



# For Sale

**3409 Waldron Rd.**

Corpus Christi, TX 78418

*Two former church buildings on 6.163 Acres available*





# 3409 Waldron Rd. - Coprus Christi, TX 78416

Two well maintained, aesthetically pleasing buildings housing the church sanctuary, church offices, classrooms, meeting rooms, and kitchen areas. The main sanctuary has a full service cafe area that is a great meet and greet place for businesses. This area has wonderful sealed concrete floors.

Tour the sanctuary here: [360 Virtual Tour](#)



According to the city zoning maps, the property is zoned as residential. Depending on the use, a re-zoning will be required. The best use for the property will be church/church related, educational, or medical facility.

Property is in close proximity to Yorktown Road which is quickly becoming a major arterial road. Property is in close proximity to Flour Bluff ISD campuses.

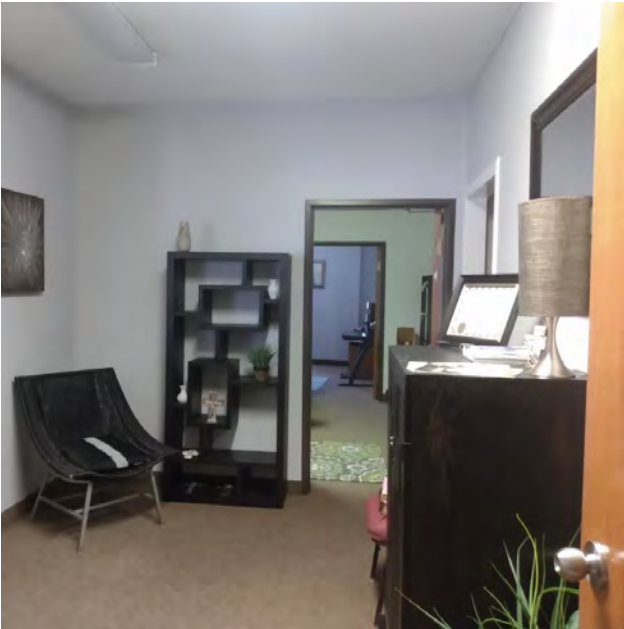
## OFFERING SUMMARY

The church buildings are located on 3.13 acres and there is an excess land parcel at 3449 Waldron Rd. of 3.17 acres.

Location	3409 Waldron Rd. & 3449 Waldron Rd. Corpus Christi, TX 78416
Front Building Size	13,200 SF
Back Sanctuary Size	22,000 SF (approximate)
Lot Size (with Buildings)	3.134 Acres
Vacant Lot/Excess Land	3.029 Acres
Total Lot Size	6.163 Acres
Price / SF	\$86.60
Sale Price	\$2,250,000



# Interior Photos





DEMOGRAPHICS  
5-Mile Radius



55,975  
Est. Population



21,542  
Est. Households



\$90,324  
Avg. Household Income

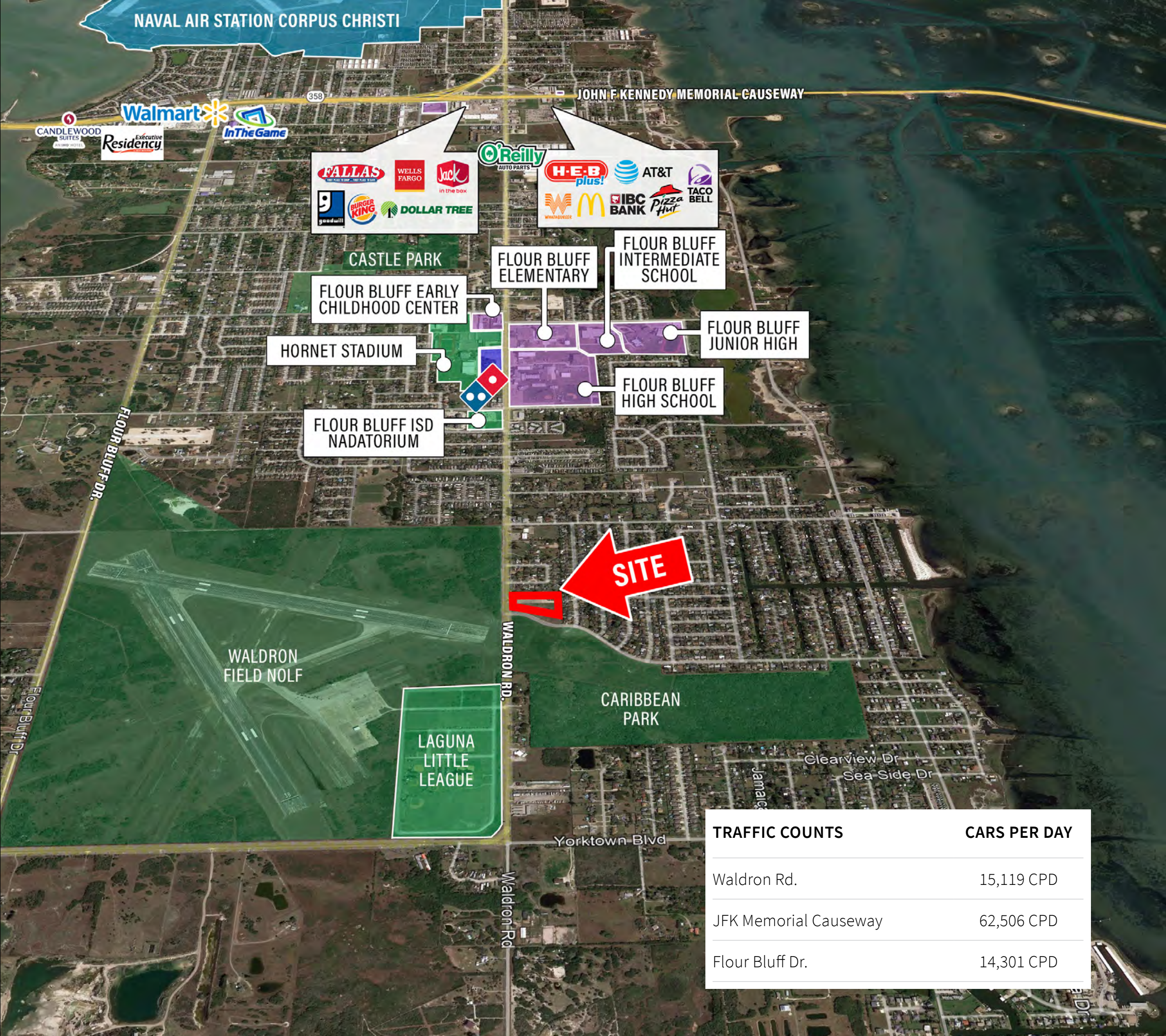


11,536  
Daytime Population



1.45%  
Annual Growth Rate

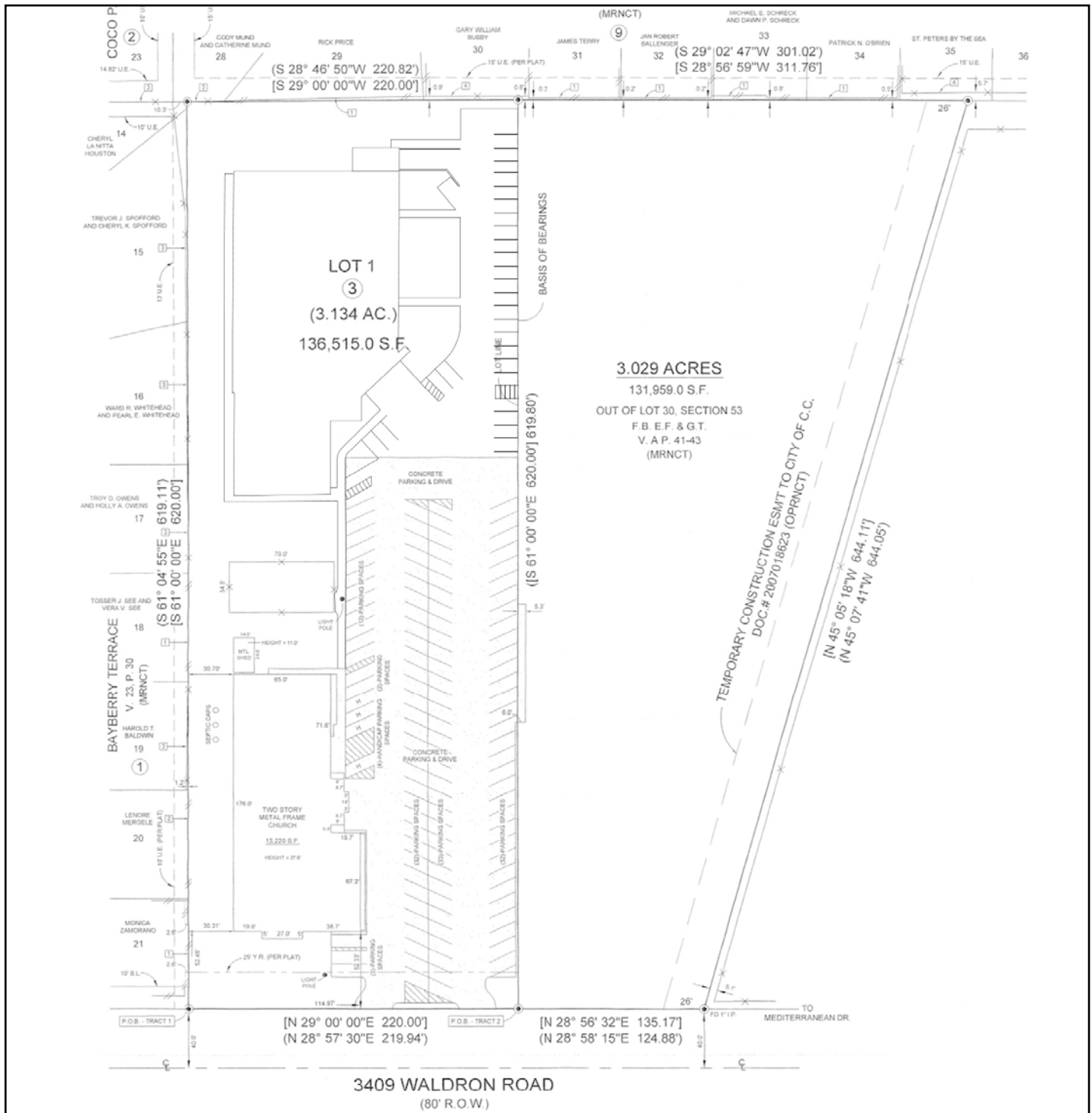
Demographics taken within 1.0 mile  
Source: ESRI, 2022



TRAFFIC COUNTS	CARS PER DAY
Waldron Rd.	15,119 CPD
JFK Memorial Causeway	62,506 CPD
Flour Bluff Dr.	14,301 CPD



# Site Plan



## CONTACT

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