

PRIME COMMERCIAL PROPERTY FOR SALE

STRATEGIC LOCATION * TAX & GROWTH BENEFITS * OPEN LAYOUT & HIGH TRAFFIC EXPOSURE

5701 MLK BLVD HOUSTON TX 77021



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BROKERAGE - DEVELOPMENT - CONSULTING

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Property Summary

5701 Martin Luther King Blvd Houston TX 77021

Situated in the high-growth OST-South Union area, 5701 Martin Luther King Blvd is a prime commercial opportunity priced aggressively at \$499,000. This ~3,232 SF freestanding building sits on a 0.16-acre lot featuring a commanding 230 feet of frontage, ensuring maximum visibility for any business. Located in a federal Opportunity Zone, the property offers significant tax incentives and sits within minutes of the Texas Medical Center, the University of Houston, and Downtown, making it a strategic hub for medical offices, retail, or creative professional suites.

The surrounding corridor is currently undergoing a massive urban revitalization, with a surge of new residential developments and infrastructure upgrades driving consistent value appreciation. With its proximity to I-610 and Hwy 288, this location provides seamless access for both local commuters and the thousands of daily visitors to the nearby medical and academic districts. Whether you are looking to launch a flagship location or secure a high-yield asset in one of Houston's most promising neighborhoods, this versatile property is positioned for immediate impact and long-term growth.



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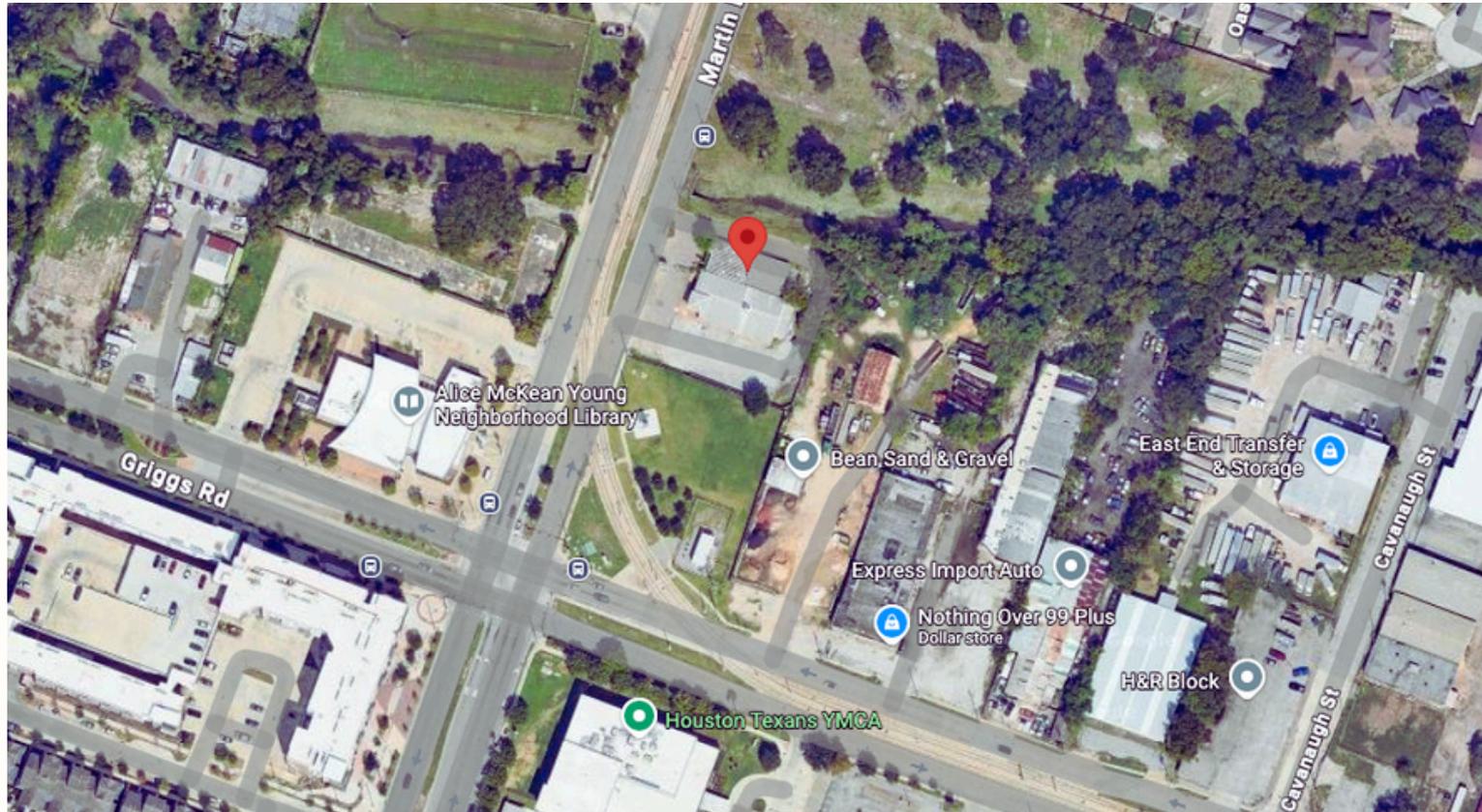
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Property Overview

- Address: **5701 Martin Luther King Blvd, Houston, TX 77021**
- Property Type: Retail / Freestanding (Commercial)
- Building Size: ~3,232 SF
- Lot Size: 0.16 AC (approx. 6,970 SF)
- Frontage: High-visibility location with 230 feet of frontage on MLK Blvd.



Location Map



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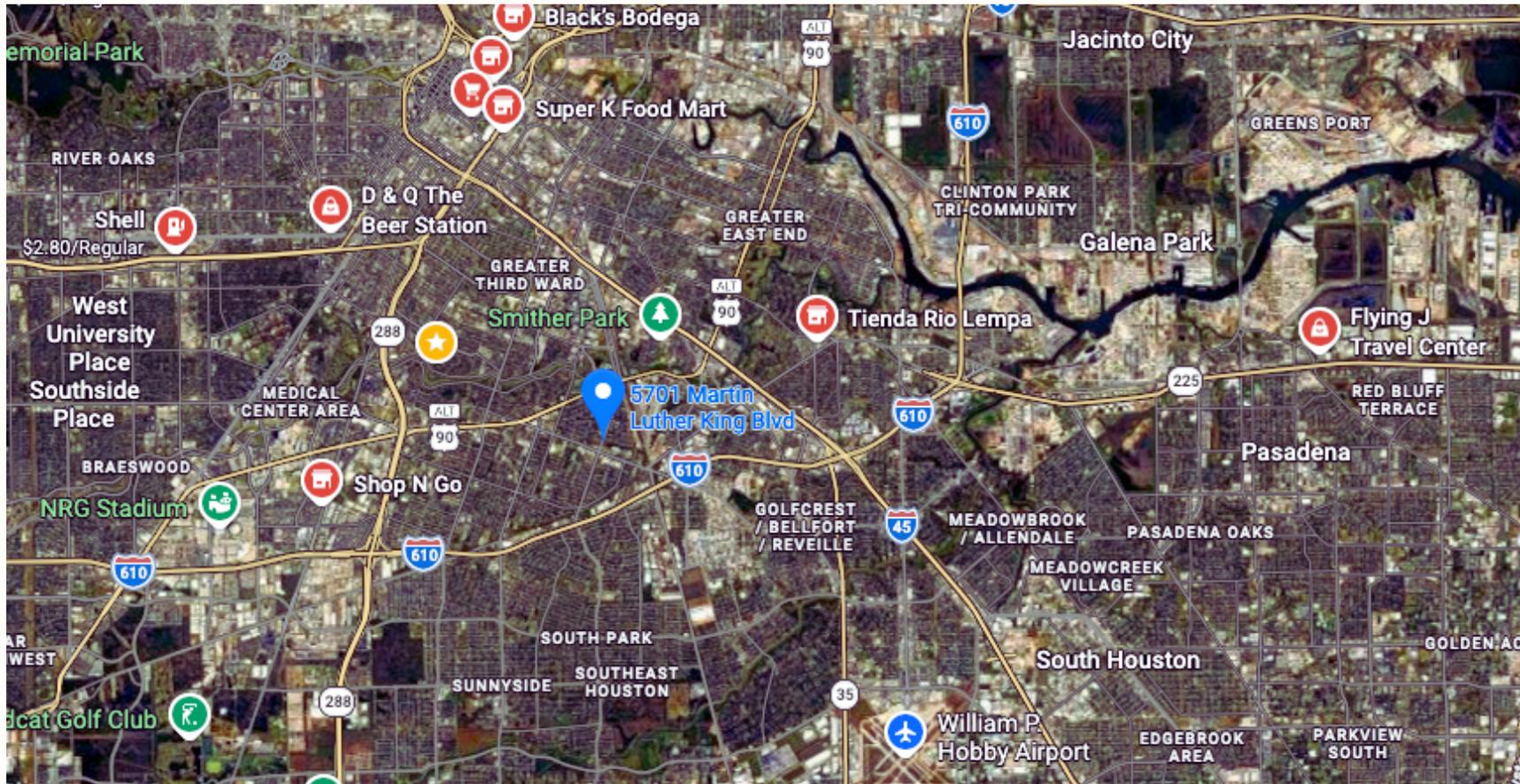


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Business Map



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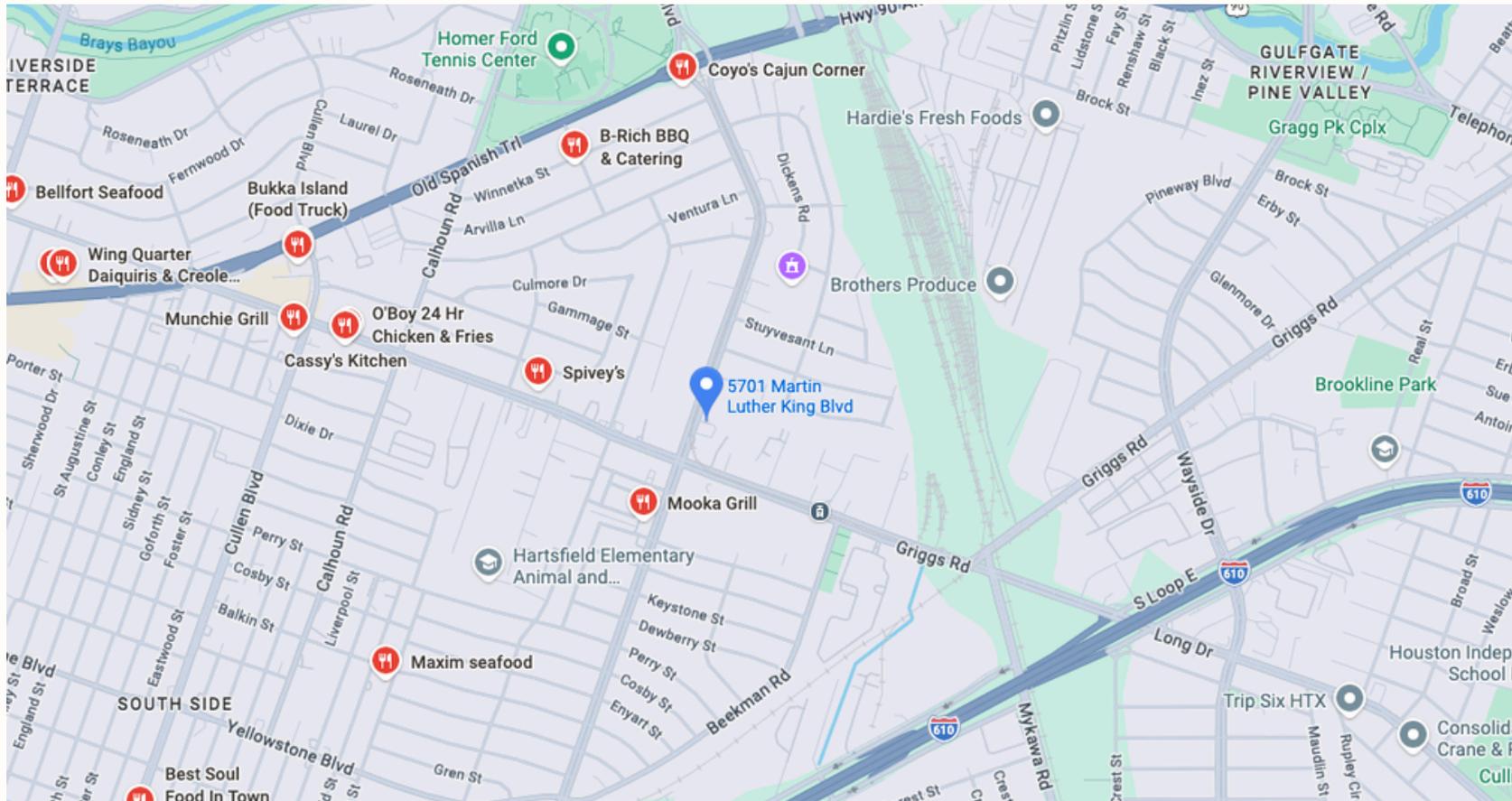
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Property Highlights

Strategic Location

This property boasts an incredible logistical advantage, situated within minutes of Houston's most critical hubs:

- Texas Medical Center: Less than 10 minutes away, providing access to the world's largest medical complex.
- Downtown Houston: Roughly 5 miles from the city center, ideal for businesses serving the urban core.
- University Area: Proximate to the University of Houston and Texas Southern University.
- Transit Friendly: Located directly on a major bus line with rapid access to I-610 and Hwy 288.



Property Highlights

Tax and Growth Benefits

- **Opportunity Zone:** Located within a designated Opportunity Zone, offering potential for significant federal tax incentives and capital gains benefits.
- **Urban Renewal:** The surrounding neighborhood is seeing a surge in new residential construction and infrastructure improvements, ensuring steady long-term appreciation.



Property Highlights

Versatile Use Case

- With its open layout and high-traffic exposure, the site is ideal for:
- Medical clinics or professional offices.
- Quick-service restaurants or retail boutiques.
- Community-focused service centers or daycare.
- Creative studio or specialized fitness space.



The Opportunity

Offered at \$499,000, this property is priced aggressively. In a market where high-visibility land is becoming increasingly scarce, 5701 MLK Blvd offers the perfect balance of accessibility and growth potential. Owner is open to seller-financing.

Secure your footprint in one of Houston's most promising corridors.



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Kevin Riles, Ph.D., CCIM is a seasoned commercial real estate broker, developer, and advisor with over 25 years of experience delivering results for investors, institutions, and organizations across Texas. As President & CEO of Kevin Riles Commercial, he leads a full-service brokerage and development firm specializing in multifamily assets, distressed property repositioning, retail and industrial tenant representation, and faith-based real estate solutions.

Kevin has represented a wide array of institutional and government clients, including the U.S. Department of Justice (DOJ), the U.S. Bankruptcy Court, HUD, Harris County, and the Houston Independent School District (HISD). He has also advised multiple Tax Increment Reinvestment Zones (TIRZ) and Redevelopment Authorities across Greater Houston.

As a Certified Commercial Investment Member (CCIM) and Texas Real Estate Broker since 1998, Kevin is known for his strategic insight, financial acumen, and ability to navigate complex transactions. He is also a respected academic, serving as an Assistant Professor of Real Estate at Prairie View A&M University and holding a Ph.D. in Leadership Studies.

He is the author of two real estate books, *Confessions of a Top Producer* and *40 Acres & A Mule*, and has been recognized by the Houston Business Journal as one of the city's top-producing brokers. Whether representing high-net-worth individuals or public agencies, Kevin brings integrity, expertise, and a track record of maximizing value to every deal.

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