



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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(832)-300-1712



Executive Summary

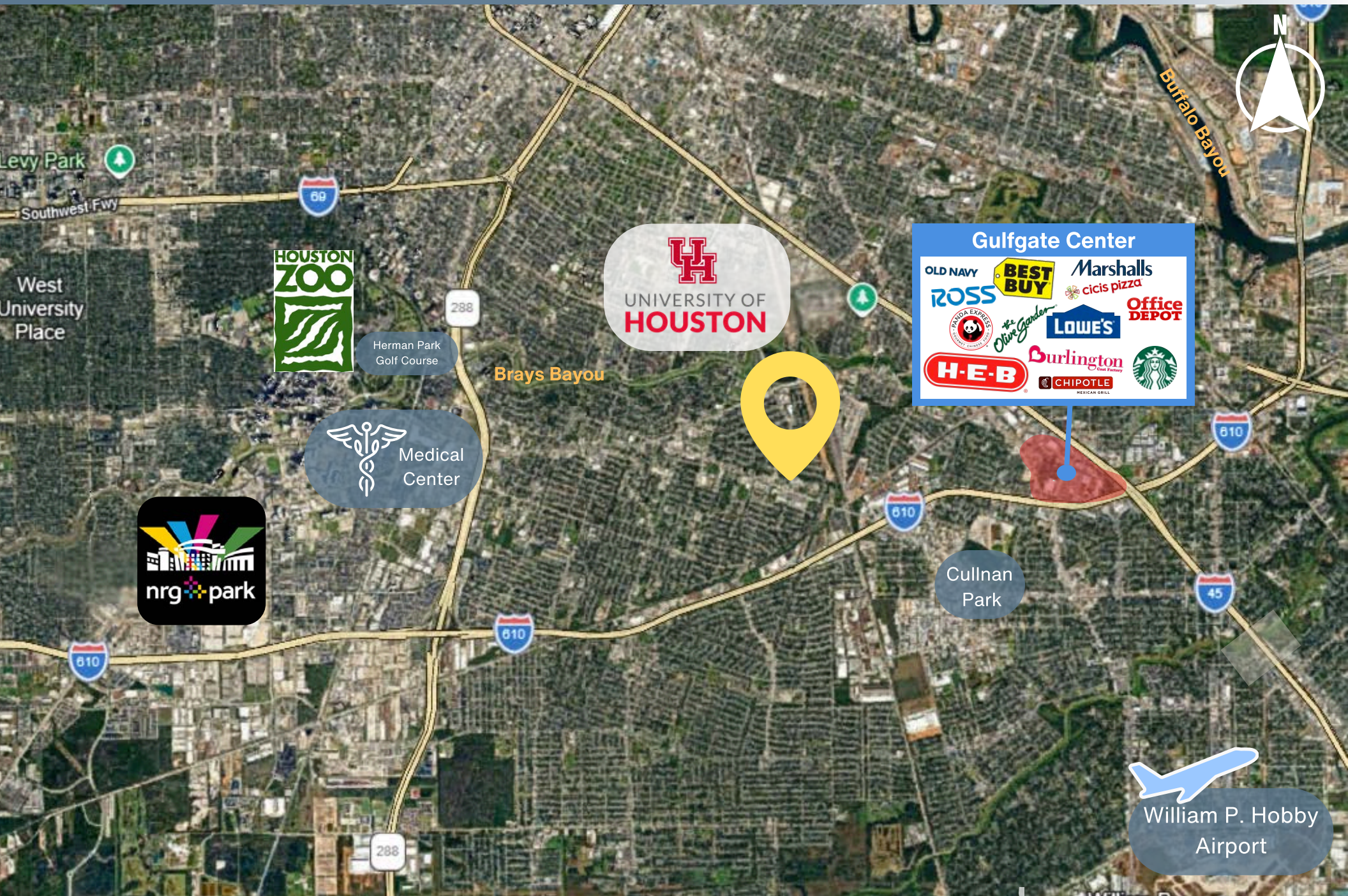
5703 Martin Luther King Jr. Boulevard offers the opportunity to acquire a leased medical office property positioned within Houston's growing southeast infill corridor. The $\pm 5,429$ SF dental office sits on approximately 0.52 acres with strong frontage and visibility along MLK Boulevard. The property 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



UH
UNIVERSITY OF
HOUSTON

Gulfgate Center

OLD NAVY | BEST BUY | Marshalls
 ROSS | cici's pizza | Office DEPOT
 PANDA EXPRESS | Olive Garden | LOWE'S
 H-E-B | Burlington | STARBUCKS
 CHIPOTLE MEXICAN GRILL

HOUSTON ZOO

Herman Park Golf Course

Medical Center

nrg park

Brays Bayou

Cullnan Park


William P. Hobby Airport

Levy Park
Southwest Fwy

West University Place

Buffalo Bayou

610

69

288

610

610

610

45

288

AG Improvements

★ EST. 1994 ★

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





★ EST. 1994 ★

Site Details

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

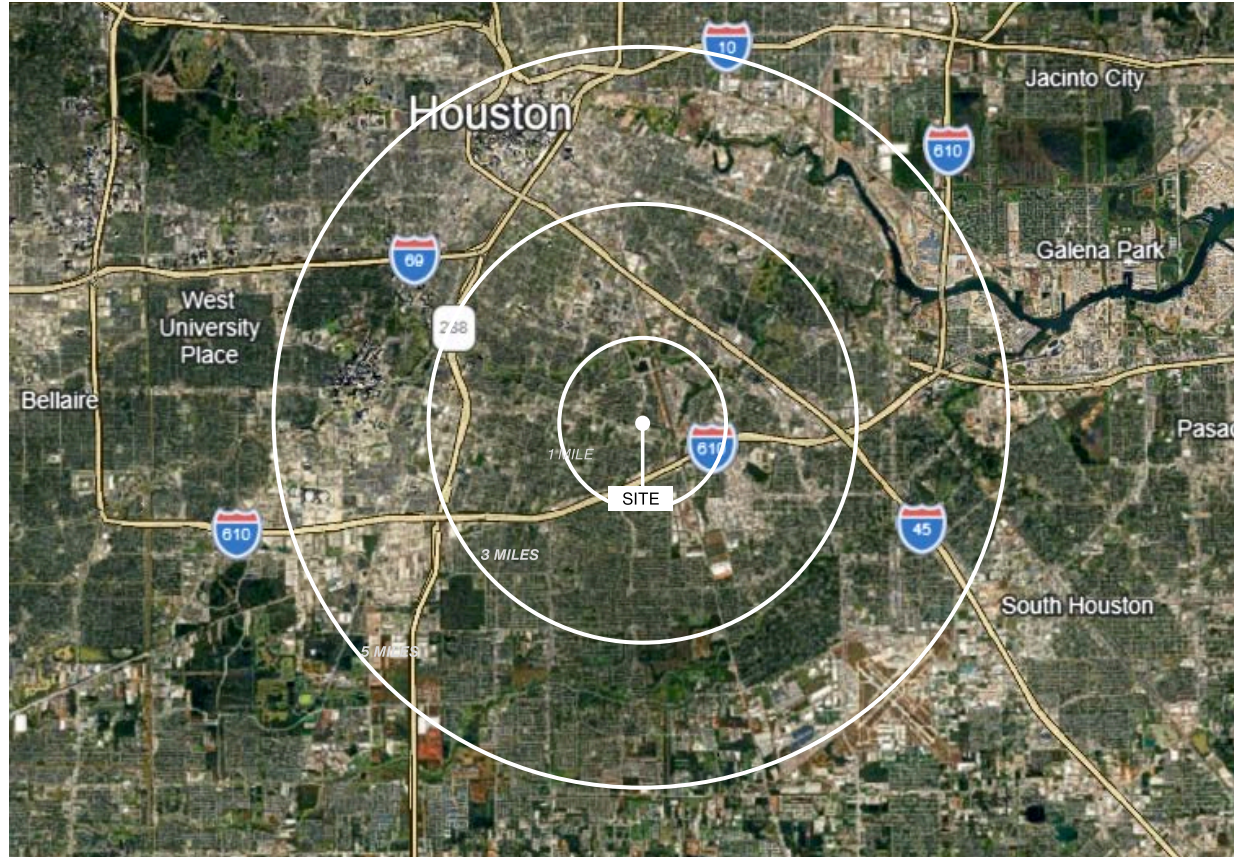
1 mile 3 miles 5 miles

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



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



Houston Market Overview

Houston is a dynamic metro region of over 7.8 million people, making it the fifth-largest in the U.S. and the largest in Texas. Spanning 9,444 square miles, it's geographically bigger than several U.S. states. The region boasts a GDP of over \$630 billion ranking as the 23rd-largest economy globally if it were a country and supports 3.5 million jobs across diverse industries like energy, healthcare, tech, and aerospace. Houston is also a major global hub, with two international airports serving 63 million passengers and trade totaling nearly \$374 billion. In 2024, it welcomed over 92 million visitors, generating \$27 billion in economic impact. The city is home to 24 Fortune 500 headquarters and continues to grow as a leader in innovation and global connectivity.





Texas By The Numbers



Texas is the **second-largest state** by land area in the US, with 268,596 square miles.

#1 STATE

For corporate relocations & expansions



Texas Economy is 8th largest in the world

Around **30.5 million residents**, making it the **second** most populous state after California

GDP

Texas's GDP reached **\$2.694 trillion** in 2023, making it the second-largest economy in the US after California



Texas has a **large** and **diverse** workforce, contributing to its economic strength.



53 Fortune 500 companies that are headquartered there, which include **ExxonMobil, AT&T, American Airlines, and Sysco.**



#1 STATE For Exports



Leading producer of crude oil nationwide



and **hundreds of** publicly traded firms



Texas is home to **3.2 million** small businesses

TAX

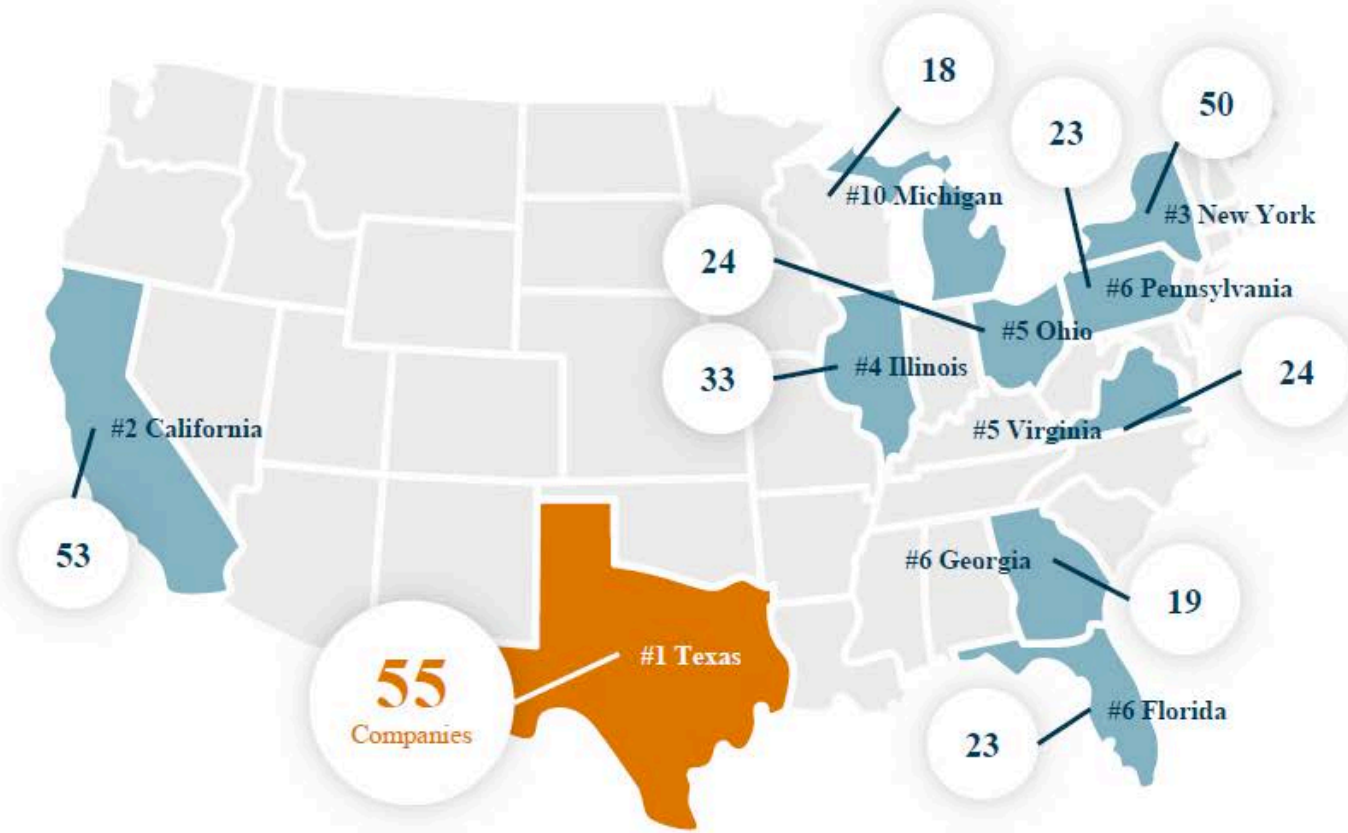
Texas **does not** have an **estate tax** or **inheritance tax.**



Number **1** jobs creator in 2023, Texas added **326,700 jobs**



Texas Employment



TOP PORT IN MATION = JOB DRIVER		
MARKET	TOTAL TRADE	
1	Port of Houston, TX	275,940,289
2	Port of South Louisiana, LA	225,086,697
3	Port of Corpus Christi, TX	150,755,485
4	Port of New York & New Jersey	123,697,438
5	Port of New Orleans, LA	81,067,448
6	Port of Long Beach, CA	79,178,087
7	Port of Greater Baton Rouge, LA	71,686,872
8	Port of Beaumont, TX	70,567,386
9	Port of Los Angeles, CA	59,452,139
10	Port of Hampton Roads (Port of Virginia)	58,048,785

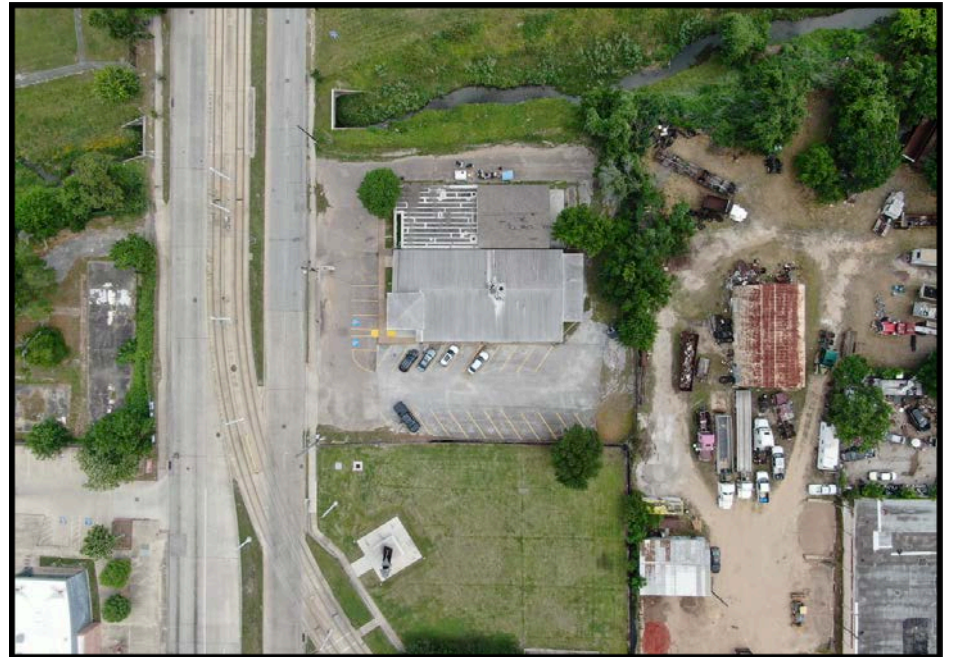
TOP MARKETS FOR EMPLOYMENT GROWTH		
MARKET	TOTAL TRADE	
1	Dallas-Forth Worth	165,700
2	New York	146,500
3	Houston	118,900
4	Los Angeles	111,800
5	Philadelphia	88,800
6	Boston	86,693
7	Chicago	83,000
8	Atlanta	79,400
9	Washington D.C.	67,500
10	Tampa	64,500

HOUSTON FORTUNE 500 HEADQUARTERS



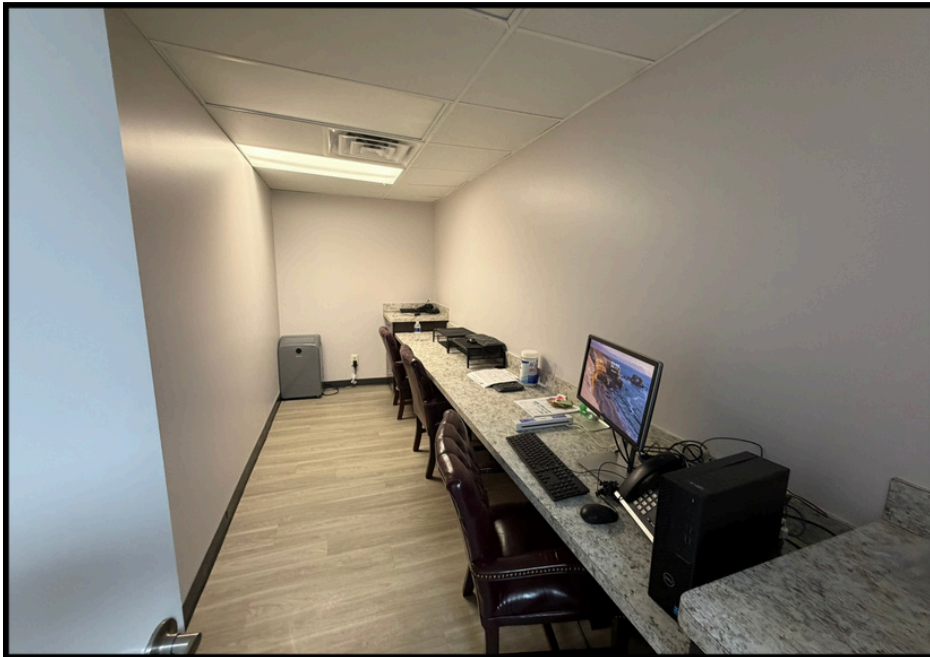
AG Property Photos

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Listing Team



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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.



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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Designated Broker of Firm	License No.	Email	Phone
_____	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daniel Martin Ambrose	602681	daniel@theambrosegroup.com	713.688.7733
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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