



Houston Heights Office Building

733 E 12TH ½ ST | HOUSTON, TEXAS 77008

Building Area: 4,300 SF | Land Area: 0.38 AC

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Table Of Contents

01

Section One

The Offering



02

Section Two

Property Details



03

Section Three

Market Snapshot



This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 733 E 12th ½ Street in Houston, Texas (the "Property").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. All financial projections and information is provided for general reference purposes only and is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the owner and Cresa. All references to acreage, square footage, and other measurements are approximations.

Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents and other materials are described in summary form. These summaries are provided for convenience only. Interested parties are expected

to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the owner or Cresa. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the owner or Cresa, and that you will exercise reasonable safeguards to prevent unauthorized access, distribution, or misuse.

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Section One

The Offering

01

Located in the heart of the Houston Heights, 733 E 12th ½ Street offers a one-of-a-kind office opportunity in a fully renovated former church. Preserving the unique character while introducing modern finishes, the property offers a distinctive environment that blends history with contemporary design.

Offering 4,300 SF of office space on a 0.38-acre site, 733 E 12th ½ Street delivers a rare blend of historic architecture and modern functionality. Renovated in 2016, the interior provides a versatile mix of open areas, private offices, and collaborative space, ideal for professional services or creative users seeking a distinctive environment that reflects the character of the Heights.

Just off Studewood, the property enjoys immediate access to one of Houston's most vibrant and walkable neighborhoods. Surrounded by restaurants, coffee shops, and retail destinations, it offers an energetic setting that supports both business operations and employee lifestyle—making this a prime opportunity for companies looking to stand out.



Property Snapshot

Property Profile

Address	733 E 12th ½ St
City	Houston, Texas
Building Area	4,300 SF
Land Area	0.38 AC
Built / Renovated	1989 / 2016
Stories	(2) Two
Space Mixture	11 Offices / Conf. Room / Break Room
Asking Price	Contact Broker For Pricing



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Property Features

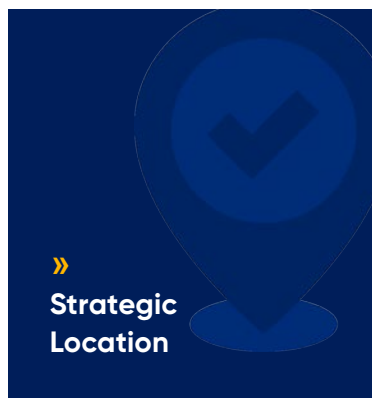
- » High-End Modern Office Buildout
- » Unique Architectural Character
- » Convenient Central Houston Location
- » Fully Fenced With Electric Gate
- » Ample On-Site Parking
- » Strong Area Demographics
- » Blocks From Retail On 11th Street
- » Great Access To I-45, I-10 & 610
- » Rapidly Developing Area
- » Outside 100- & 500-Year Floodplains

Key Offering Highlights



The Subject site offers a rare opportunity for both owner-users and investors seeking a functional, well-located industrial facility with long-term value potential.

Key highlights include:



Minimal Deferred Maintenance

Fully renovated in 2016, the property has been thoughtfully modernized, limiting near-term capital needs. Recent upgrades ensure functionality and long-term stability for a new owner.

Mitigated Flood Risk

The entire 0.38 AC site is located outside both the 100- and 500-year floodplains. This reduces potential disruptions and mitigates risks associated with extreme weather events.

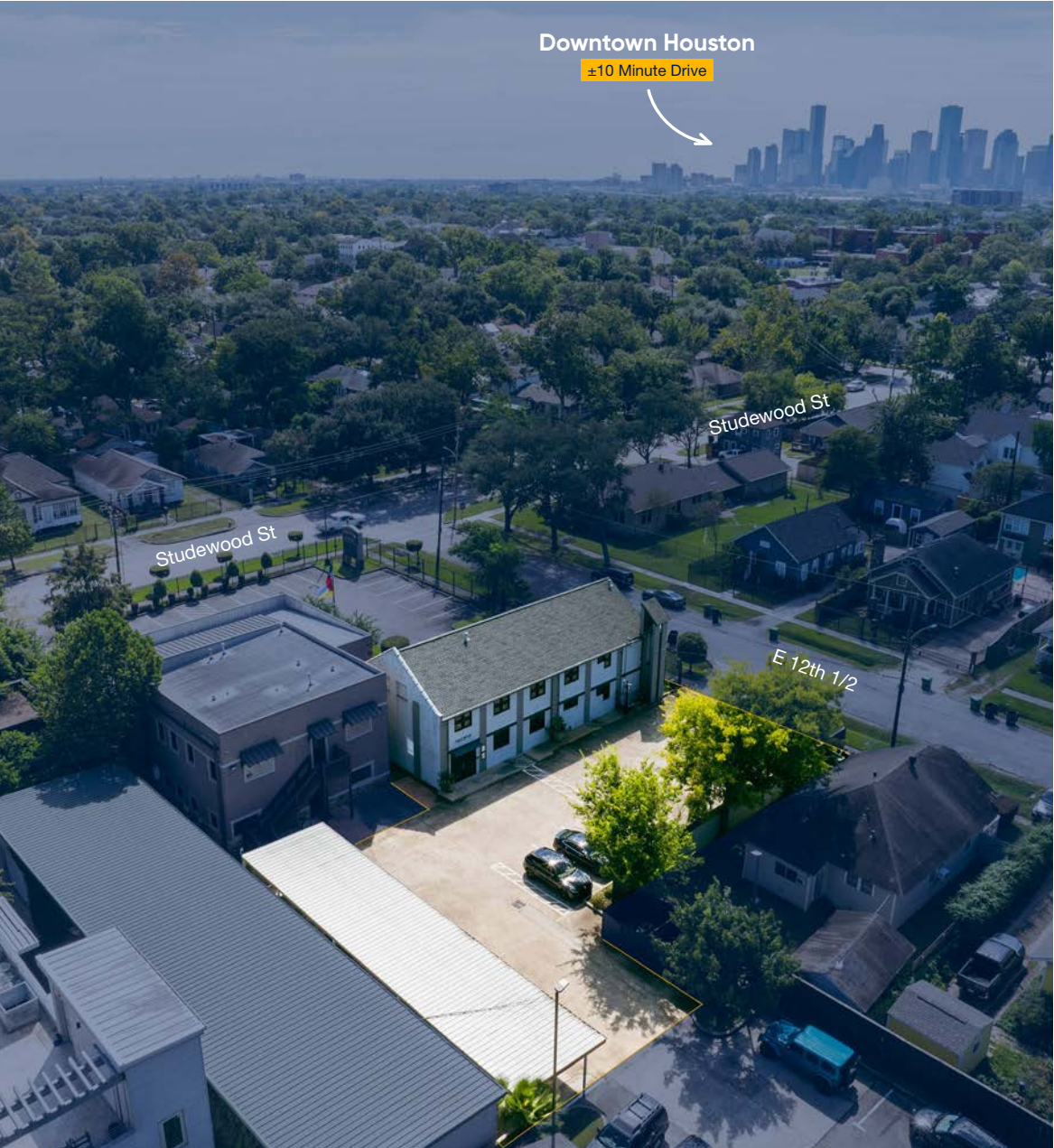
Strategic Location

Located in the heart of The Heights, the property is surrounded by strong demographics and ongoing growth. Its position within one of Houston's most vibrant neighborhoods supports long-term value appreciation.

Unique Office Opportunity

Distinctive architecture paired with modern finishes creates a workplace environment that stands out from traditional office product. It's flexible layout can accommodate a wide range of users.

Property Aerials



Property Photos

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Property Photos

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Section Two

Property Details

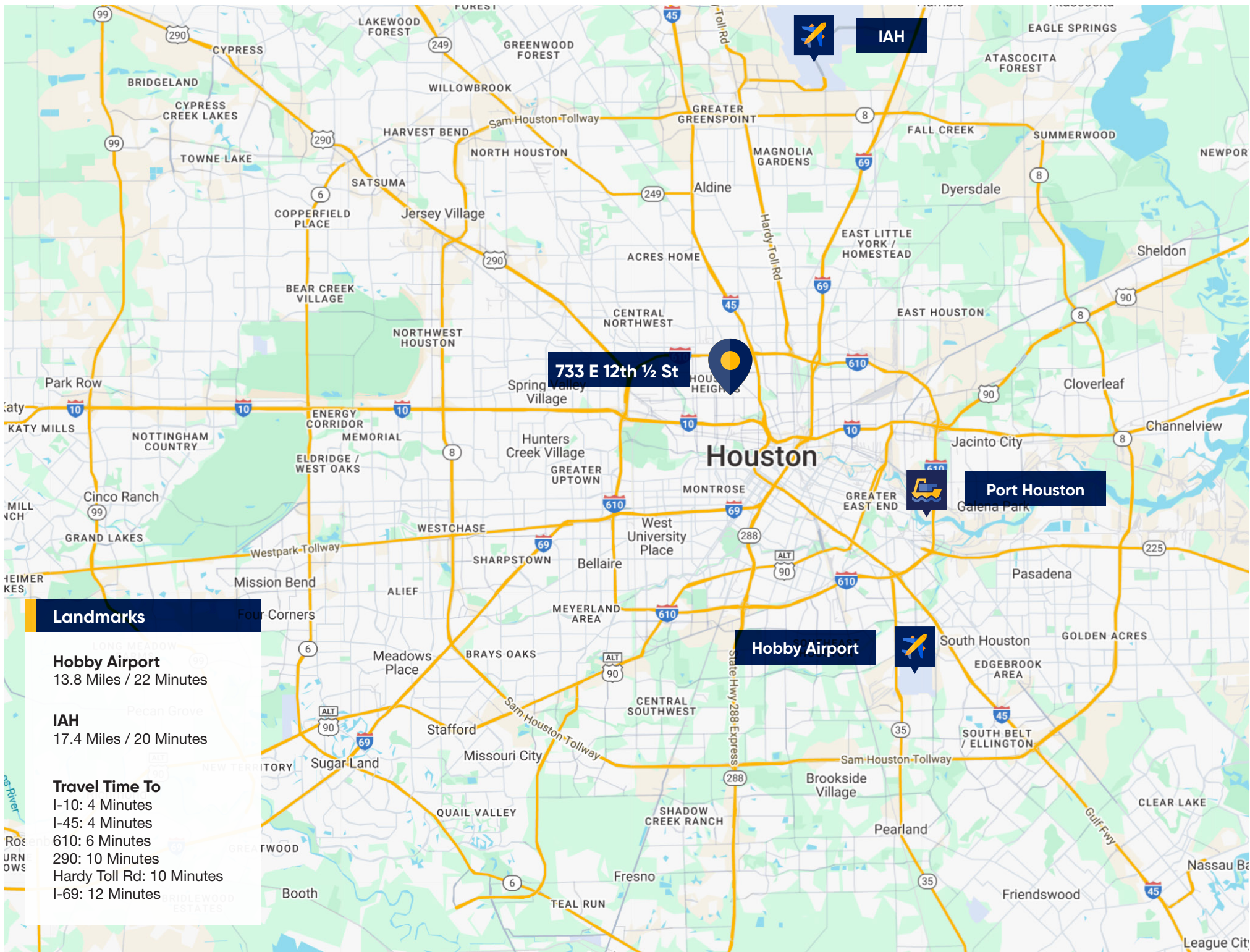
02

733 E 12th 1/2 St is located in the heart of The Heights, approximately 4 miles northwest of the Houston CBD as the crow flies.

Positioned just off Studewood Street near E 12th 1/2 Street, the site provides strong connectivity to I-610, I-10, and I-45, ensuring convenient access across the metro.

Its strategic location offers proximity to Houston's urban core while being surrounded by one of the city's most vibrant and walkable neighborhoods, known for its mix of restaurants, retail, and residential communities.





Nearby Amenities

Dining

BellaGreen
Cantina Barba
CasaEma
Coltivare
Dish Society
Field & Tides
Goode Co. Cantina
Gypsy Poet
Handies Douzo
Local Foods

Loro
Maison Pucha Bistro
Mastrantos
Pinkerton's BBQ
Shokku Ramen
Spanish Flowers
Thai Market
The Rice Box
Torchy's Tacos
Triola's Kitchen

Errands

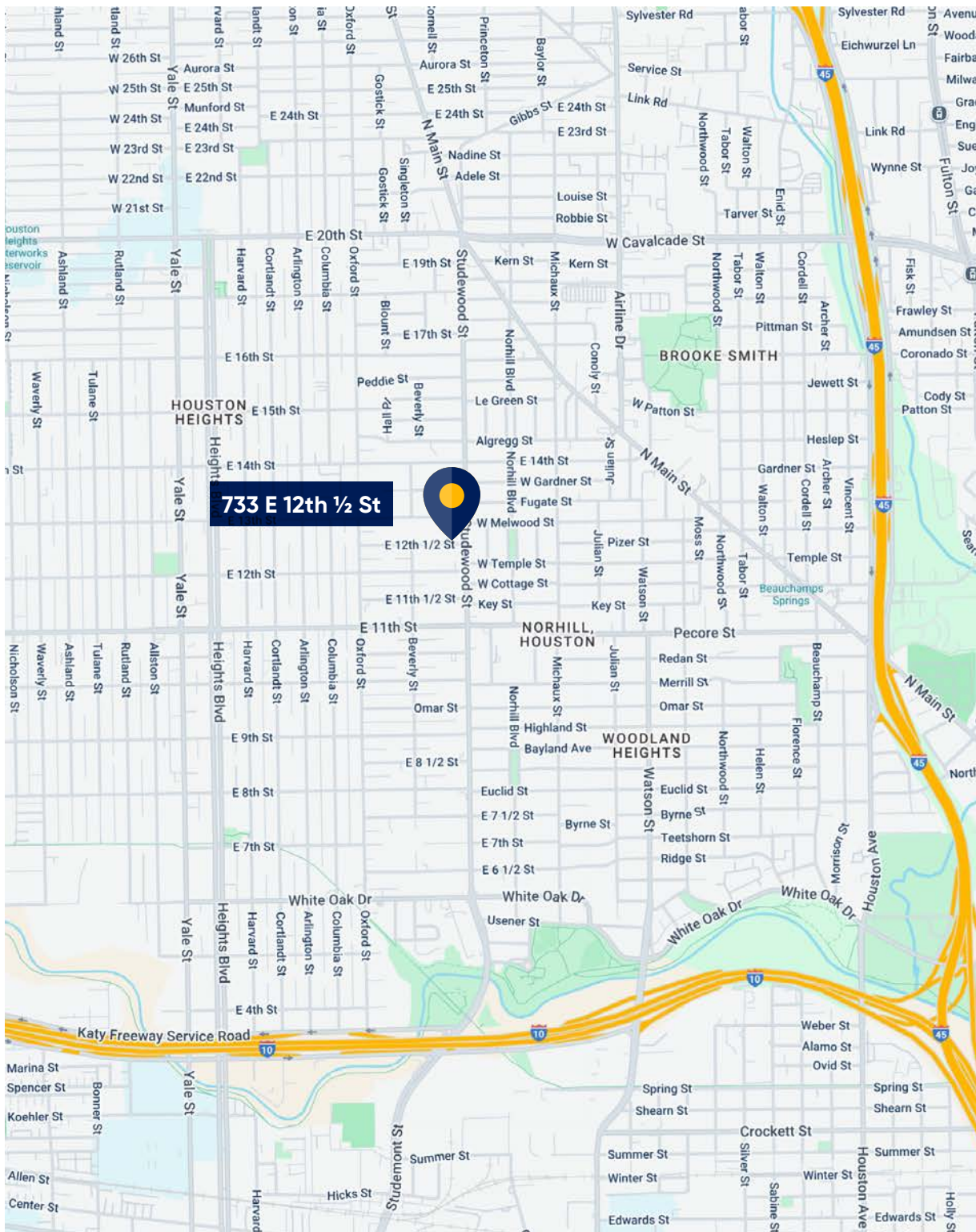
CVS
HEB
Home Depot
Kroger
LA Fitness

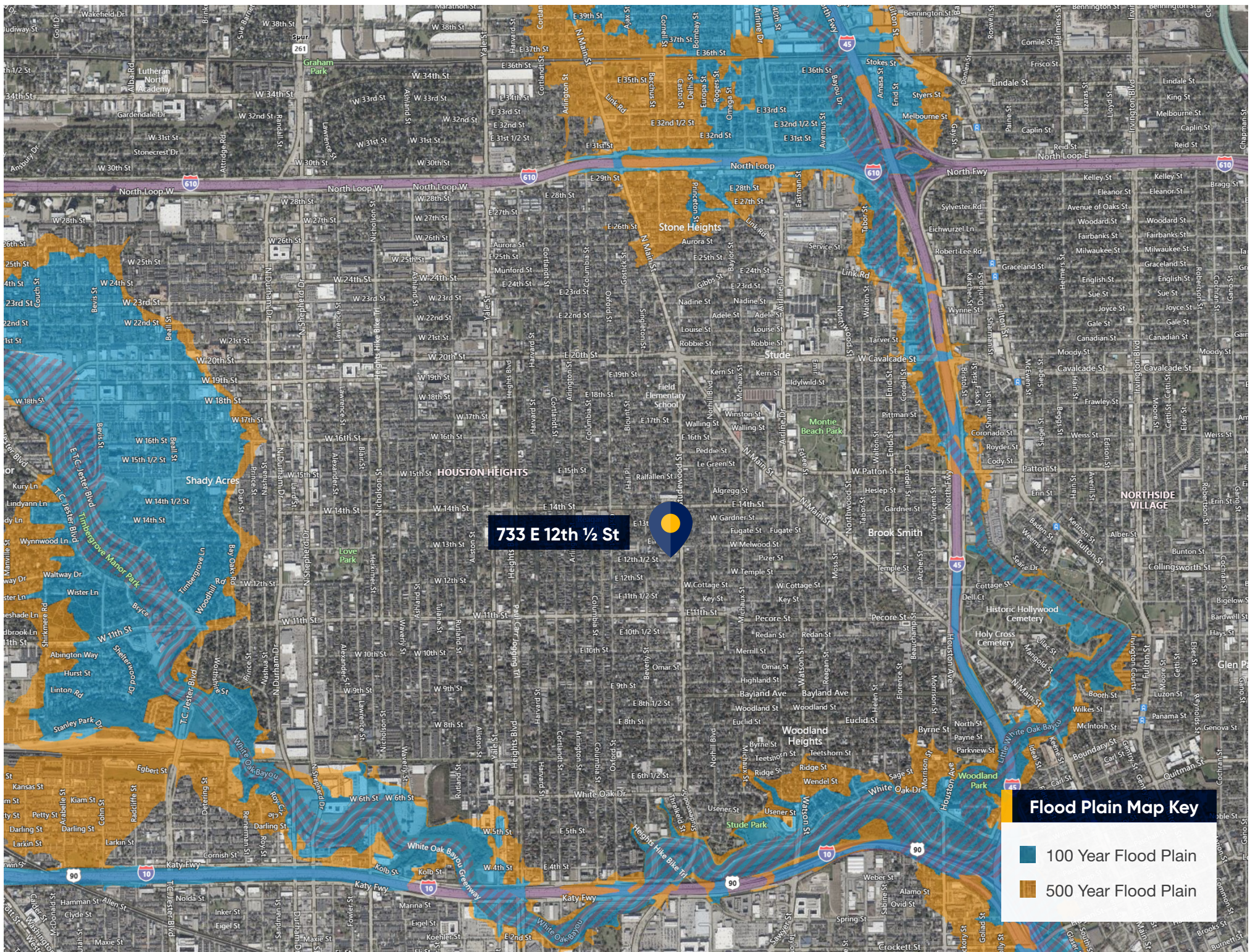
Target
Total Wine
Walgreens
Walmart
Whole Foods

Drinks/Coffee

Antidote Coffee
Bluestone
Boomtown Coffee
Caffvino
Eight Row Flint
EZ's Liquor Lounge
Heights & Co

Jo's Coffee
Lei Low
Mutiny Wine Bar
Permission
Postino
Rivas Coffee
Starduster Lounge



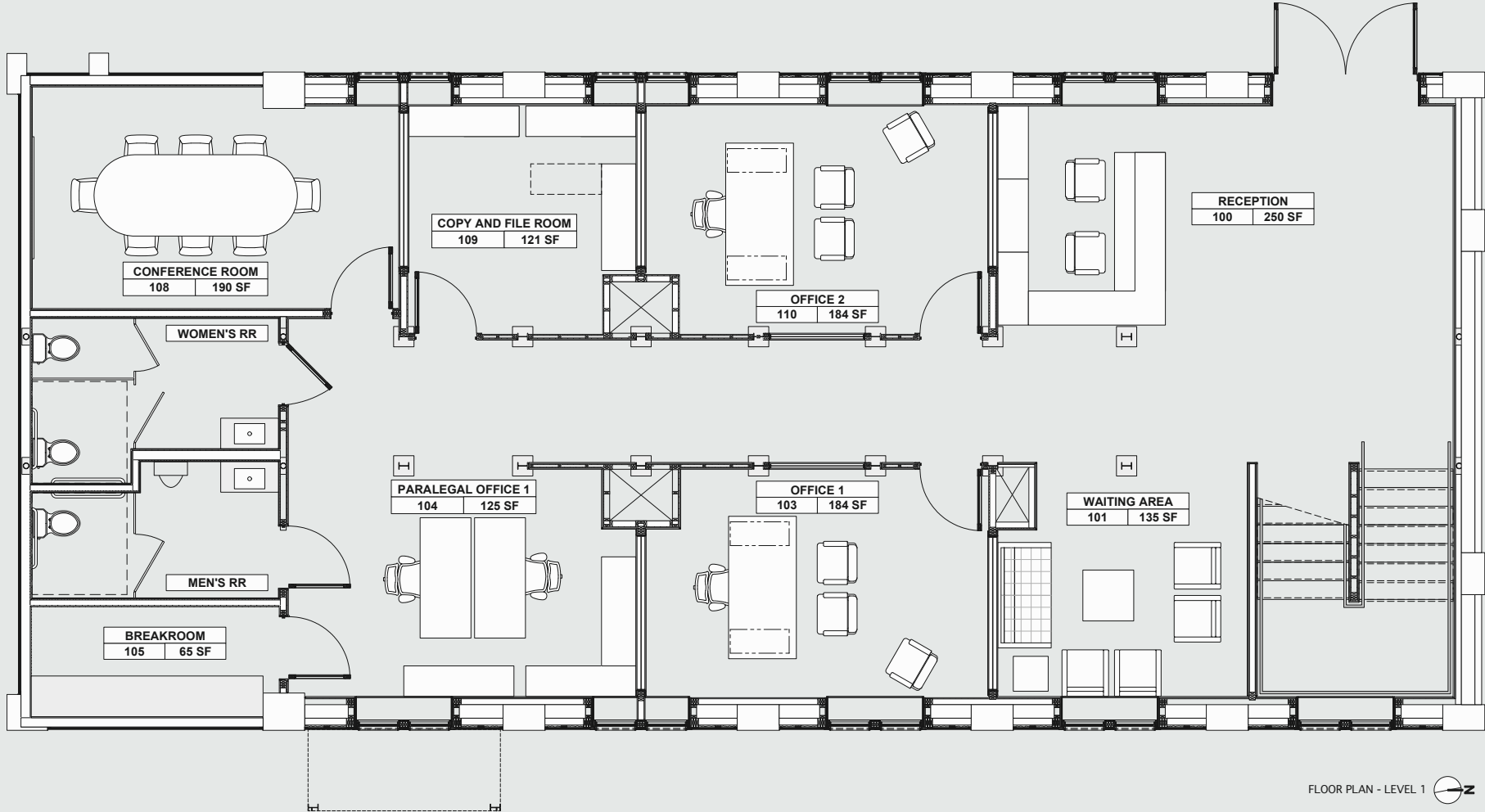


733 E 12th 1/2 St

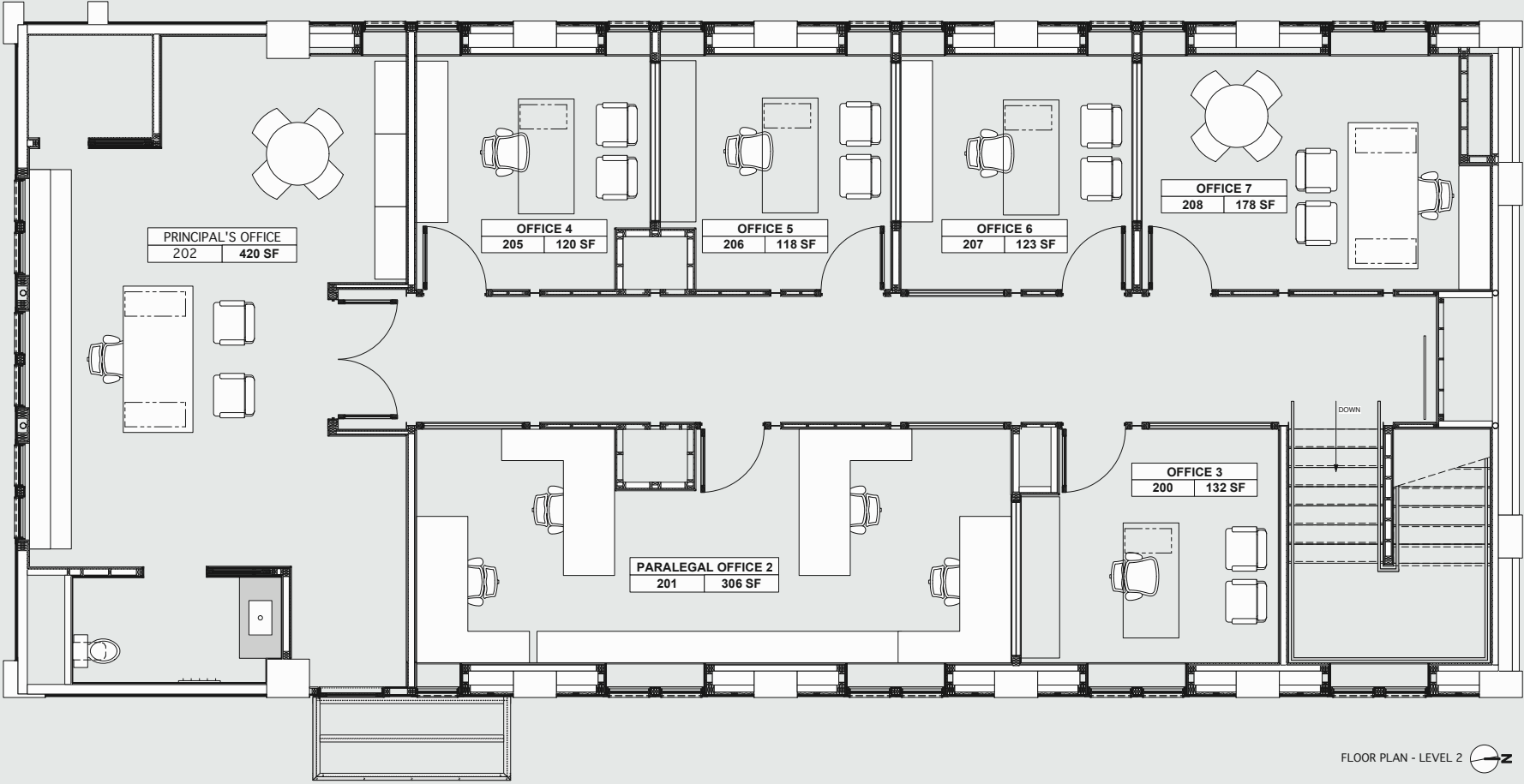
Flood Plain Map Key

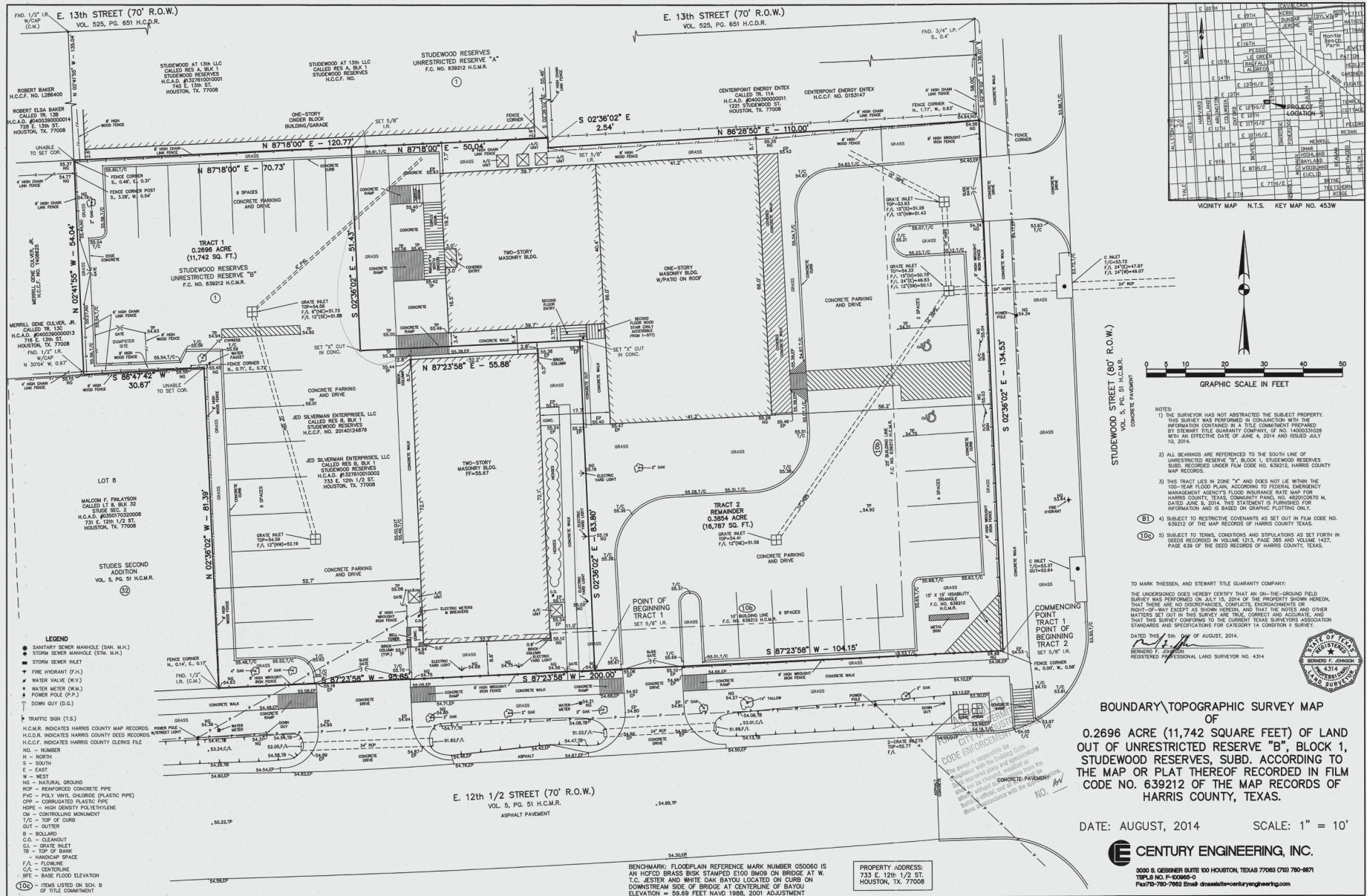
- 100 Year Flood Plain
- 500 Year Flood Plain

First Floor



Second Floor







Section Three

Market Overview

03

Houston Truly Is
**The City With
No Limits**

Houston Market Snapshot

Houston is unquestionably one of the greatest cities in the world. The economy is strong, the culture is diverse, and the quality of life is spectacular.

Home to 26 Fortune 500 companies, Houston ranks third among all U.S. metro areas in the number of total corporate headquarters contained.

Houston's economy has shown resilience in recovering from the pandemic, with the energy sector rebounding and healthcare continuing to expand.

Diversification efforts along with strategic initiatives supporting small businesses have bolstered economic stability, positioning Houston for long-term prosperity.

Houston Market Snapshot



Projected GDP Growth
In Billions



Houston Metro GDP is projected to more than double between 2015-2040.

Source: Perryman Group

Houston, the fourth-largest city in the United States, boasts a diverse and robust economy. As a global hub, it is home to numerous Fortune 500 companies, driving significant economic activity in the region. The city's energy dominance is supported by extensive infrastructure, including Port Houston, one of the busiest seaports in the nation.

Beyond energy, Houston's economy is bolstered by strong sectors in healthcare, manufacturing, aerospace, and technology. The Texas Medical Center, the largest medical complex in the world, anchors a thriving

healthcare industry, while NASA's Johnson Space Center contributes to aerospace innovation. Houston's strategic location, with a major port and transportation infrastructure, supports a healthy industrial base.

The real estate market and a relatively low cost of living attract businesses and residents alike. Houston's diverse cultural scene and culinary landscape combine to enhance its appeal as a vibrant and livable city.

Houston's economy demonstrates resilience and adaptability. The city has made major

strides in economic diversification, investing in renewable energy, biotechnology, and technology to foster sustainable growth.

Continued investments in infrastructure and innovation are expected to bolster the city's economy. Initiatives such as the Innovation Corridor and expanded public transit aim to enhance connectivity and support the city's tech ecosystem. Houston's commitment to education and workforce development ensures a steady pipeline of skilled talent for its diverse industries, positioning the city for continued success and prosperity.

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