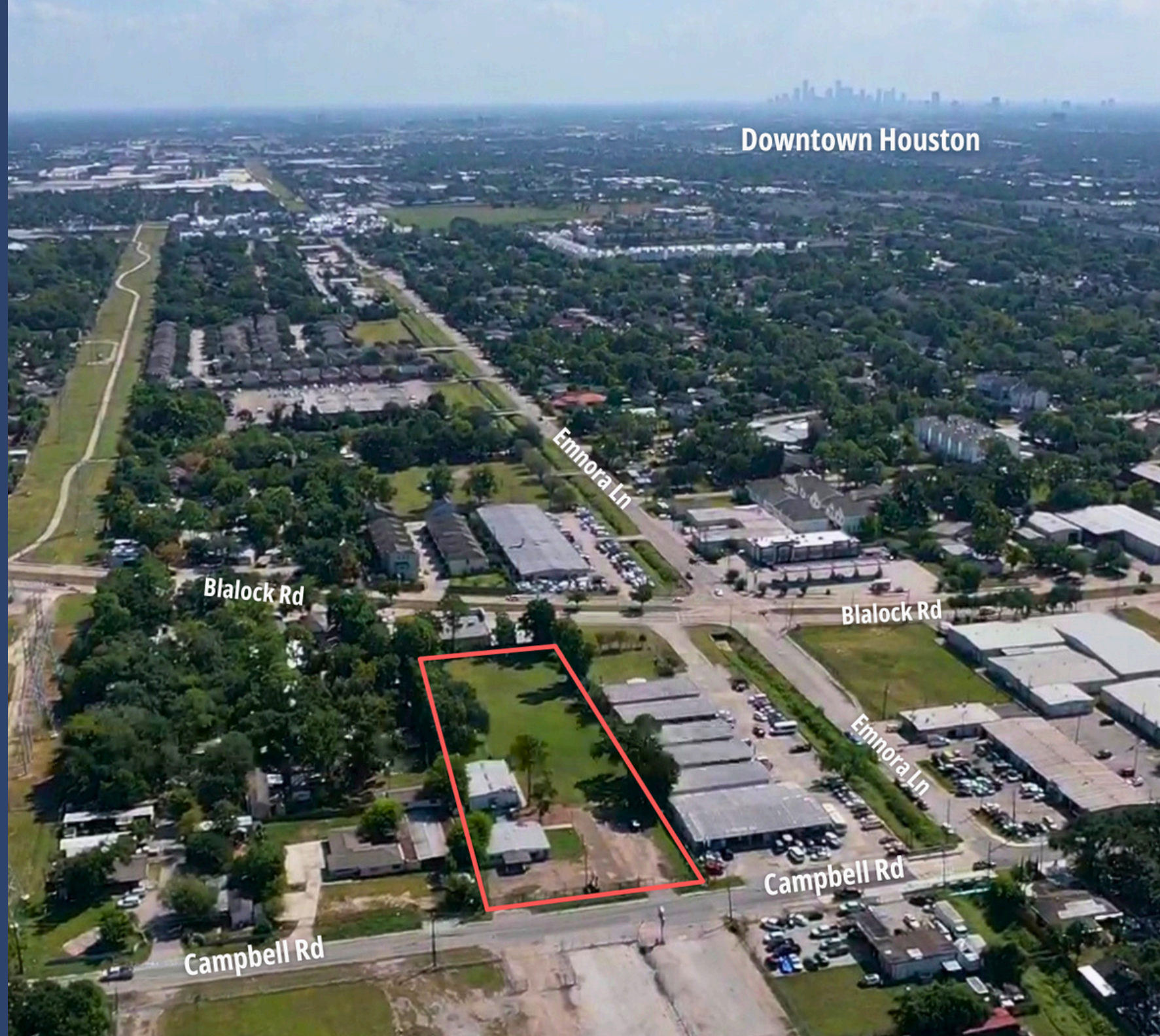
Broker

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**MAIN
OFFICE**

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832.516.9515



Downtown Houston

Blalock Rd

Blalock Rd

Emnora Ln

Campbell Rd

Campbell Rd