

2018 SAN JACINTO ST

FOR SALE:
PRIME COMMERCIAL PROPERTY IN
HOUSTON OPPORTUNITY ZONE



 ANITA ST

 SAN JACINTO ST | 4,248 VPD

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2018 EXECUTIVE SUMMARY

Now available for acquisition, 2918 San Jacinto Street presents a rare investment opportunity in Houston's dynamic Midtown district. This centrally located, two-story commercial property spans approximately 16,436 rentable square feet on a 0.52-acre lot, making it an ideal candidate for conversion to medical offices, specialty clinics, urgent care, outpatient centers, or other professional or institutional uses.

The building features gated, on-site parking for approximately 100 vehicles, along with an additional 10,000-square-foot off-site parking lot directly across the street—located at the corner of San Jacinto and Anita Streets. This valuable added amenity significantly enhances convenience and access for patients, clients, and staff.

Positioned with dual frontage on San Jacinto and Anita Streets, the property offers excellent visibility and accessibility, with quick connections to major thoroughfares including I-59, I-288, and Spur 527. Its central location places it within minutes of the Texas Medical Center, Downtown Houston, Texas Southern University, and the University of Houston.

Whether you're an investor seeking strong long-term upside or a medical operator looking to expand into a well-connected urban market, 2918 San Jacinto Street delivers a unique combination of strategic location, versatility, and tax-advantaged growth potential.

For pricing, investment package, or to schedule a private tour, contact:

Aimee Namakarn | 832.725.2294





ADDRESS:

2918 SAN JACINTO STREET
HOUSTON, TX 77004



PRICE:

CALL BROKER



PARKING:

GATED, ON-SITE FOR 100
VEHICLES AND 10,000 SF
LOT ACROSS STREET



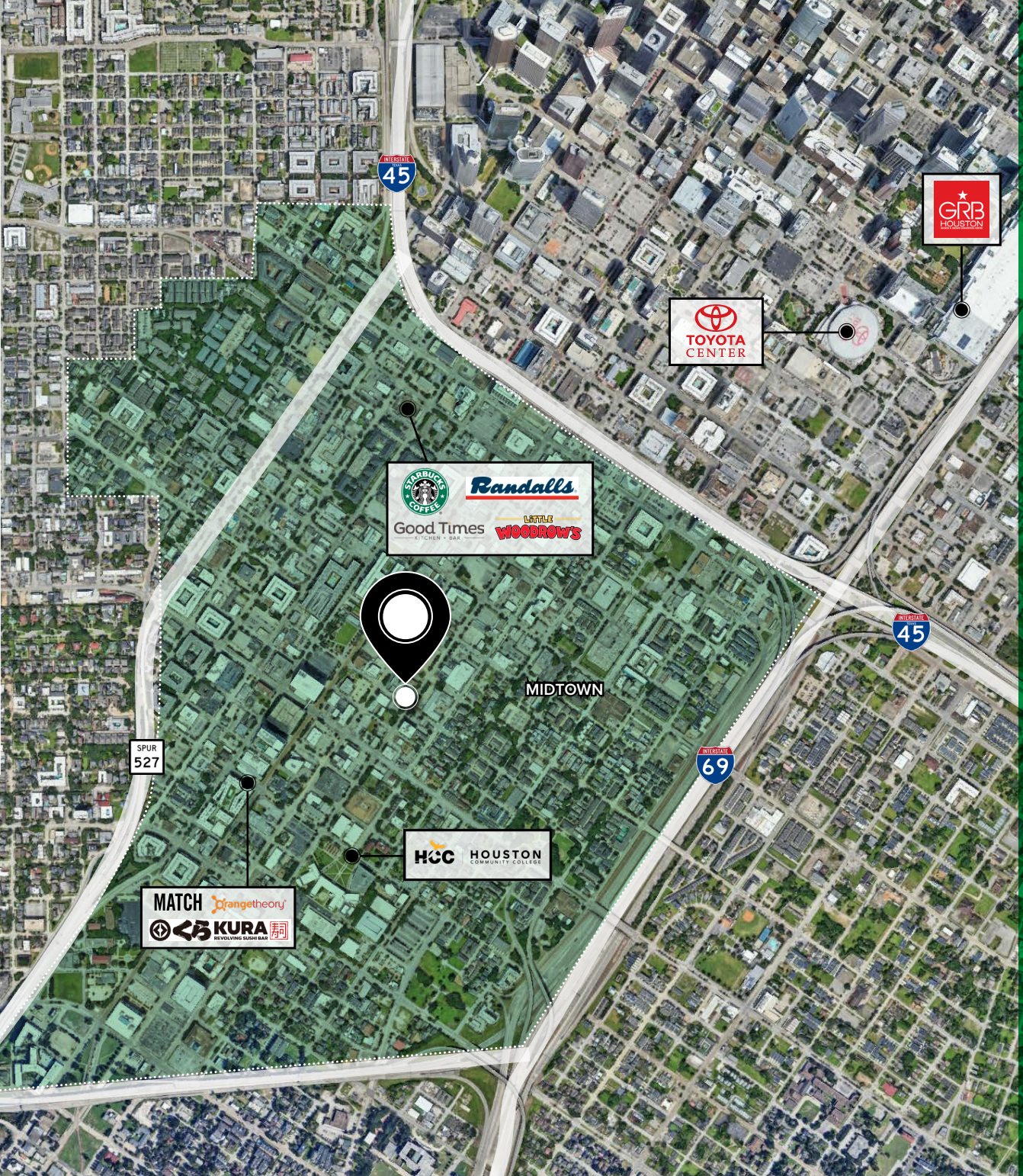
SIZE:

16,436 RSF



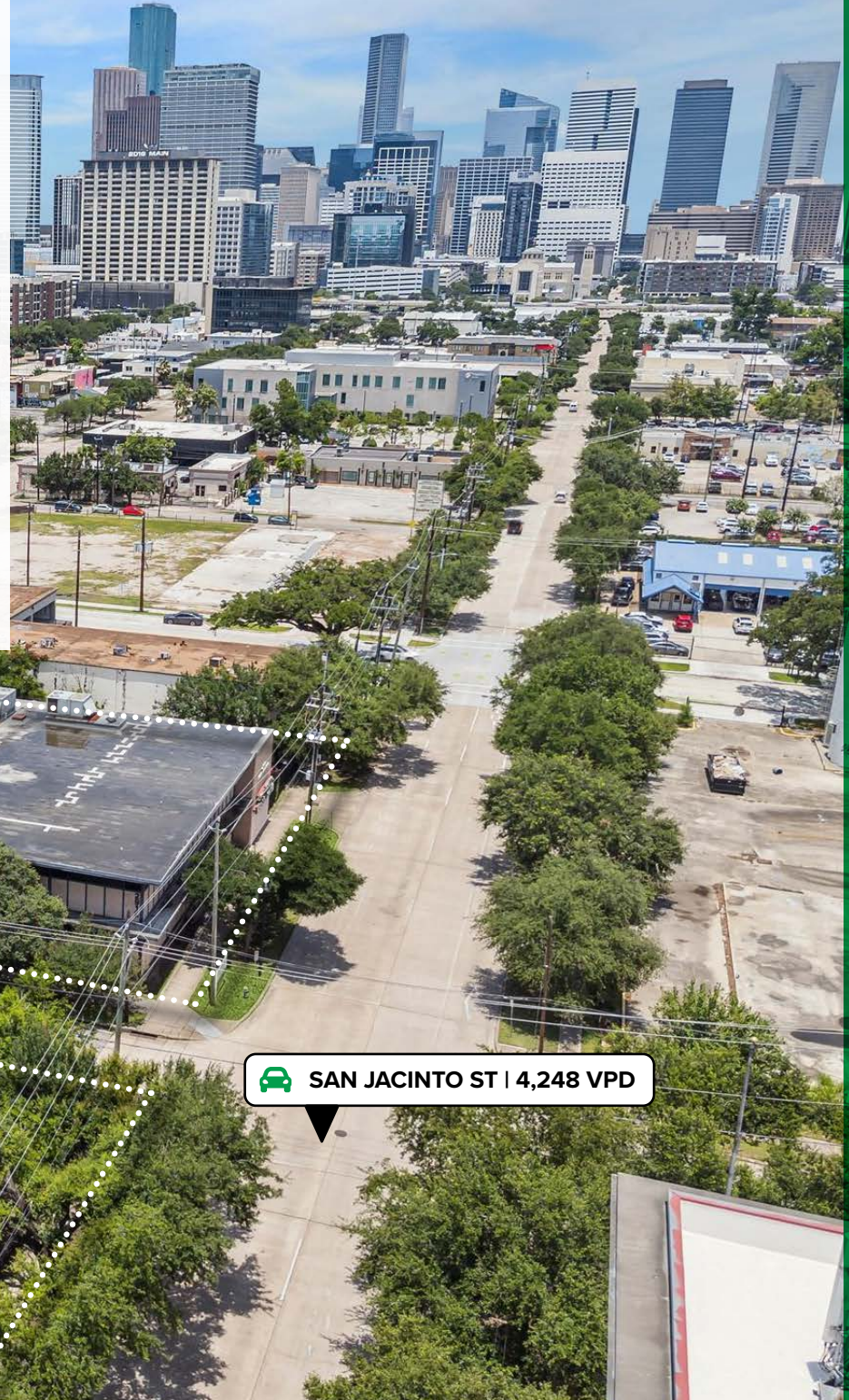
LOT SIZE:

0.52 ACRES



INVESTMENT HIGHLIGHTS

- **Flexible Use Potential:** Ideal for healthcare, legal, or general office use.
- **Ample Parking:** Approx. 100 gated spaces plus additional lot across the street.
- **Strategic Location:** Immediate access to major highways and public transit.
- **High-Growth Area:** Located in a rapidly developing urban corridor.
- **Opportunity Zone Benefits:** Situated in a federally designated Opportunity Zone, offering qualified investors access to significant tax incentives—including capital gains deferral, possible reduction, and potential exclusion of appreciation if held for 10 years.

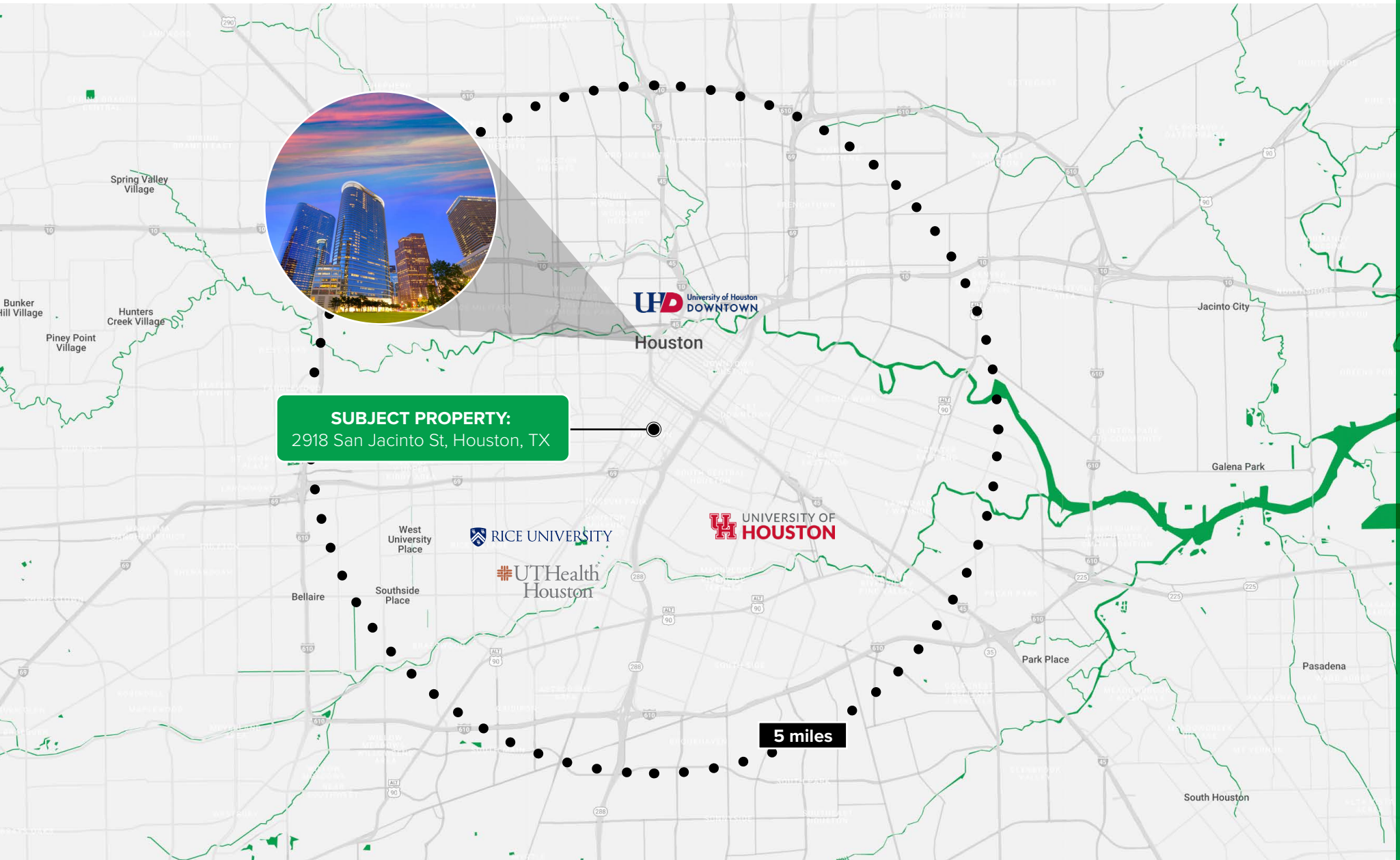


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2918

PROPERTY PHOTOS





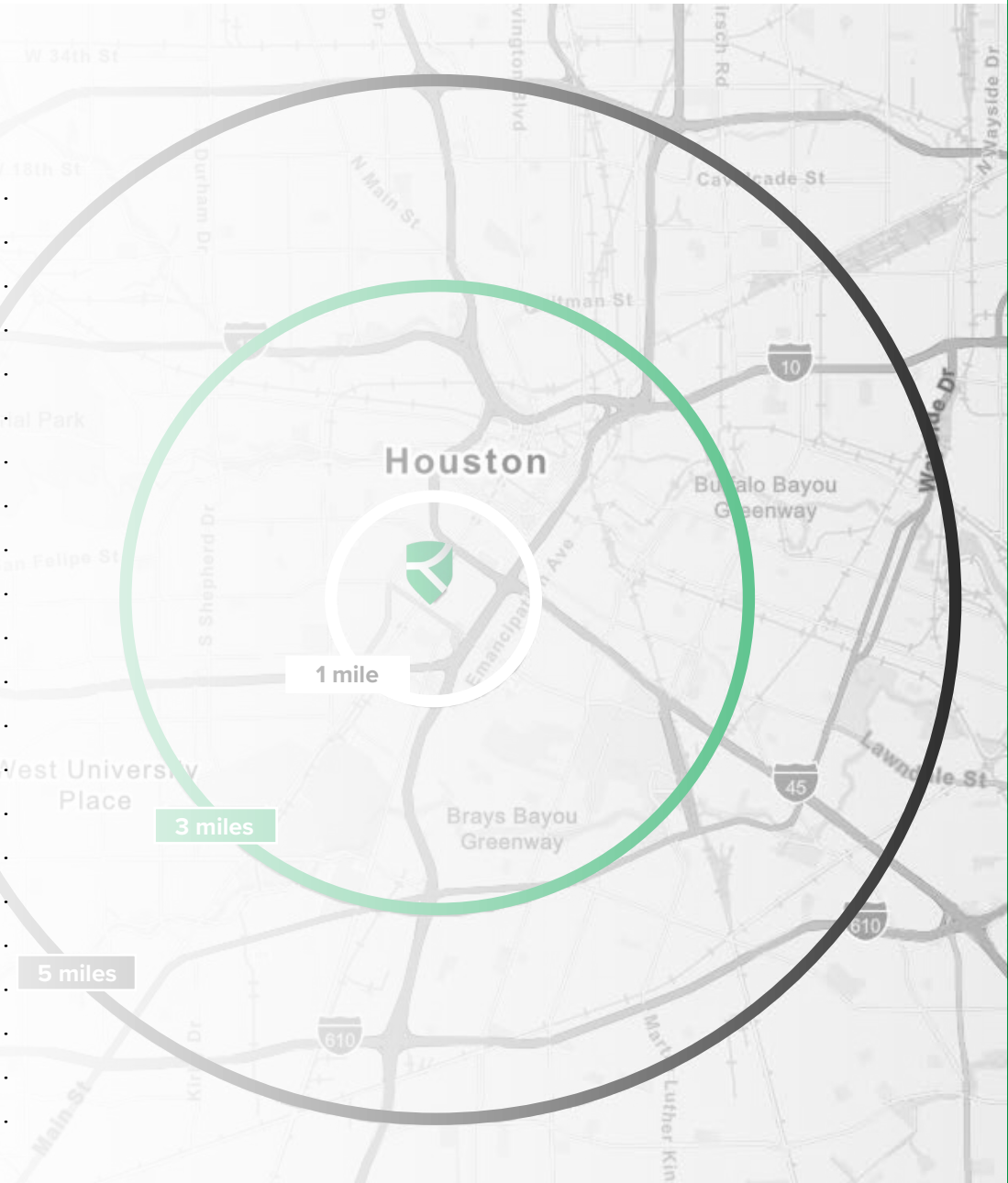
480,851 average household income within 5 miles

Employees within 5 miles total **573,091**

DEMOGRAPHIC DATA

2024 Summary	1 Mile	3 Miles	5 Miles
Population	29,130	209,207	480,851
Households	16,999	99,402	220,361
Families	4,552	36,408	97,863
Average Household Size	1.63	1.82	2.05
Owner Occupied Housing Units	4,606	32,723	85,660
Renter Occupied Housing Units	12,393	66,679	134,701
Median Age	33.7	33.9	34.7
Median Household Income	\$92,101	\$97,714	\$87,379
Average Household Income	\$135,863	\$148,036	\$141,509

2029 Summary	1 Mile	3 Miles	5 Miles
Population	30,819	222,598	499,839
Households	18,287	108,373	233,930
Families	4,841	38,970	101,976
Average Household Size	1.60	1.79	2.01
Owner Occupied Housing Units	4,937	35,034	91,472
Renter Occupied Housing Units	13,350	73,339	142,458
Median Age	34.5	35.5	36.3
Median Household Income	\$104,571	\$108,895	\$100,496
Average Household Income	\$154,387	\$166,151	\$159,394



PRESENTED BY

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