

SPECIALTY PURPOSE | FLEX  
2430 Campbell Rd, Houston, TX 77080

FOR SALE



**CARLOS  
IGLESIAS**  
Broker  
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 **RIVERFLOW**  
COMMERCIAL PROPERTIES  
BRINGING WEALTH WHEREVER WE GO



## 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  $\pm 2.00$  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  $\pm 2.00$  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	<b>Special Purpose   Flex</b>
Total Lot Size	<b><math>\pm 2.00</math> AC</b>
Total Building Area	<b><math>\pm 4,491</math> SF</b>
Year Built/Renovated	<b>1990   2024</b>

# DEMOGRAPHIC SUMMARY

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

## Population

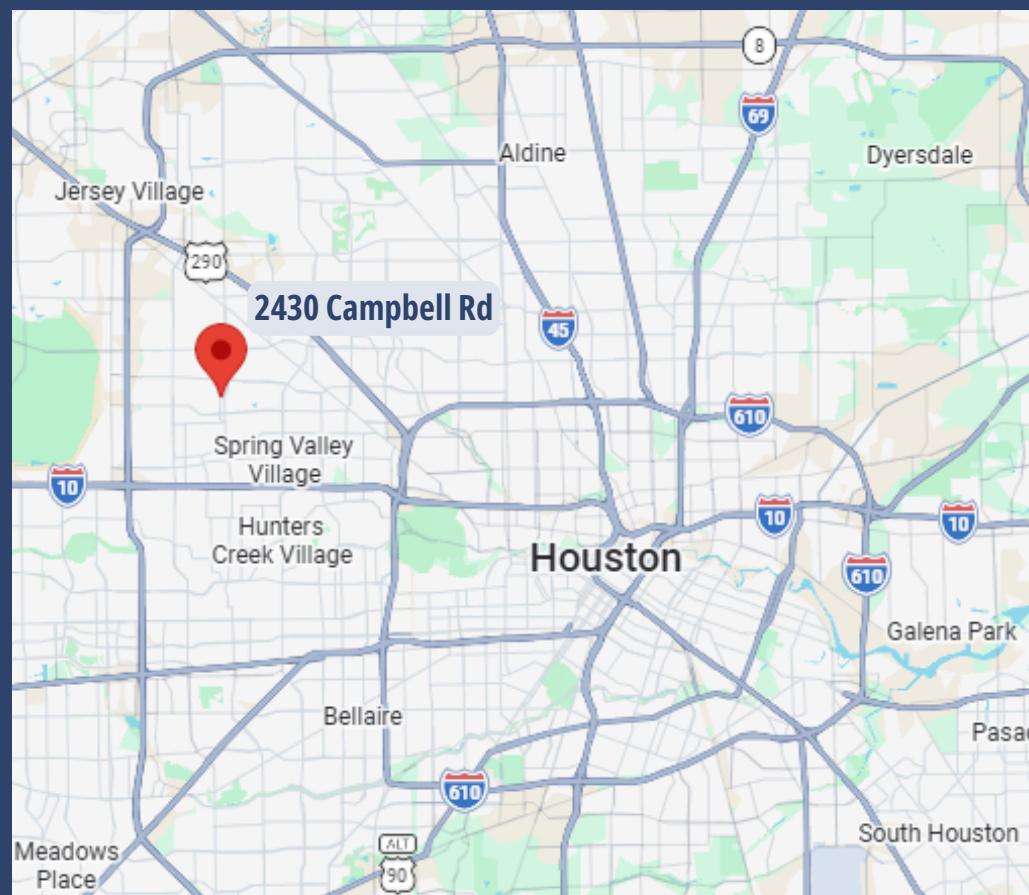
	1 Mile	5 Mile	10 Mile
2029 Projection	23,916	310,764	1,575,552
2024 Estimate	23,208	302,455	1,537,238
2020 Census	22,095	292,837	1,508,909

## 2024 Population by Hispanic Origin

	1 Mile	5 Mile	10 Mile
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

## CARLOS IGLESIAS

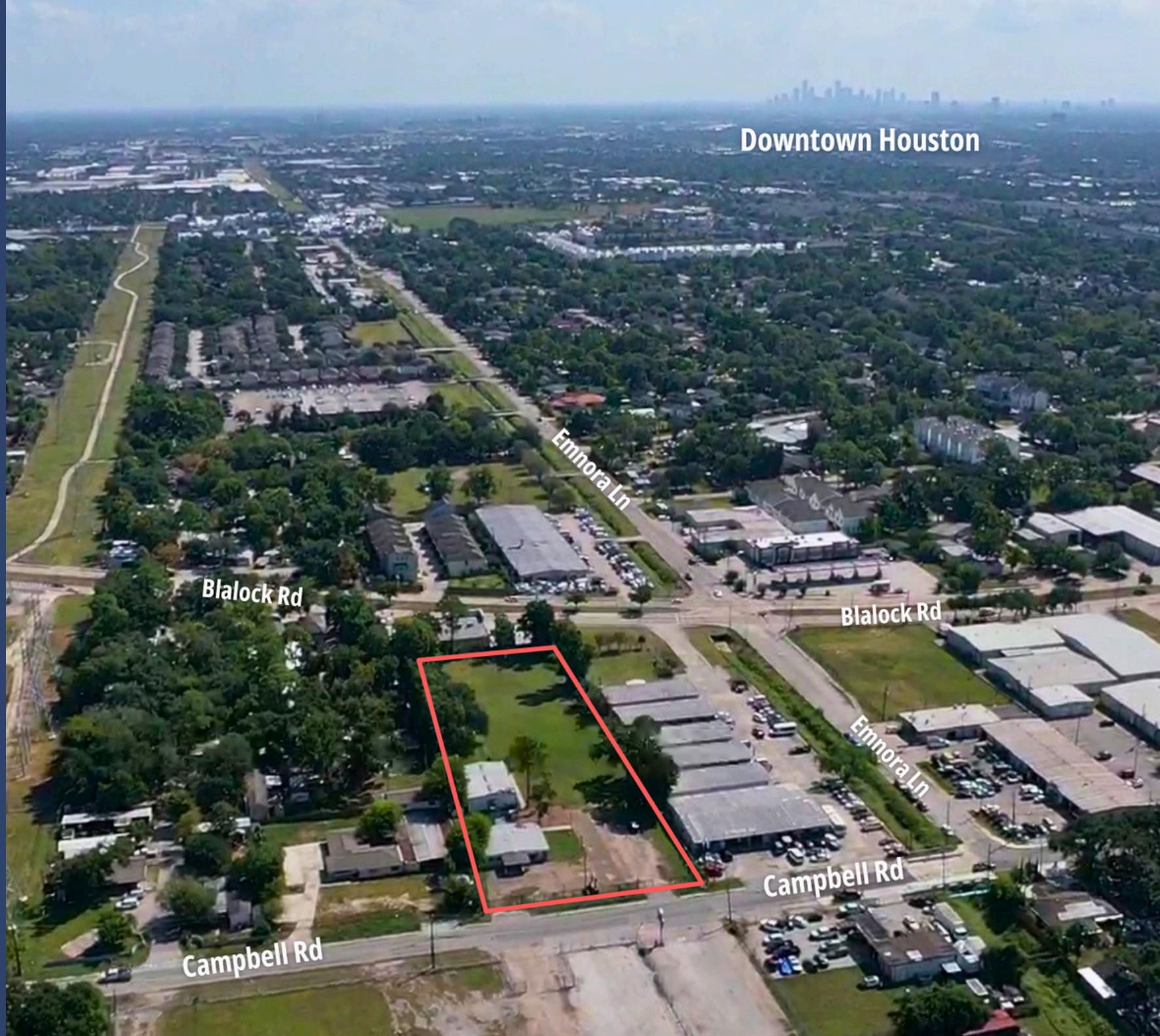
Broker

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## MAIN OFFICE

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