



Commercial Property For Sale/Lease



**5703 Martin Luther King Jr. Boulevard,
Houston, TX 77021**
The Ambrose Group

BROKER CONTACT (CALL FOR PRICING):

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Executive Summary

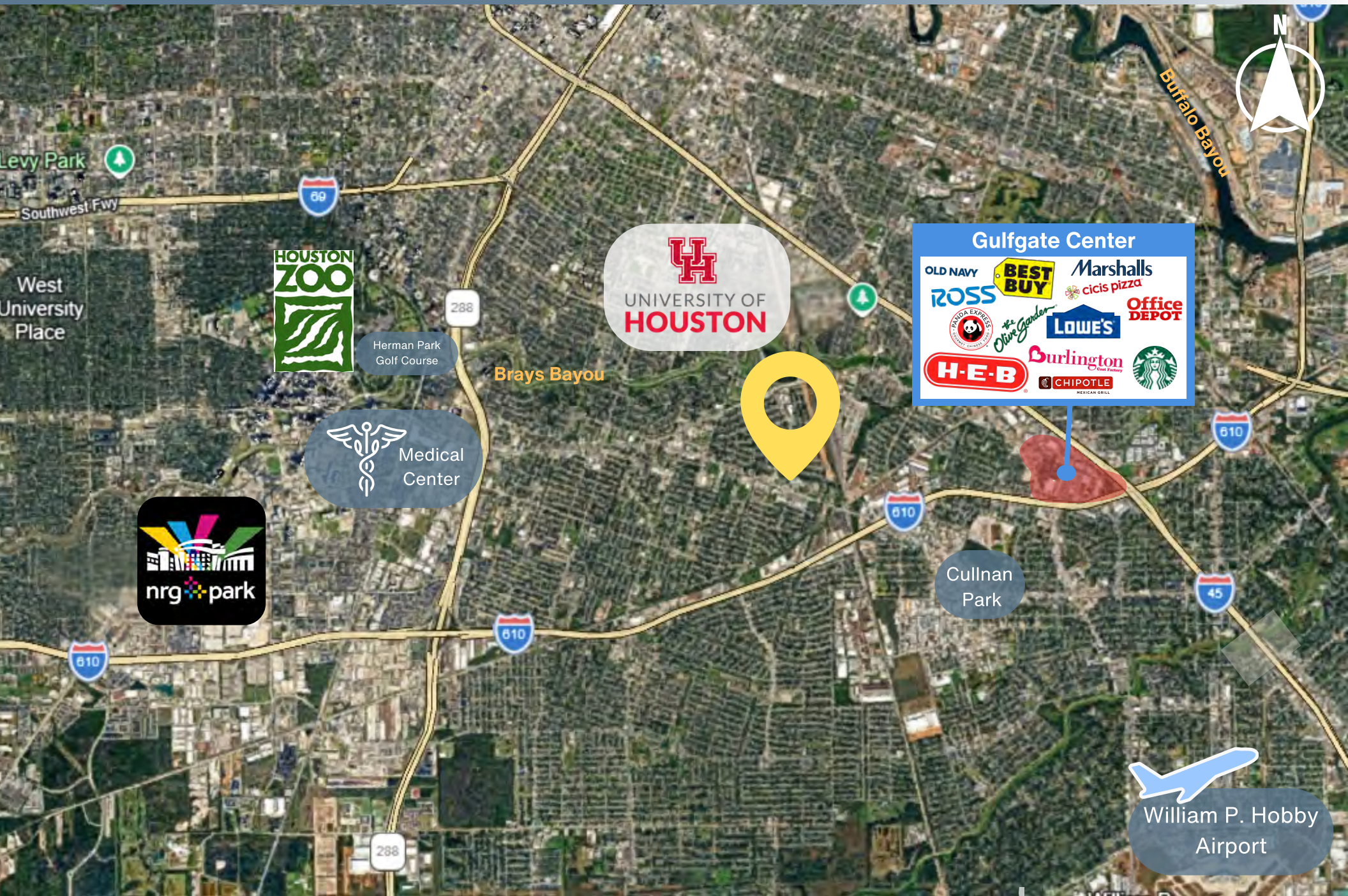
5703 Martin Luther King Jr. Boulevard offers the opportunity to acquire a leased medical office property positioned within Houston's growing southeast infill corridor. The $\pm 5,429$ SF dental office sits on approximately 0.52 acres with strong frontage and visibility along MLK Boulevard. The property is leased through January 2027, providing immediate in-place income with future owner-user or redevelopment flexibility.

Investment Highlights

- **$\pm 5,429$ SF** medical office / dental facility
- **Leased through January 2027**
- **± 0.52 -acre** infill site
- Approx. **± 230 feet** of frontage on MLK Blvd
- Strong visibility with **$\pm 15,101$ VPD**
- **Minutes** from UH, Texas Medical Center, and Downtown Houston
- Functional **medical office** buildout with operator rooms and reception area
- Positioned within a growing **southeast Houston corridor**



Area Highlights



Gulfgate Center

OLD NAVY	BEST BUY	Marshalls
ROSS	cicis pizza	Office DEPOT
PANDA EXPRESS	Olive Garden	LOWE'S
H-E-B	Burlington Coat Factory	Starbucks
	CHIPOTLE MEXICAN GRILL	

UNIVERSITY OF HOUSTON

Herman Park Golf Course

 Medical Center

 nrg park

HOUSTON ZOO

 William P. Hobby Airport

Property Name

Dental Office

Year Built

1961

Building Size

±5,429 SF

Renovations

Light renovations over time

Facility Type

Medical Office

Parking

Asphalt Surface Paving

Building Features

Dedicated reception, exam/operator rooms, private offices, and lab/storage areas

Interior Improvements

Updated flooring, paint, lighting, and functional medical office buildout

Location Highlights

Positioned within established Houston infill corridor with nearby retail and residential density



Address

5703 Martin Luther King Boulevard, Houston, TX 77021

Land Size

0.52 Acres (22,651 Sq. Ft.)

Coordinates

29.698706206375565, -95.33594492925448

Zoning

N/A

Tax Parcel (APN)

0410070310075 (Harris)

Tax Rate (2025)

2.276220%

Schools / Utilities

Houston ISD / City

Legal

TRS 1M & 1N-1 ABST 51 L MOORE

Frontage

+230 Feet: Martin Luther King Boulevard





2024 Demographics

Income

1 mile 3 miles 5 miles

Avg. Household Income	\$66,266	\$69,710	\$88,106
Median Household Income	\$41,278	\$47,882	\$61,253

Population

1 mile 3 miles 5 miles

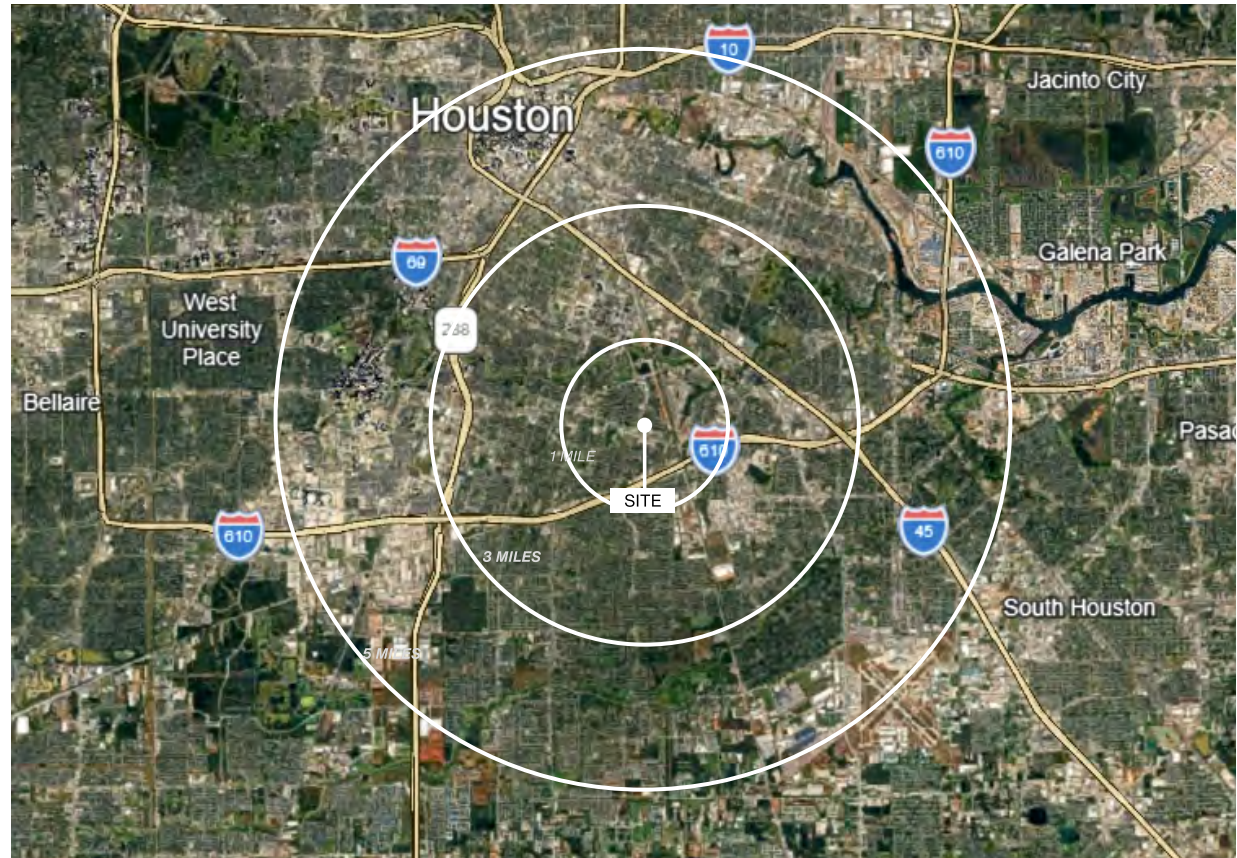
2025 Population	14,429	168,533	418,582
2020 Population	12,054	149,712	368,391
2030 Population Projection	15,727	181,328	451,001
Growth 2020-2025	19.70%	12.57%	13.62%
Growth 2025-2030	9.00%	7.59%	7.74%

Housing

1 mile 3 miles 5 miles

Median Home Value	\$220,619	\$232,634	\$271,014
Median Home Year Built	1967	1962	1976

Demographics sourced from **CoStar**



2025 TAX RATES

001 - Houston ISD:	0.878300
040 - Harris County:	0.385290
041 - Harris Co Flood Cntrl:	0.048970
042 - Port of Houston Authy:	0.006150
043 - Harris Co. Hosp Dist:	0.163480
044 - Harris Co Educ Dept:	0.004799
048 - Houston City College:	0.107600
061 - City of Houston:	0.336365
944 - GRTR SE MGMT:	0.048810

TOTAL
\$2.276220

AG Property Photos

★ EST. 1994 ★



AG Property Photos

★ EST. 1994 ★





Listing Team



Daniel Ambrose

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

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