SPECIALTY PURPOSE | CHURCH FACILITY

8600 Guadalupe St, Austin, TX 78753

FOR SALE



CARLOS IGLESIAS

Broker

carlos@riverflowcommercial.com

RIVERFLOW COMMERCIAL PROPERTIES

BRINGING WEALTH WHEREVER WE GO



THE OFFERING

We are pleased to present a unique and move-in-ready opportunity at 8600 Guadalupe Street. Located in a high-demand area of North Austin. This property offers a fully functional church facility, ready to support immediate ministry use without the need for major renovations or buildout. Offering flexible use potential, ideally suited for religious, educational, community, or institutional purposes.

PROPERTY HIGHLIGHTS

- Turn-key church facility, ready for immediate use
- Features include sanctuary space, fellowship/multi-purpose rooms and a commercial kitchen
- Sanctuary Capacity: Seats over 300 attendees
- Ideal for churches, ministries, or faith-based community centers
- Well-maintained interior and exterior condition
- Monument signage with prominent visibility
- 48 paved parking spaces with additional space in the rear for overflow or outdoor activities
- Fully fenced perimeter and gated entrance for security
- Proximity to major transit routes and Downtown Austin
- Quick access to major highways including: US-183, IH-35, TX-1 Loop

ASSET PROFILE

Sales Price	Priced Reduced	**$3,550,000**
Property Type		**Special Purpose**
Total Lot Size		**1.02 AC**
Total Building Area		**9085 SF**
Year Built		**2003 | 1980**

RIVERFLOW
COMMERCIAL PROPERTIES
BRINGING WEALTH WHEREVER WE GO

DEMOGRAPHIC SUMMARY

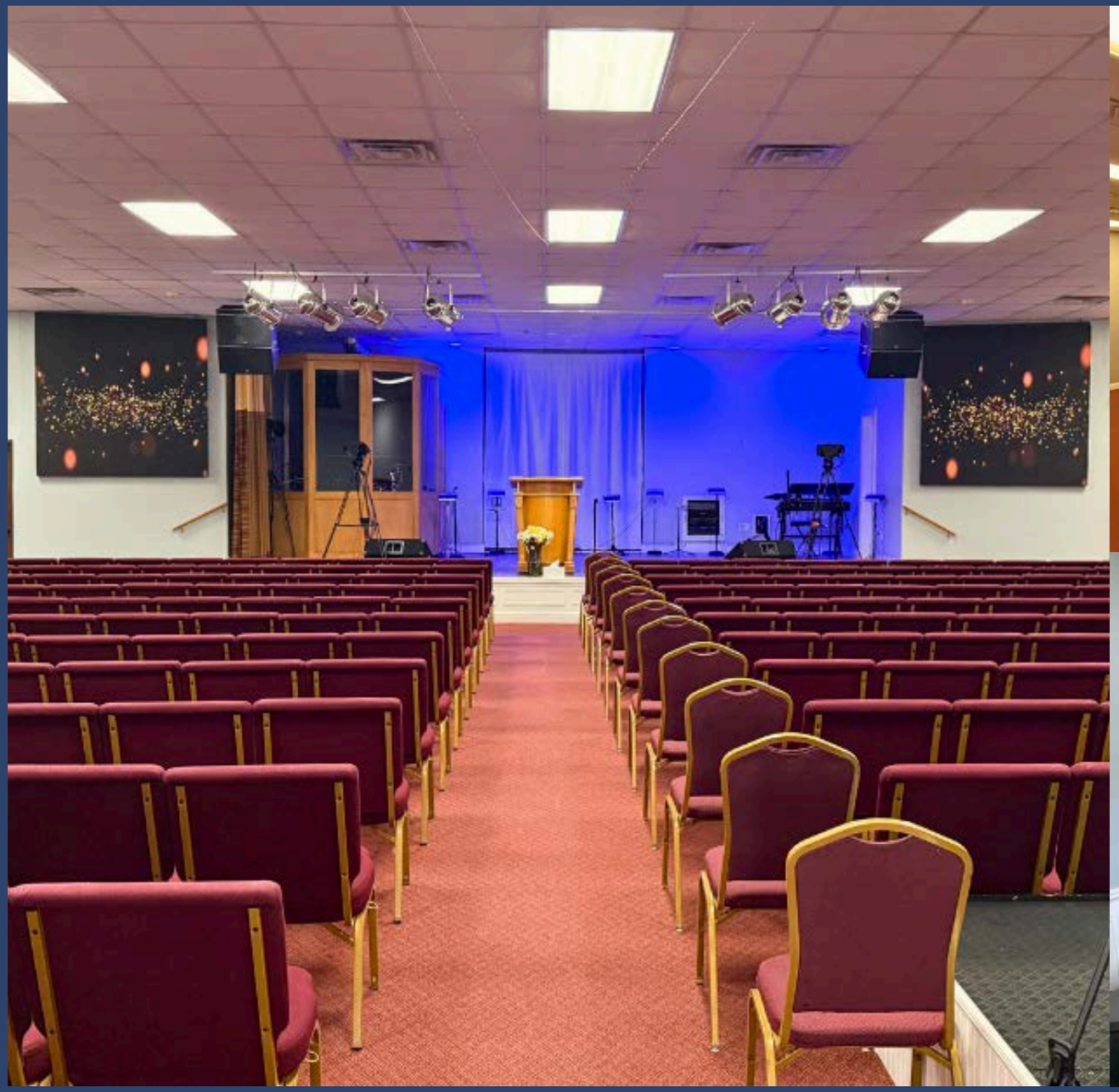
Radius	1 Mile	5 Mile	10 Mile
Population			
2029 Projection	28,511	383,266	1,049,590
2024 Estimate	26,200	349,992	928,104
2020 Census	25,079	324,705	848,309
2024 Population by Hispanic Origin	17,457	118,444	285,209
White	7,881 30.08%	181,184 51.77%	483,562 52.10%
Black	2,310 8.82%	31,706 9.06%	86,759 9.35%
Am. Indian & Alaskan	576 2.20%	3,227 0.92%	7,278 0.78%
Asian	979 3.74%	29,671 8.48%	98,600 10.62%
Other	14,429 55.07%	103,868 29.68%	250,962 27.04%
2024 Avg Household Income	$71,066	$112,737	$123,436



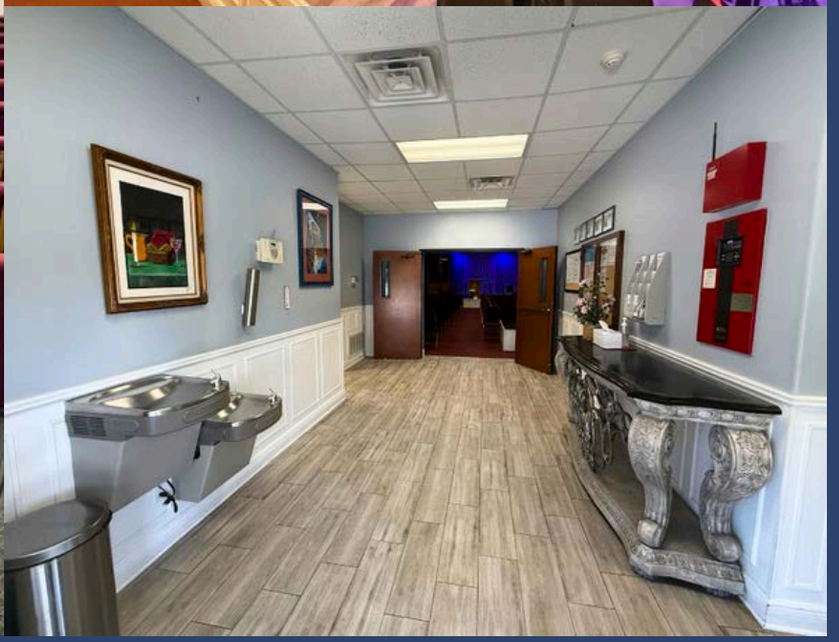
Traffic Count Report

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Elliott St W	Guadalupe St	0.06 SE	2024	564	MPSI	.07
2	Elliott St W	Guadalupe St	0.06 SE	2025	562	MPSI	.07
3	Beaver St	Guadalupe St	0.06 NW	2025	1,349	MPSI	.09
4	N Lamar Blvd	Beaver St	0.04 SW	2024	34,202	MPSI	.13
5	N Lamar Blvd	Beaver St	0.04 SW	2025	34,047	MPSI	.13
6	Fairfield Drive		0.00	2023	3,970	MPSI	.18
7	Deen Ave	N Lamar Blvd	0.03 NW	2024	785	MPSI	.19
8	Deen Ave	N Lamar Blvd	0.03 NW	2025	792	MPSI	.20
9	Georgian Dr	Deen Ave	0.04 SW	2025	4,869	MPSI	.22

Sanctuary



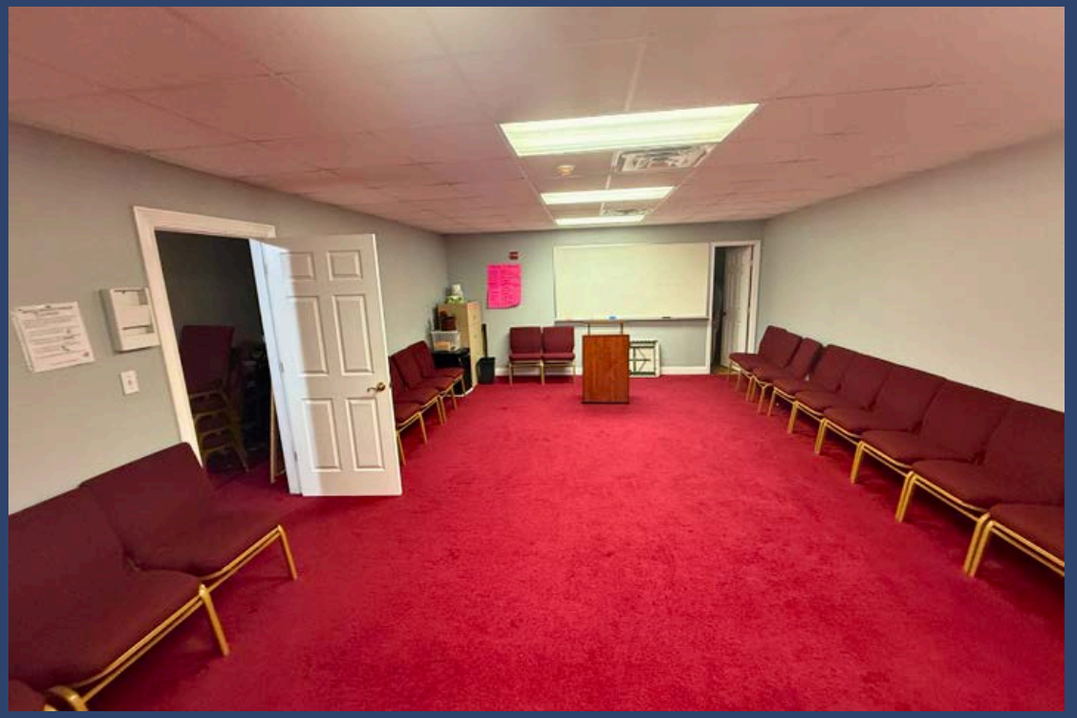


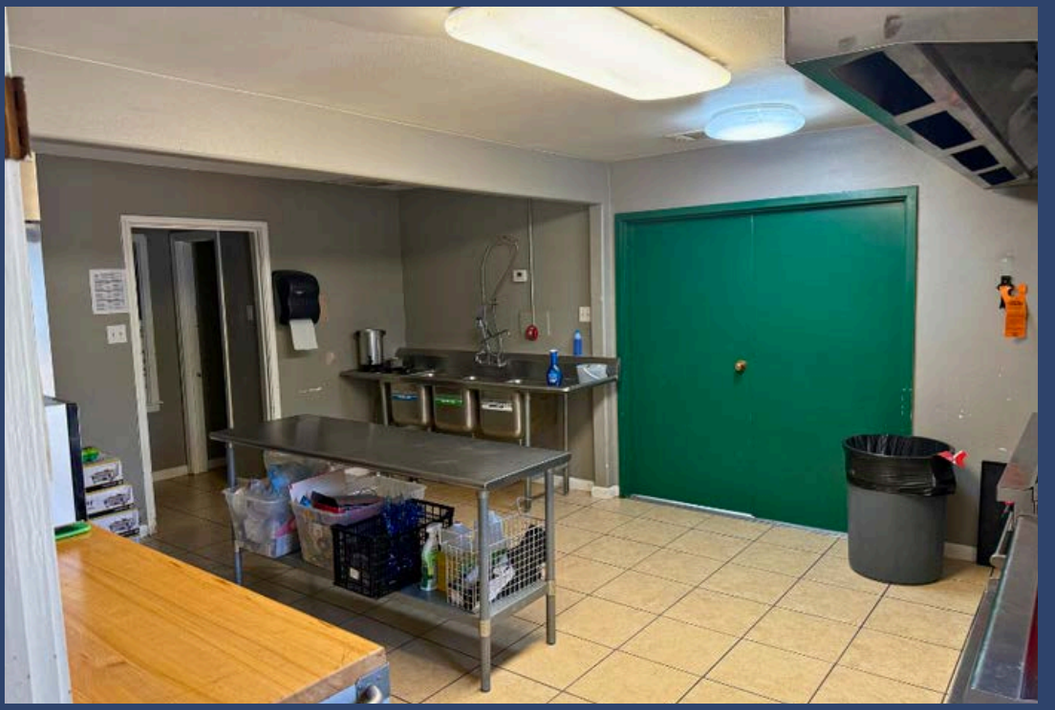


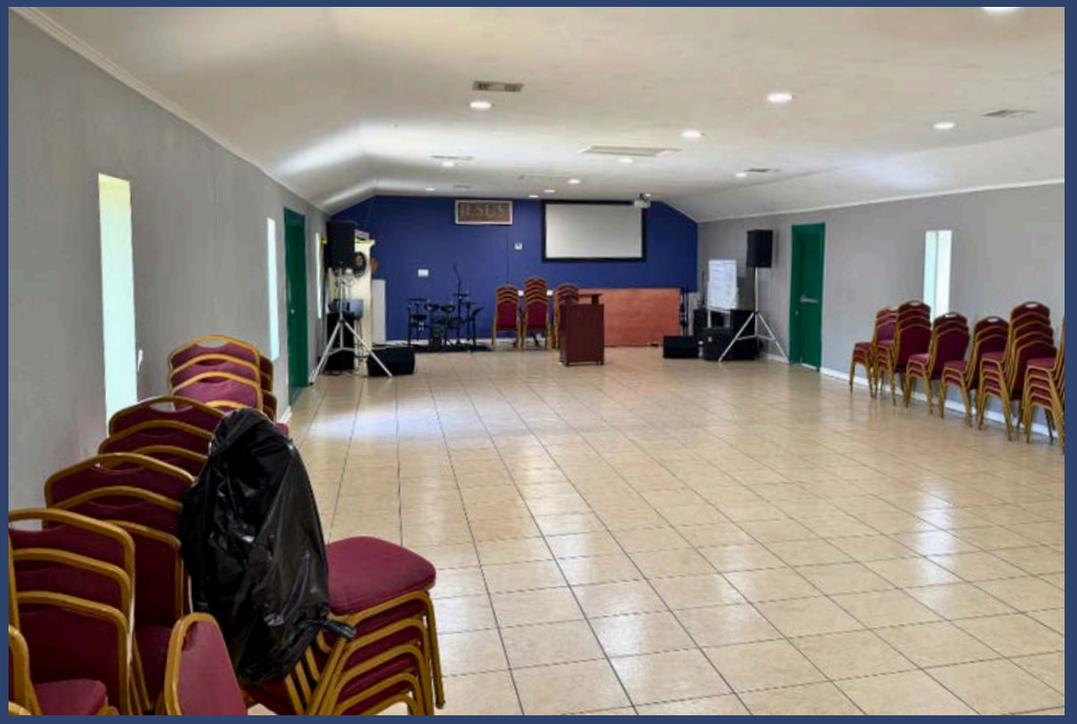
Thoughtfully designed to meet the needs of a congregation or faith-based organization. With its welcoming sanctuary, baptistry, and multipurpose spaces.

RIVERFLOW
COMMERCIAL PROPERTIES
BRINGING WEALTH WHEREVER WE GO

Multipurpose Spaces & commercial Kitchen









RIVERFLOW
COMMERCIAL PROPERTIES
BRINGING WEALTH WHEREVER WE GO

CARLOS IGLESIAS

Broker
carlos@riverflowcommercial.com

MAIN OFFICE

info@riverflowcommercial.com
832.516.9515



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.