

# SPECIALTY PURPOSE | CHURCH FACILITY

**FOR LEASE**

*6730 W Tidwell Rd, Houston, TX 77092*



**CARLOS  
IGLESIAS**

Broker  
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## THE OFFERING

Position your ministry or educational organization in a move-in-ready church campus designed for growth and community impact. This well-maintained facility offers the rare combination of an existing worship space, flexible classroom areas, and a highly accessible Northwest Houston location. Whether you're an established congregation seeking a larger campus or an organization launching a new ministry, school, or community center, this property provides the flexibility to support your vision today and into the future. The existing church community has utilized this property for years, creating a solid foot print in the surrounding area. This property is conducive to outreach opportunities for the youth and other ministry initiatives for the community.

## PROPERTY HIGHLIGHTS

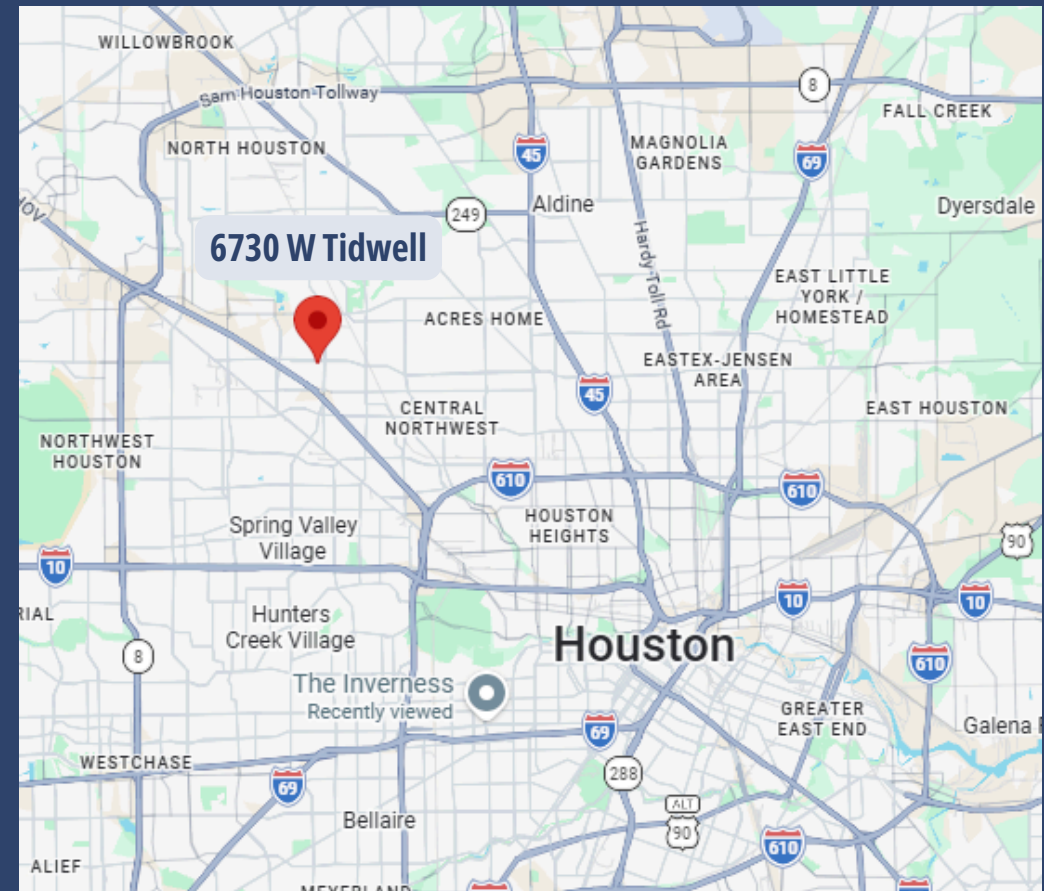
- Prime location with convenient access to US-290, Loop 610, and I-45
- Centrally positioned to serve the Oak Forest, Garden Oaks, Acres Homes, and Independence Heights communities
- Less than 20 minutes from Downtown Houston, The Heights, and The Galleria
- Spacious main sanctuary, dedicated mother's room, and two classrooms
- Approximately 50 parking spaces, with additional parking available based on tenant needs
- Ideal for churches, private schools, daycare, nonprofit organizations, or community outreach centers

## ASSET PROFILE

|                      |                                     |
|----------------------|-------------------------------------|
| Lease Rate           | <b>\$18.00/SF/YR Modified Gross</b> |
| Property Type        | <b>Special Purpose   Church</b>     |
| Total Lot Size       | <b>4.32 AC</b>                      |
| Total Building Area  | <b>±5,058 SF</b>                    |
| Year Built/Renovated | <b>1988   2020</b>                  |

# DEMOGRAPHIC SUMMARY

| Radius                                    | 1 Mile   | 5 Mile   | 10 Mile   |
|-------------------------------------------|----------|----------|-----------|
| <b>Population</b>                         |          |          |           |
| 2030 Projection                           | 16,177   | 376,420  | 1,644,573 |
| 2025 Estimate                             | 15,140   | 352,262  | 1,538,257 |
| 2020 Census                               | 14,147   | 329,194  | 1,433,382 |
| <b>2025 Population by Hispanic Origin</b> |          |          |           |
| White                                     | 9,071    | 189,243  | 704,763   |
|                                           | 21.74%   | 29.12%   | 34.07%    |
| Black                                     | 3,330    | 61,123   | 254,477   |
|                                           | 21.99%   | 17.35%   | 16.54%    |
| Am. Indian & Alaskan                      | 223      | 6,261    | 22,069    |
|                                           | 1.47%    | 1.78%    | 1.43%     |
| Asian                                     | 284      | 19,102   | 120,452   |
|                                           | 1.88%    | 5.42%    | 7.83%     |
| Other                                     | 8,009    | 162,948  | 615,853   |
|                                           | 52.90%   | 46.26%   | 40.04%    |
| <b>2025 Avg Household Income</b>          |          |          |           |
|                                           | \$65,489 | \$96,196 | \$104,718 |



## Traffic Count Report

|   | Street        | Cross Street  | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|---|---------------|---------------|----------------|------------|------------------|-------------|-------------------------|
| 1 | W Tidwell Rd  | Belmore St    | 0.06 W         | 2024       | 22,594           | MPSI        | .06                     |
| 2 | W Tidwell Rd  | Belmore St    | 0.06 W         | 2025       | 22,590           | MPSI        | .06                     |
| 3 | Bingle Rd     | W Tidwell Rd  | 0.05 S         | 2024       | 35,633           | MPSI        | .08                     |
| 4 | Bingle Rd     | W Tidwell Rd  | 0.05 S         | 2025       | 35,874           | MPSI        | .09                     |
| 5 | Deihl Rd      | W Tidwell Rd  | 0.08 S         | 2025       | 1,597            | MPSI        | .15                     |
| 6 | W Tidwell Rd  | Lockfield St  | 0.02 W         | 2024       | 17,794           | MPSI        | .24                     |
| 7 | W Tidwell Rd  | Lockfield St  | 0.02 W         | 2025       | 17,919           | MPSI        | .24                     |
| 8 | NW Central Dr | Northwest Fwy | 0.05 SW        | 2025       | 2,509            | MPSI        | .58                     |
| 9 | NW Central Dr | Northwest Fwy | 0.05 SW        | 2024       | 2,486            | MPSI        | .58                     |



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## MAIN OFFICE

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