

www.KevinRilesCommercial.com

GREAT DOWNTOWN HOUSTON LOCATION! PRICED TO SELL!

2525 San Jacinto Street | Houston, Texas 77002
Two-Building Office Campus | Downtown/Midtown Submarket
Pricing: Call Broker

The Deal the Market Didn't See Coming
Two Buildings. One Price.

Call Broker Now!



Prepared by:
Kevin Riles, Ph.D., CCIM
kevinekevinrilescommercial.com



281-403-3700
4501 Cartwright Rd Ste 204
Missouri City, TX 77459

The Opportunity

Rarely does the Houston market offer a buyer the chance to acquire a fully functional, two-building office campus in the heart of the Central Business District at a price 30% below a current, certified appraisal. 2525 San Jacinto presents exactly that.

This is a motivated seller transaction—an exceptional opportunity to acquire over \$2M in appraised equity at closing. The seller is ready to move, and the pricing reflects that urgency.

Contact the listing broker for pricing details and a financial package.

Immediate Returns

Investors can expect strong cash flow and immediate returns from this strategically located property.

Financing Advantage

Favorable financing terms make this an attractive investment opportunity for savvy investors seeking growth.



www.KEVINRILESCommercial.com



Kevin Riles, Ph.D., CCIM
kevin@kevinrilescommercial.com
281-403-3700



4501 Cartwright Rd Ste 204
Missouri City, TX 77459

Property Overview

Situated on the northeast corner of San Jacinto Street and McGowen Street, this well-established office campus comprises two two-story buildings totaling **34,900 gross square feet on 0.83 acres (36,250 SF)** – a corner parcel in one of Houston’s most accessible and established urban neighborhoods.

Building 1 – Newer Construction (2017) 19,500 SF | Two-story | Masonry with Brick Facade A modern, purpose-built facility delivering contemporary office functionality in a proven downtown location.

Building 2 – Legacy Building (1956) 15,400 SF | Two-story | Masonry with Brick Façade A classic, solid-construction building with strong bones and significant adaptive reuse potential.

Both buildings feature masonry construction, reinforced concrete foundations, HVAC throughout, paved parking areas, and perimeter fencing – a true campus environment rarely found inside the Loop at any price point.



www.KEVINRILESCommercial.com

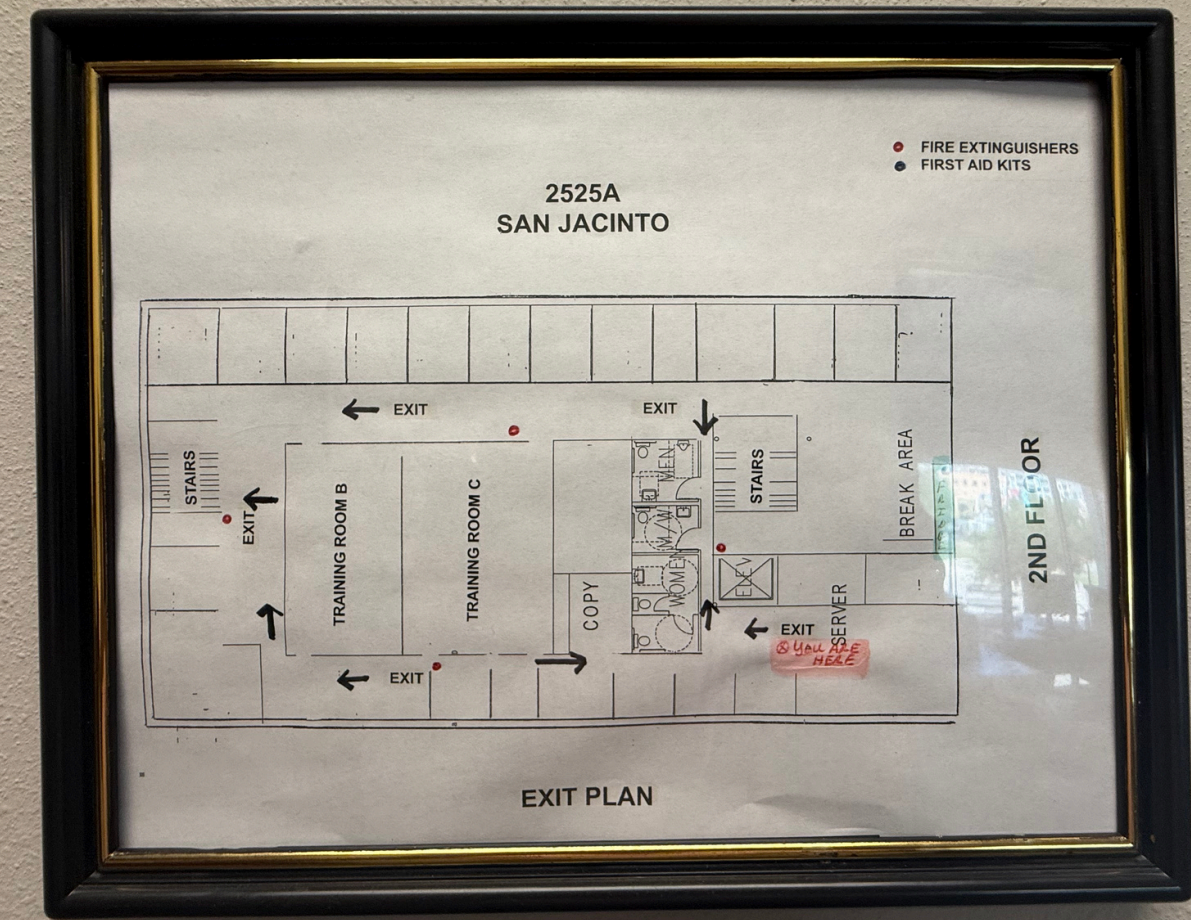


Kevin Riles, Ph.D., CCIM
kevin@kevinrilescommercial.com
281-403-3700



4501 Cartwright Rd Ste 204
Missouri City, TX 77459

Exterior and Aerial Photos



Interior Spaces



Location & Accessibility

2525 San Jacinto sits within the Midtown submarket — consistently ranked among Houston's top five office submarkets by average rents, with asking rates of \$32/SF gross and select properties commanding \$50/SF or higher.

The property benefits from:

- * **METRO Rail access** — Houston's light rail runs directly through Midtown
- * **Immediate proximity to I-45, US-59, and I-10** — among Houston's primary arterials
- * **Minutes from Downtown Houston's core** — Fortune 500 headquarters, Harris County courts, federal offices, and major medical institutions
- * **Walkability to 180+ restaurants, bars, and services** in the Midtown neighborhood
- * **No zoning restrictions** — Houston's absence of formal zoning allows maximum use flexibility for the right operator

The independent appraisal identified the most probable buyer as an owner-user — this is a campus to occupy and call home.



www.KEVINRILESCommercial.com

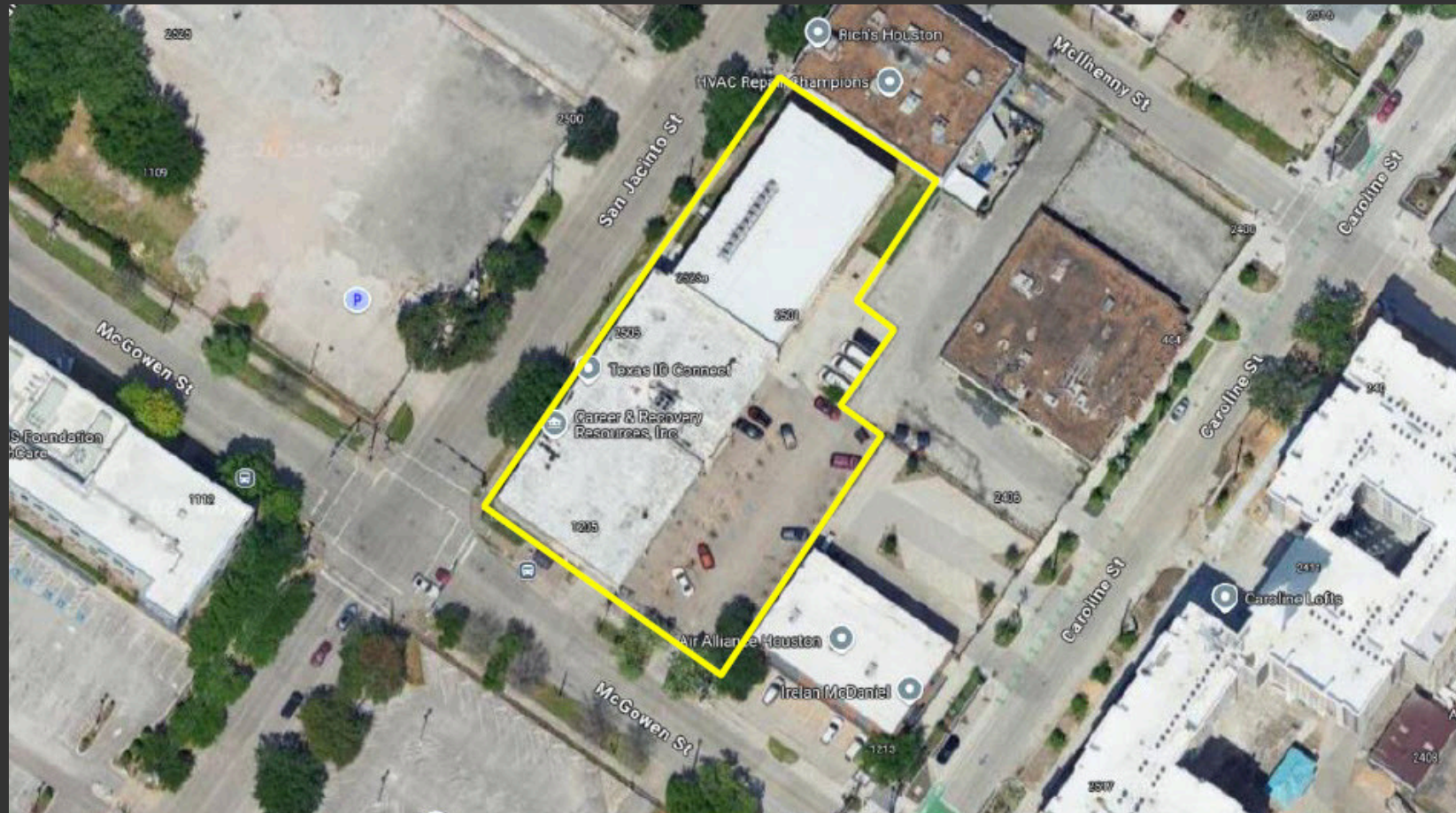


Kevin Riles, Ph.D., CCIM
kevin@kevinrilescommercial.com
281-403-3700



4501 Cartwright Rd Ste 204
Missouri City, TX 77459

Aerial View



www.KEVINRILESCommercial.com



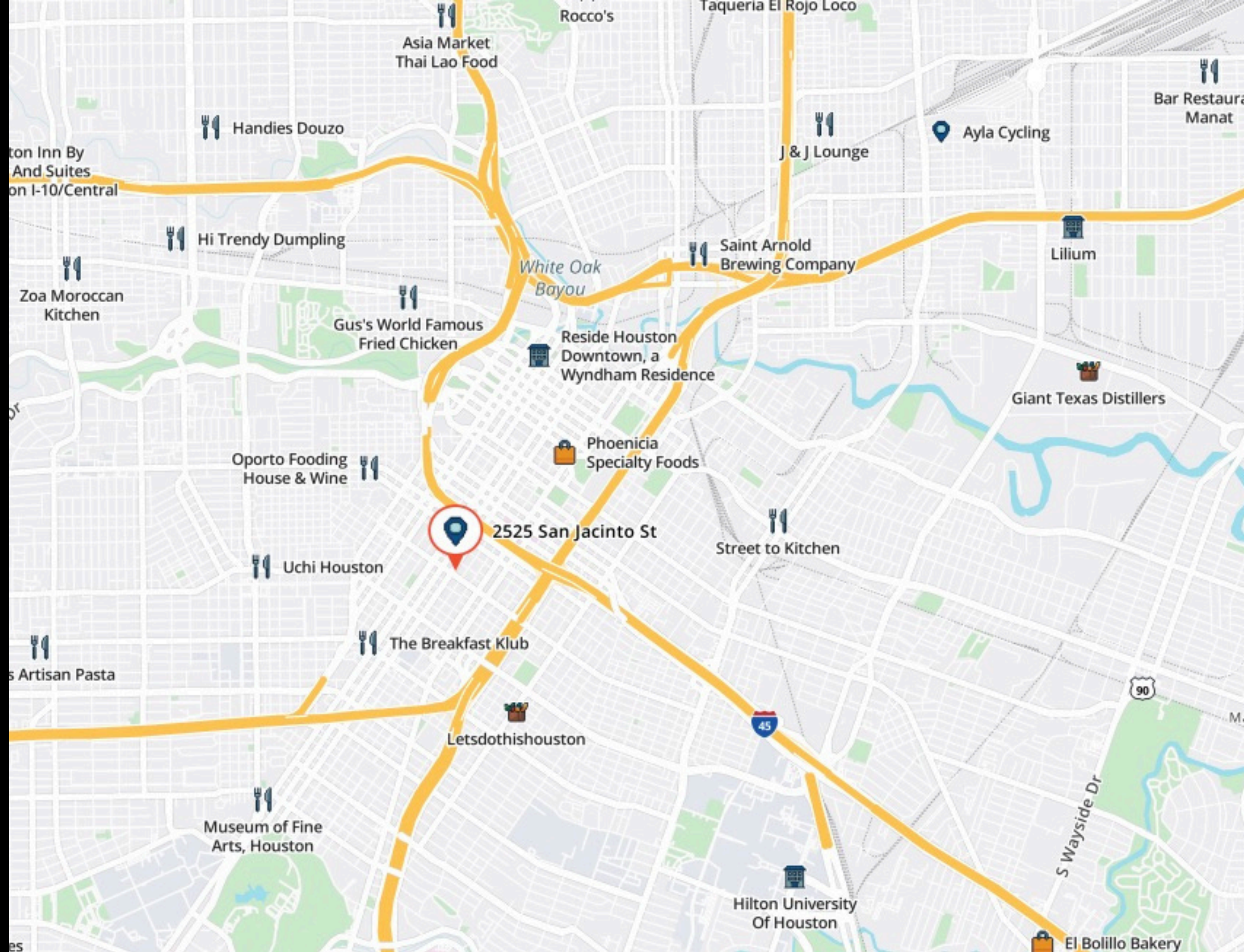
Kevin Riles, Ph.D., CCIM
kevin@kevinrilescommercial.com
281-403-3700



4501 Cartwright Rd Ste 204
Missouri City, TX 77459

5 Mile Trade Area

This map shows the 5-mile trade area, highlighting key retailers and nearby amenities. It showcases the strategic location's potential for growth and investment, revealing access points and major traffic routes.



www.KevinRilesCommercial.com



Kevin Riles, Ph.D., CCIM
kevin@kevinrilescommercial.com
281-403-3700



4501 Cartwright Rd Ste 204
Missouri City, TX 77459

The Numbers

For Pricing: Call Broker- Motivated Seller

Over \$200/sq.ft

Recent Appraised Value Per SF

-30%

Discount to Appraised Value

\$6,962,511

Tax Assessment

34,900 SF

Total Building Area

0.83 Acres (36,250 SF)

Site Area

None (City of Houston)

Zoning

1956/2017

Year Built

~\$698,000/year

Potential Gross Rental Income

\$20.00/SF

Market Rent

(NNN, per appraisal)

7.75%

Potential Market Cap Rate

Note: Property is currently 100% owner-occupied by a 501(c)(3) nonprofit and is tax-exempt. A for-profit buyer should account for estimated annual real estate taxes of approximately \$153,904.



www.KEVINRILESCommercial.com



Kevin Riles, Ph.D., CCIM
kevin@kevinrilescommercial.com
281-403-3700



4501 Cartwright Rd Ste 204
Missouri City, TX 77459

Why this Property, Why Now?

Priced to Sell! The Seller's motivation is real. This asset is not being value-tested — it is being offered at a price designed to generate immediate buyer interest and a fast close. Buyers who move quickly will capture the spread. Contact the broker for full pricing and financial details.

A submarket that outperforms. Midtown's vacancy rate of 10.8% is roughly half the Houston metro average. Buildings under 10,000 SF in this submarket average just 6% vacancy. This 34,900 SF campus sits in a sweet spot that has historically attracted consistent demand from law firms, insurance companies, healthcare practitioners, and increasingly, tech and innovation tenants drawn to the nearby Ion District.

Limited supply, high barriers to entry. Available land in Midtown is scarce and expensive. New office development has been minimal for over a decade and is expected to remain so. A two-building corner campus of this scale simply cannot be replicated at this price.

Institutional quality provenance. The property is owned and operated by Career and Recovery Resources, an 80-year-old Houston institution serving the community's most vulnerable — veterans, those in recovery, the unemployed, and those experiencing housing instability. Their departure marks a rare transfer of ownership of a well-maintained, mission-driven asset with decades of institutional stewardship.

Immediate equity. An April 2025 certified appraisal by Lowery Property Advisors established a market value of \$7,150,000. The offering price represents approximately a 30% discount to that certified figure — contact the broker for specifics. Whether held as an owner-user facility or repositioned as an income-producing asset, the margin of safety here is exceptional.



www.**KevinRiles**Commercial.com



Kevin Riles, Ph.D., CCIM
kevin@kevinrilescommercial.com
281-403-3700



4501 Cartwright Rd Ste 204
Missouri City, TX 77459



This property is well-suited for:

- Mission-driven nonprofits, healthcare systems, or social services organizations seeking a permanent downtown Houston campus
- Owner-users in legal, financial, medical, or professional services requiring 15,000–35,000 SF in a prestige submarket
- Faith-based or educational institutions requiring a multi-building campus with parking
- Value-add investors capable of leasing up the asset at market rents and capturing the built-in equity



www.KEVINRILESCommercial.com



Kevin Riles, Ph.D., CCIM
kevin@kevinrilescommercial.com
281-403-3700



4501 Cartwright Rd Ste 204
Missouri City, TX 77459

Broker Note:

Opportunities to acquire a certified, appraised asset at a 30% discount in an established Houston submarket are rare. This is a time-sensitive offering from a motivated seller.

Priced for speed. Built for legacy. Call the broker to learn more.



www.KEVINRILESCommercial.com



Kevin Riles, Ph.D., CCIM
kevin@kevinrilescommercial.com
281-403-3700



4501 Cartwright Rd Ste 204
Missouri City, TX 77459



Kevin Riles, Ph.D., CCIM

Broker | President & CEO, Kevin Riles Commercial

Direct: (281) 403-3700 | Cell: (281) 451-8437 | kevin@kevinrilescommercial.com

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.