



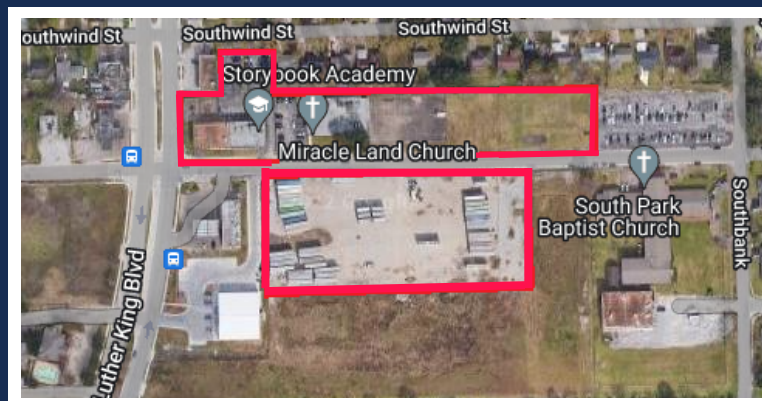
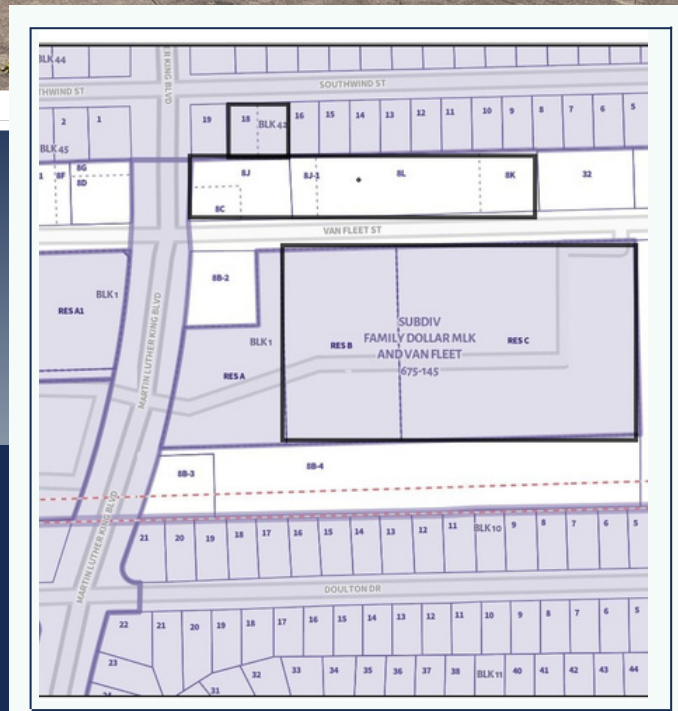
FIND OUT MORE
713 952 5066 ext 101

REDEVELOPMENT OPPORTUNITY

- 7425 Martin Luther King Blvd. Daycare Bldg.
- 7421 Martin Luther King Blvd. Church Bldg.
- Additional Acreage directly across the street 6.4218 acres
- Total Combined Acreage 8.7323
- Houston Texas 77033

PROPERTY FEATURES

- ✓ Well maintained community
- ✓ Signalized Hard Corner;
- ✓ On Major Thoroughfare
- ✓ Great Visibility;
- ✓ Excellent mixed use retail, and/or affordable housing development opportunity;



CONTACT BROKER FOR PRICING

ABOUT PROPERTY

Current use is a daycare center and well-established, house of worship and former post office building, known as the Miracle Land Church, and located in the southeast quadrant of Houston. Along a major traffic artery at the intersection of Martin Luther King Jr. Blvd. and Van Fleet St.. The front of the site faces the east line of Martin Luther King Jr. Blvd and the north line of Van Fleet St.. The daycare building has a gross area of 7,251 SF on 39,139 SF of land at 7425 Martin Luther King Jr. Blvd.. The main building/worship center is situated behind the daycare separated by parking. Main worship center is a semi-amphitheater style configuration approximately 8,424 SF on 61,507 SF located at 7421 Martin Luther King Jr. Blvd. The two structures sit on 2.3105 acres.

In addition to the two structures, there is additional acreage located directly across the street on the south side of Van Fleet. Site 1 is 2.0877 acres/90,940 SF. Site 2 is 4.3341 acres/88,793 SF. Total acreage 6.4218 acres/279,733 SF.

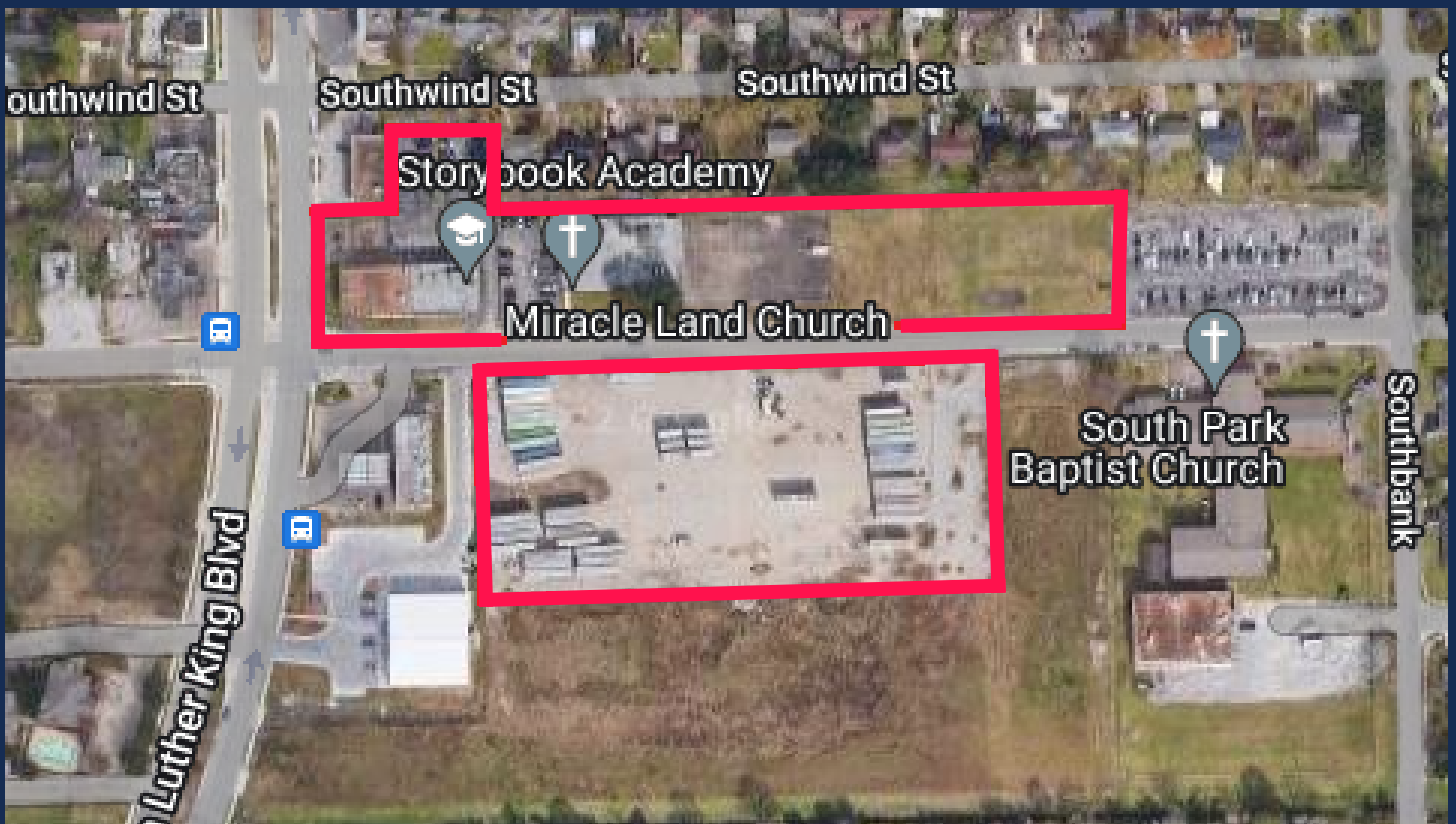
SITE ADVANTAGES

- Well maintained community (Pride of ownership);
- Signalized Hard Corner;
- On Major Thoroughfare
- Great Visibility;
- Great Access;
- Excellent mixed use retail, and/or affordable housing development opportunity;
- Housing development opportunity;
- On Public Transportation Line;
- Convenient to Loop 610 and Hwy 288;
- Convenient to Texas Medical Center and Downtown Houston, and;
- Convenient to William H. Hobby Airport, Port of Houston and NRG Stadium

SITE DEMOGRAPHICS

- 2021 Average Household Income \$47,695 \$49,781 \$61,420
- 2026 Average Household Income \$52,476 \$55,205 \$68,924
- Miles 1 3 5
- 2021 Population 17,518 121,177 310,663
- 2026 Population 17,765 125,221 326,768

SURROUNDING AREA



PROPERTY PHOTOS



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