

MIDTOWN HOUSTON OWNER-USER CAMPUS **34,900 SF | \$5,100,000**

More Than \$2 Million Below April 2025 Appraised Value

2525 San Jacinto Street | Houston, Texas 77002

**19,500 SF Built in 2017+ 15,400 SF Expansion / Adaptive Reuse /
Redevelopment Opportunity**

0.83-Acre Corner Site

Occupy the newer building.
Control the entire corner.

Call Broker Now!



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4501 Cartwright Rd Ste 204
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Property Overview

Rare Midtown Houston owner-user opportunity offering 34,900 SF across two buildings on a 0.83-acre corner site. The primary 19,500-SF building was constructed in 2017 and provides modern office, meeting, and training space. An adjacent 15,400-SF legacy building offers additional occupancy, expansion, adaptive-reuse, or future redevelopment potential.

Offered at \$5,100,000, approximately \$146/SF and more than \$2 million below an April 2025 certified appraisal of \$7.15 million.

The property may be particularly well suited for an owner-user, nonprofit or institutional organization, educational or faith-based organization, professional-services firm, healthcare organization, or strategic redevelopment buyer.

Convenient Midtown location near Downtown Houston, major freeways, METRORail, and the Ion District.



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ARONESS KANDY KAYE HORN EMPLOYMENT & TECHNOLOGY BUILDING



2525A

FIREARMS PROHIBITED
ARMAS DE FUEGO PROHIBIDAS
PURSUANT TO SECTION 34.01,
PENAL CODE (CRIMINAL TRAFFICKING),
A PERSON MAY NOT ENTER THIS
PROPERTY WITH A FIREARM.
CONFORME A LA SECCION
34.01 DEL CODIGO PENAL,
(TRAFFICKING CRIMINAL) UNA PERSONA
NO PUEDE ENTRAR A ESTA PROPIEDAD
CON UN ARMA DE FUEGO.



Exterior Photos



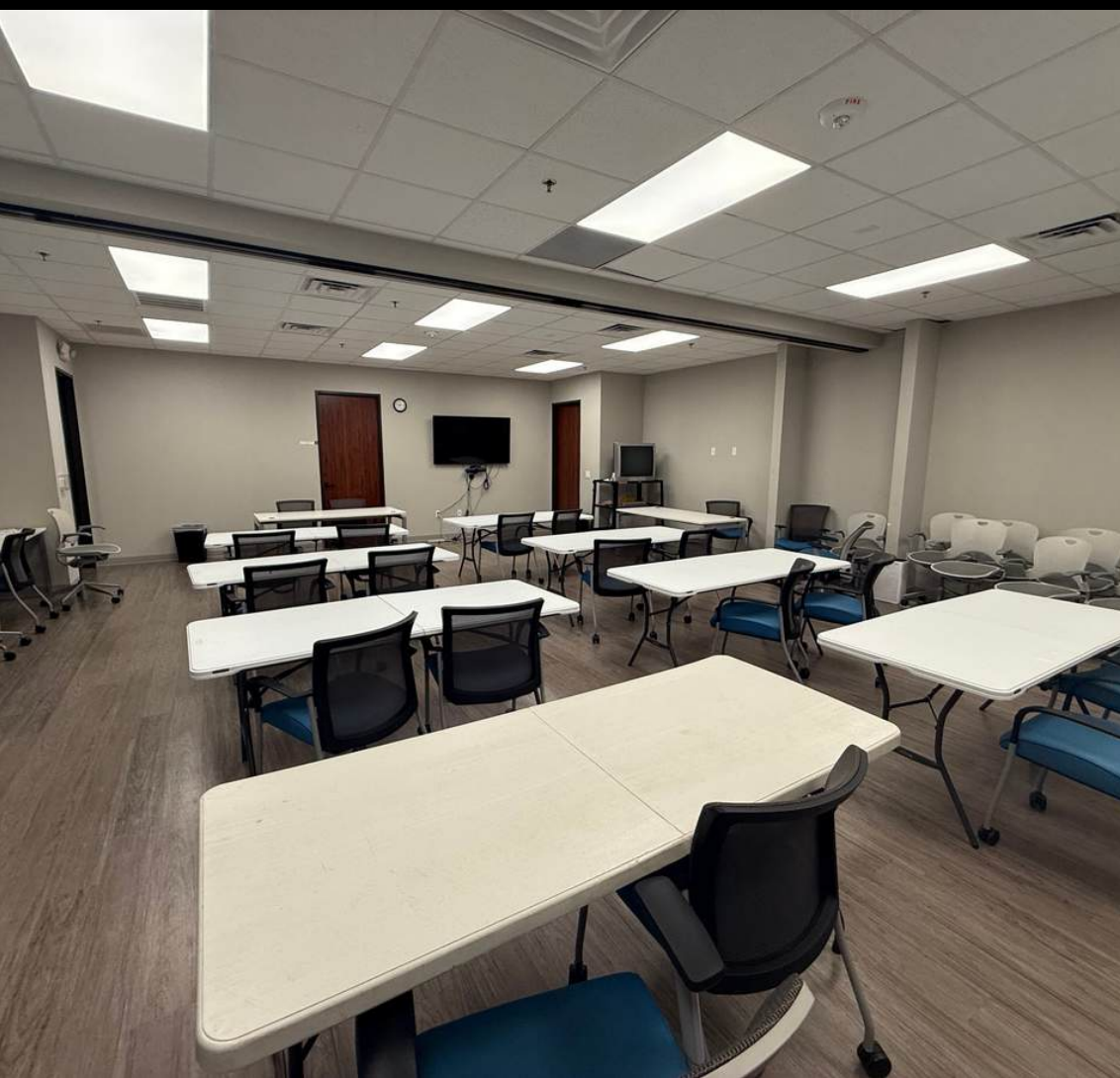
Exterior Photos



Interior Spaces



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:

- ***METRORail 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.



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Aerial View



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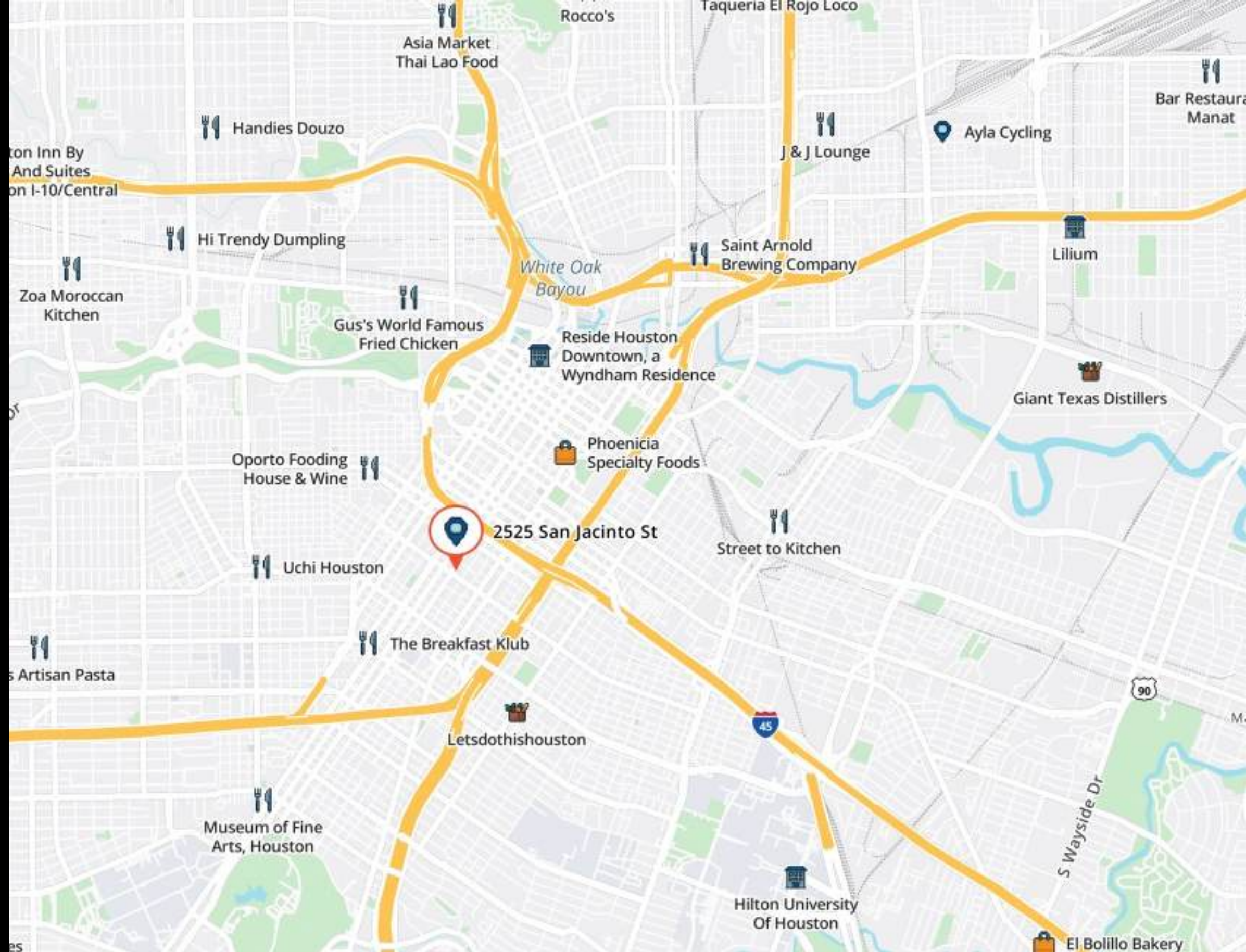
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5 Mile Trade Area

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.



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The Numbers

Asking Price: \$5,100,000

**More Than \$2 Million Below
April 2025 Appraised Value**

Discount to Appraised Value

Two Buildings

- Building 1: 19,500 SF — Built 2017
- Building 2: 15,400 SF — Built 1956

34,900 SF

Total Building Area

1956/2017

Year Built

0.83 Acres (36,250 SF)

Site Area

None (City of Houston)

Zoning

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.



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Why this Property, Why Now?

\$5.1M Asking Price vs. \$7.15M April 2025 Certified Appraisal

Owner-User Advantage. Acquire a strategically located Midtown campus at a basis substantially below the property's April 2025 appraised value.

Flexible Second Building. The additional 15,400-SF building provides flexibility for expansion, adaptive reuse, leasing, or future redevelopment.

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.



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Q: Is there an environmental report available?

Yes. A certified ASTM E1527-21 Phase I ESA was completed by Enviro Pros LLC (Dec 31, 2024): no Recognized Environmental Conditions found, and "no further investigation needed at this time." Full report available upon request.

Q: What about asbestos in Building 2 (built 1956)?

Consistent with a building of this era, the Phase I ESA noted potential asbestos-containing materials via visual screening only (no lab sampling). Materials observed were in good, intact condition and manageable under standard O&M protocols. Sampling is only needed if renovation or demolition is planned.

Q: Does it make sense to tear down the older building?

No. The April 2025 certified appraisal (\$7,150,000 value) concluded the buildings' improved value EXCEEDS the vacant land value: "a prudent purchaser would leave the existing improvements intact." Highest & best use is continued office use, not redevelopment.

Q: Who is this property best suited for?

The certified appraisal names the most probable buyer as an owner-user. Well suited for mission-driven nonprofits, healthcare/professional-service owner-users, faith-based or educational institutions, or value-add investors capable of leasing up at market rents.

Q: What condition are the buildings in?

Per the certified appraisal: average quality construction, average overall condition, for both buildings. Masonry construction, reinforced concrete foundations, HVAC throughout, paved parking, and perimeter fencing.

Q: Any known contamination or regulatory issues?

No. The subject property is not listed on any federal or state contamination database. The only flagged item is a low-risk business consideration tied to a neighboring property's decades-old former gas station use — fully closed by TCEQ in 2016.

Q: Why is the price below appraised value?

The seller is a motivated, long-standing local nonprofit. The \$5,100,000 asking price is roughly 30% below the April 2025 certified appraisal of \$7,150,000 — built-in equity at closing.

Questions? Contact the listing broker directly for the full environmental report, appraisal, and financial package.



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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



Broker Note:

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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.