

LAND FOR SALE +/- 0.55 AC

5201 Martin Luther King Blvd, Houston, TX 77021

- **Price:** \$676,500
- **P/SF:** \$28.48
- **Size:** +/- 0.55 AC
- Frontage: +/- 125' -Martin Luther King Blvd
- Surrounding Development: Houston Public Library, Southern Palm, Village at Palm Center, YMCA, etc.
- Approx Miles: 3.7 (Hwy-288), 1.3 (Int-610), 1.1 (Alt-90), 5.4 (Int-45), 10.6 (Bellaire), 5.6 (Downtown Houston), 10 (Pasadena) 6.9 (Hobby Airport), 6.8 (NRG Stadium), 12.2 (Medical Center)



**Southern Palm
Development**

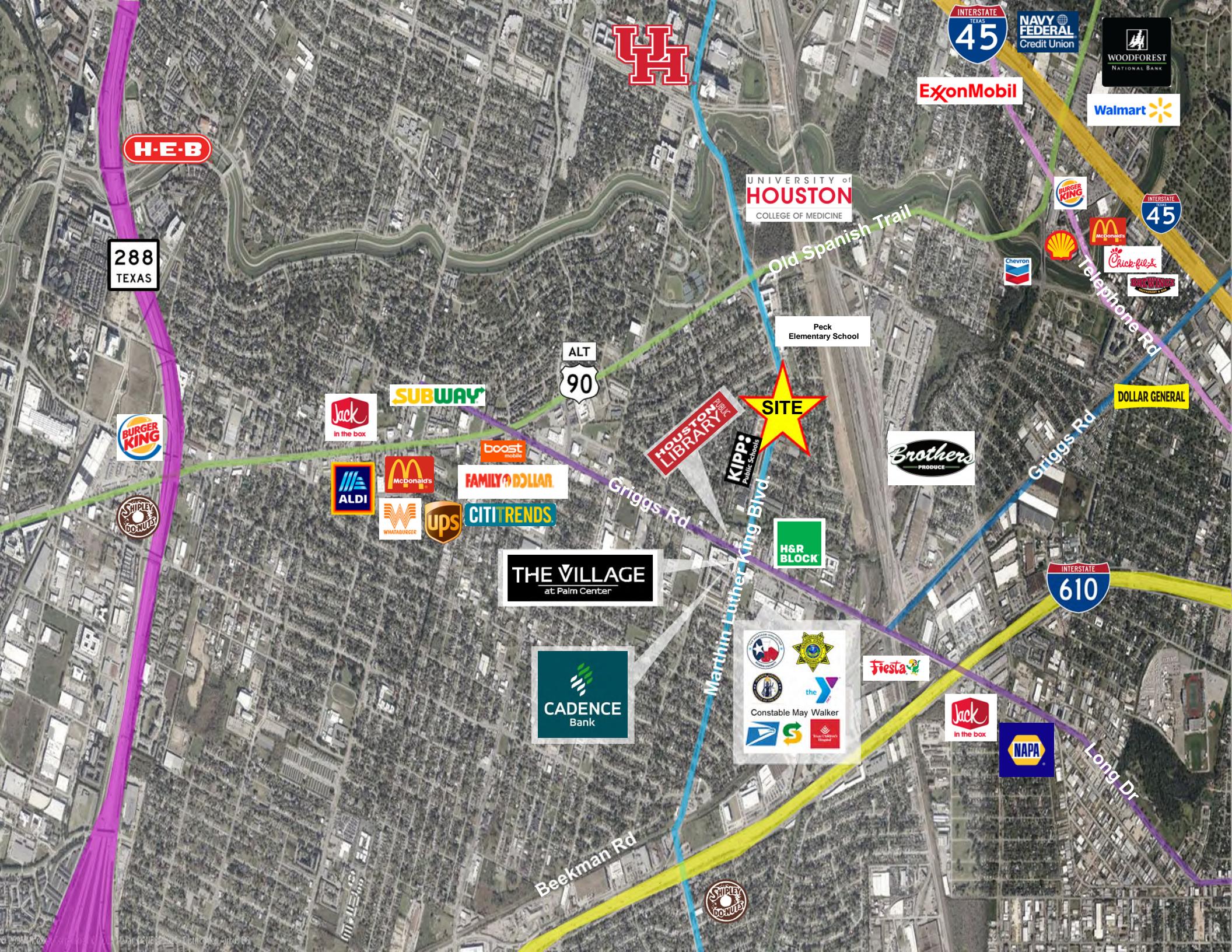


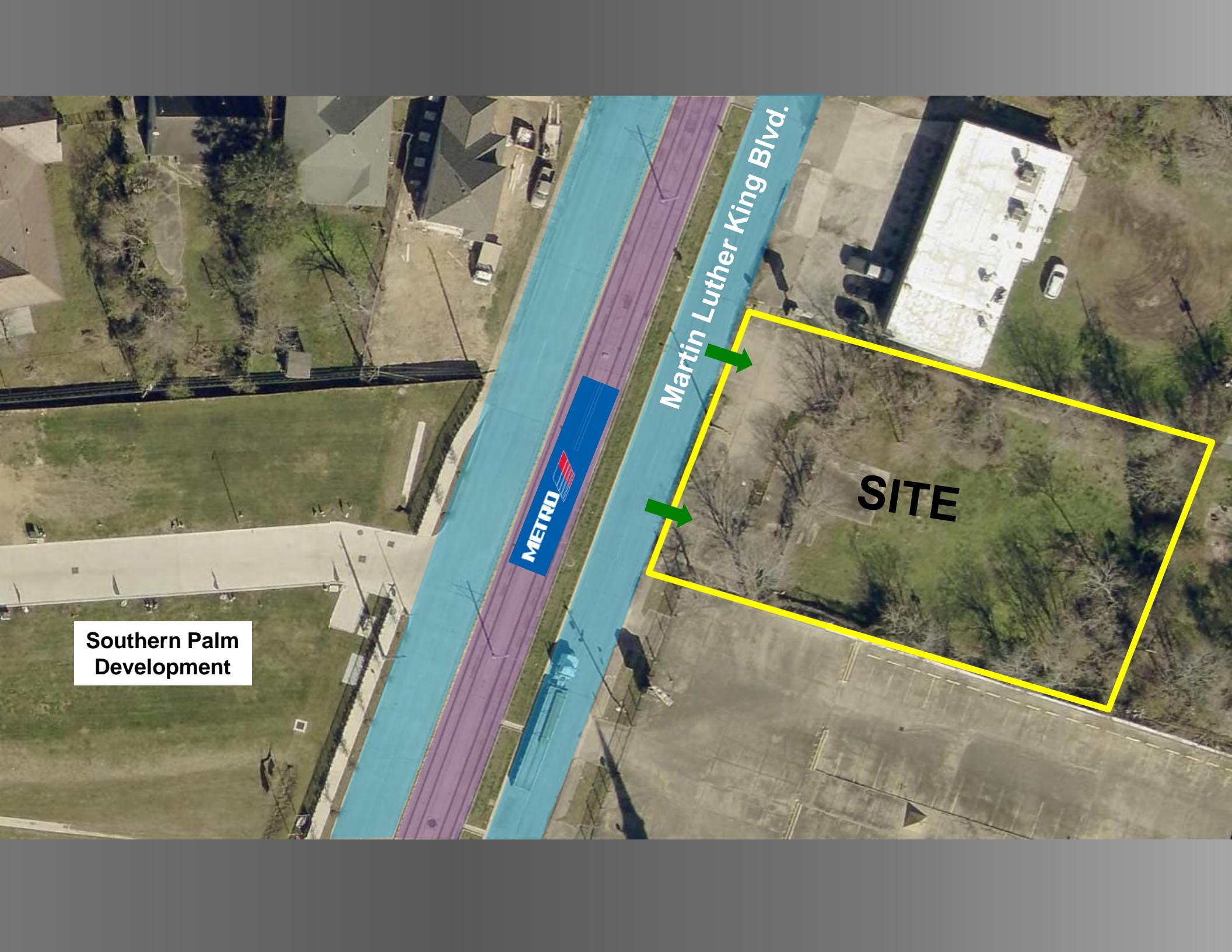
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www.dncommercial.net







**Southern Palm
Development**

Martin Luther King Blvd.

SITE



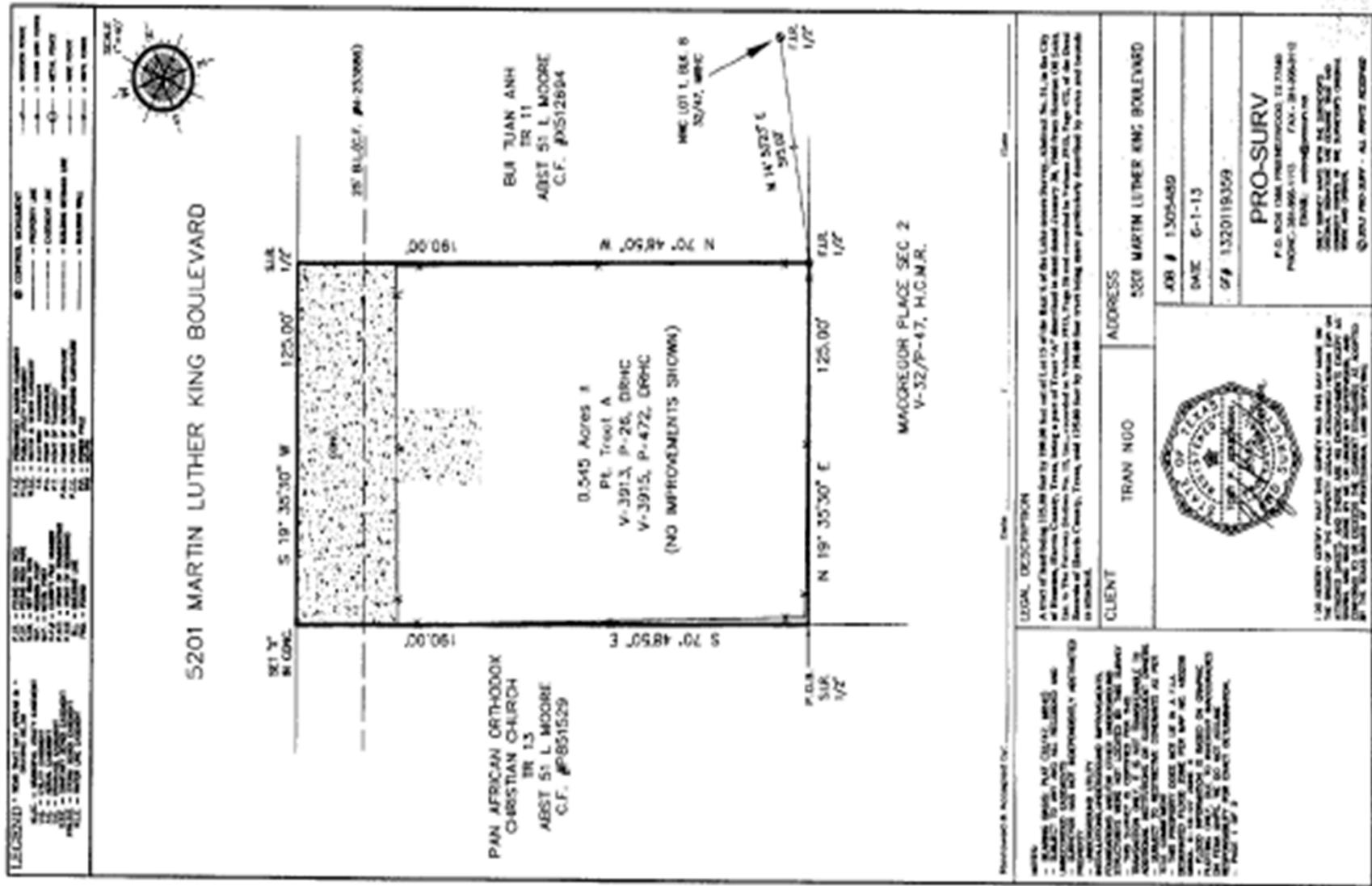
SITE



METRO



Survey



5201 MARTIN LUTHER KING BLVD HOUSTON, TX 77021-3005

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY

480296

PANEL

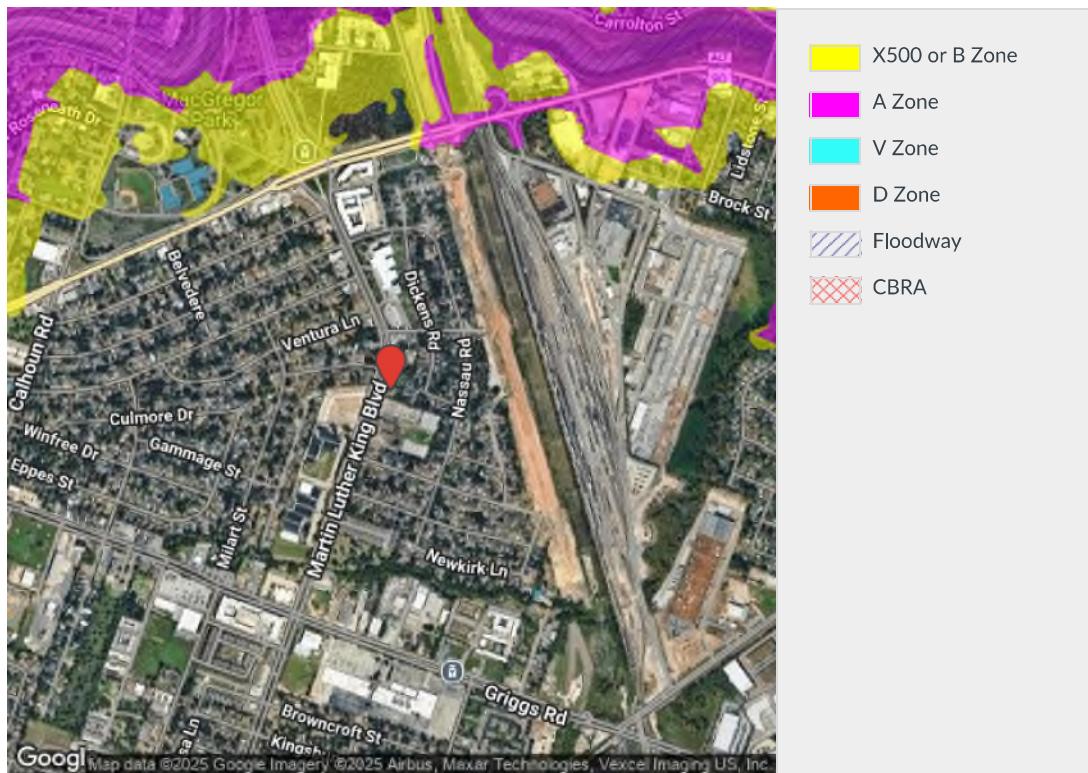
0880M

PANEL DATE

January 06, 2017

MAP NUMBER

48201C0880M



Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1-A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1-A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1-V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1-V30.)

CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com



Executive Summary

5201 Martin Luther King Blvd, Houston, Texas, 77021



Ring bands: 0-1, 1-3, 3-5 mile radii

Population

	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	10,564	137,942	206,210
2020 Population	11,440	140,791	221,931
2025 Population	11,178	139,440	229,884
2030 Population	11,117	140,444	239,914
2010-2020 Annual Rate	0.80%	0.20%	0.74%
2020-2025 Annual Rate	-0.44%	-0.18%	0.67%
2025-2030 Annual Rate	-0.11%	0.14%	0.86%

Age

2025 Median Age	34.5	33.5	34.4
U.S. median age is 39.1			

Race and Ethnicity

White Alone	13.8%	18.7%	33.0%
Black Alone	52.5%	35.0%	25.9%
American Indian Alone	0.9%	1.2%	0.9%
Asian Alone	2.5%	4.7%	8.8%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	18.8%	23.2%	16.8%
Two or More Races	11.4%	17.1%	14.6%
Hispanic Origin	37.0%	50.2%	39.6%
Diversity Index	81.6	87.8	87.9

Households

2010 Total Households	3,753	45,264	78,290
2020 Total Households	4,308	49,521	93,199
2025 Total Households	4,358	51,093	100,224
2030 Total Households	4,414	52,757	107,311
2010-2020 Annual Rate	1.39%	0.90%	1.76%
2020-2025 Annual Rate	0.22%	0.60%	1.39%
2025-2030 Annual Rate	0.26%	0.64%	1.38%
2025 Average Household Size	2.47	2.50	2.12
Wealth Index	63	48	71



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	25.9%	29.6%	28.5%
Median Household Income			
2025 Median Household Income	\$57,119	\$50,984	\$70,254
2030 Median Household Income	\$66,355	\$57,073	\$77,166
2025-2030 Annual Rate	3.04%	2.28%	1.89%
Average Household Income			
2025 Average Household Income	\$84,820	\$75,360	\$111,595
2030 Average Household Income	\$95,070	\$83,990	\$120,852
Per Capita Income			
2025 Per Capita Income	\$33,770	\$27,710	\$48,968
2030 Per Capita Income	\$38,595	\$31,646	\$54,341
2025-2030 Annual Rate	2.71%	2.69%	2.10%
Income Equality			
2025 Gini Index	54.5	52.5	51.9
Socioeconomic Status			
2025 Socioeconomic Status Index	40.2	35.6	43.1
Housing Unit Summary			
Housing Affordability Index	78	69	72
2010 Total Housing Units	4,476	53,507	91,095
2010 Owner Occupied Hus (%)	55.4%	44.7%	39.5%
2010 Renter Occupied Hus (%)	44.6%	55.3%	60.5%
2010 Vacant Housing Units (%)	16.1%	15.4%	14.1%
2020 Housing Units	4,845	56,159	106,617
2020 Owner Occupied HUs (%)	46.2%	41.8%	35.2%
2020 Renter Occupied HUs (%)	53.8%	58.2%	64.8%
Vacant Housing Units	10.9%	11.9%	12.5%
2025 Housing Units	4,903	57,921	115,286
Owner Occupied Housing Units	47.5%	42.8%	35.5%
Renter Occupied Housing Units	52.5%	57.2%	64.5%
Vacant Housing Units	11.1%	11.8%	13.1%
2030 Total Housing Units	5,007	59,916	122,306
2030 Owner Occupied Housing Units	2,221	23,499	39,181
2030 Renter Occupied Housing Units	2,193	29,258	68,130
2030 Vacant Housing Units	593	7,159	14,995

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

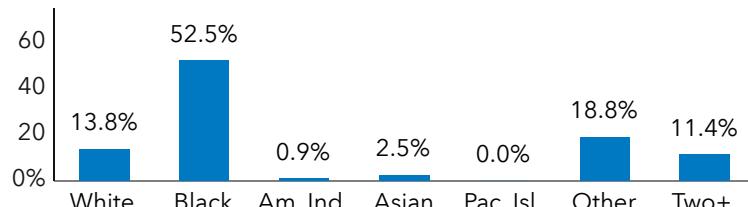
Graphic Profile

5201 Martin Luther King Blvd, Houston, Texas, 77021



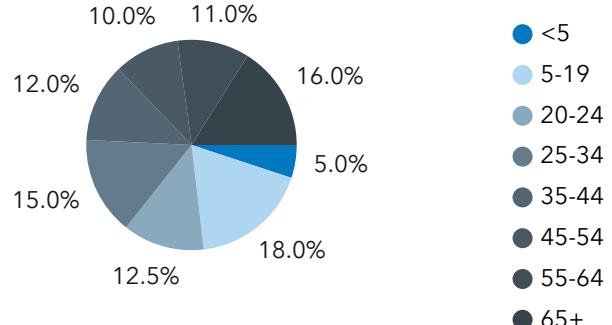
Ring band: 0 - 1 mile radius

Population by Race

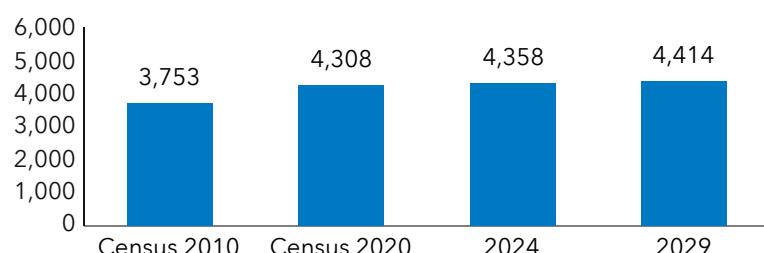


Percent Hispanic Origin: 37.0%

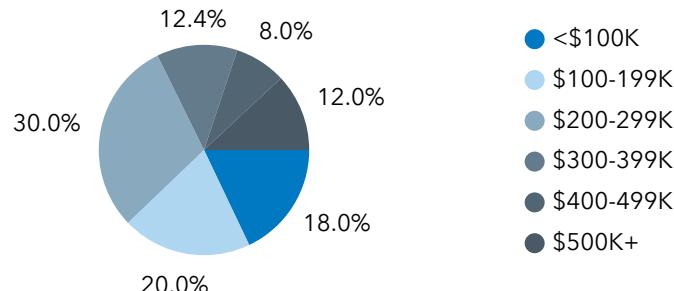
Population by Age



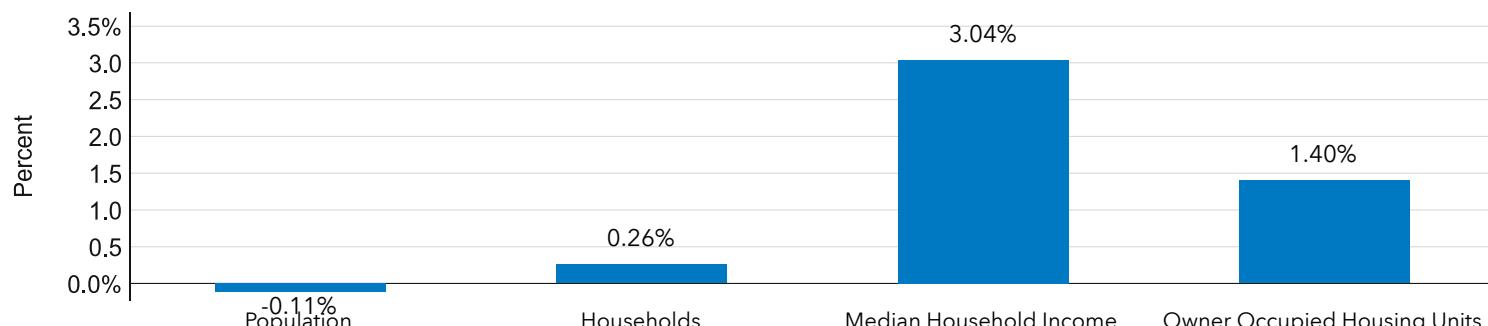
Households



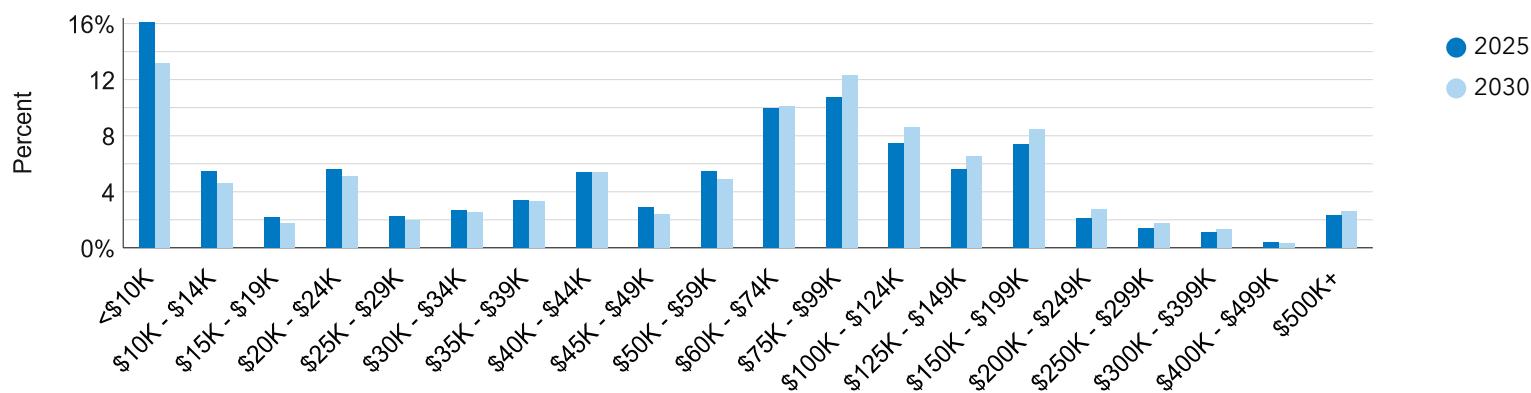
Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

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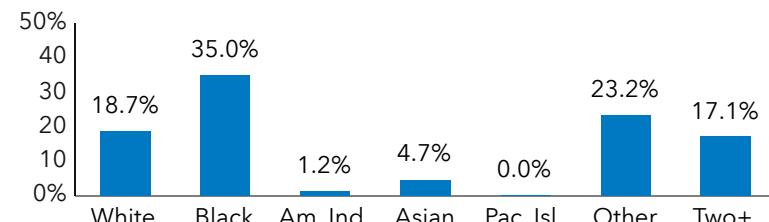
Graphic Profile

5201 Martin Luther King Blvd, Houston, Texas, 77021



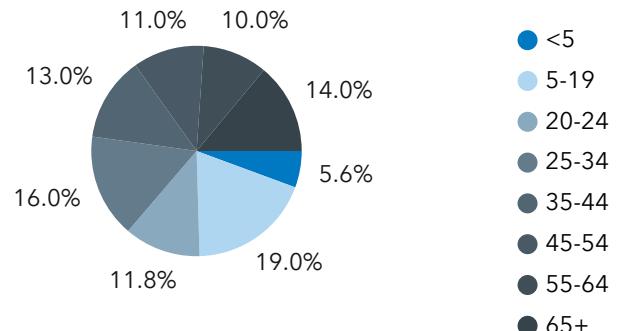
Ring band: 1 - 3 mile radius

Population by Race

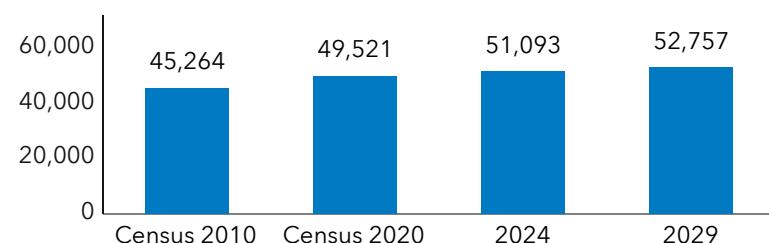


Percent Hispanic Origin: 50.2%

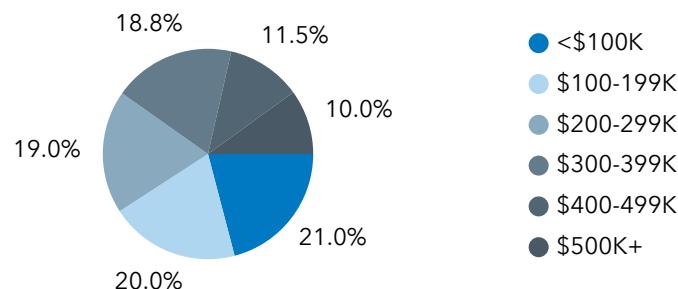
Population by Age



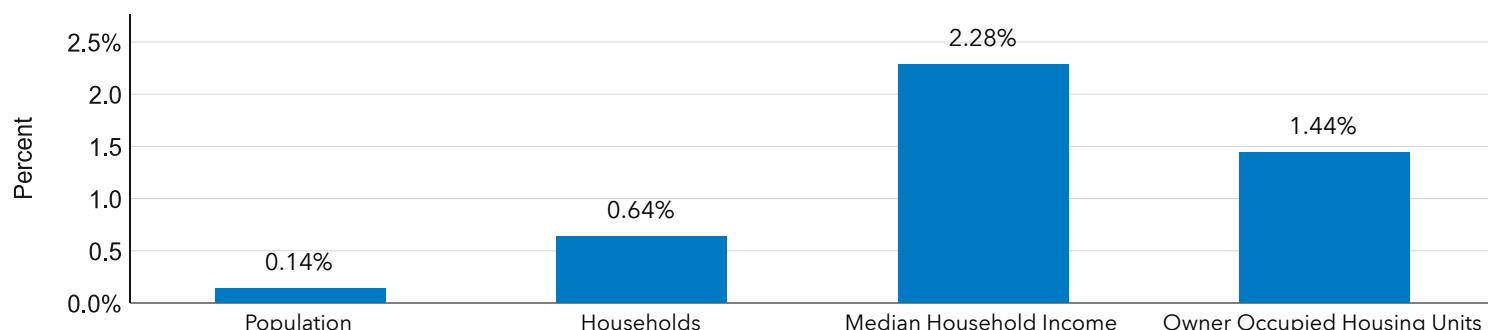
Households



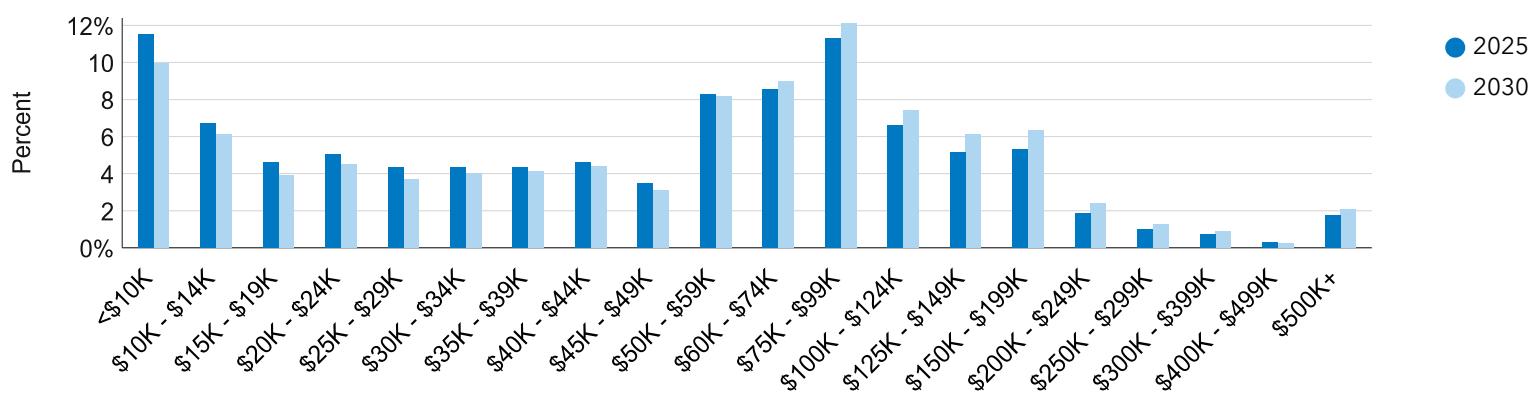
Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

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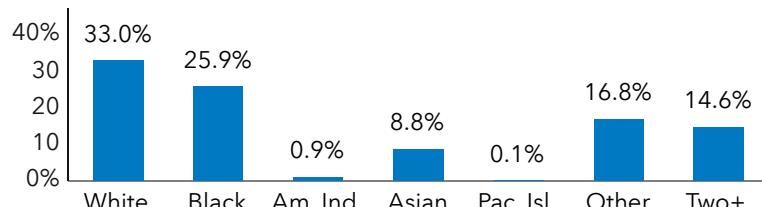
Graphic Profile

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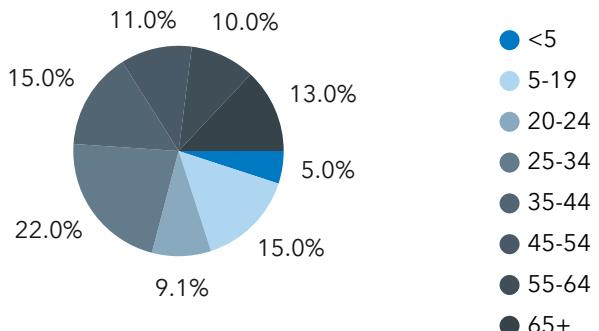
Ring band: 3 - 5 mile radius

Population by Race

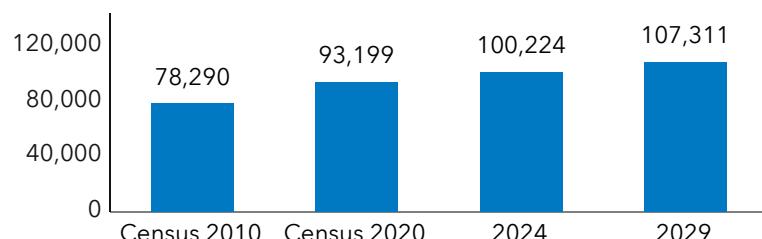


Percent Hispanic Origin: 39.6%

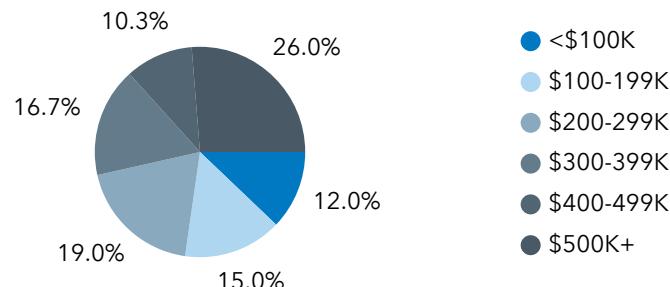
Population by Age



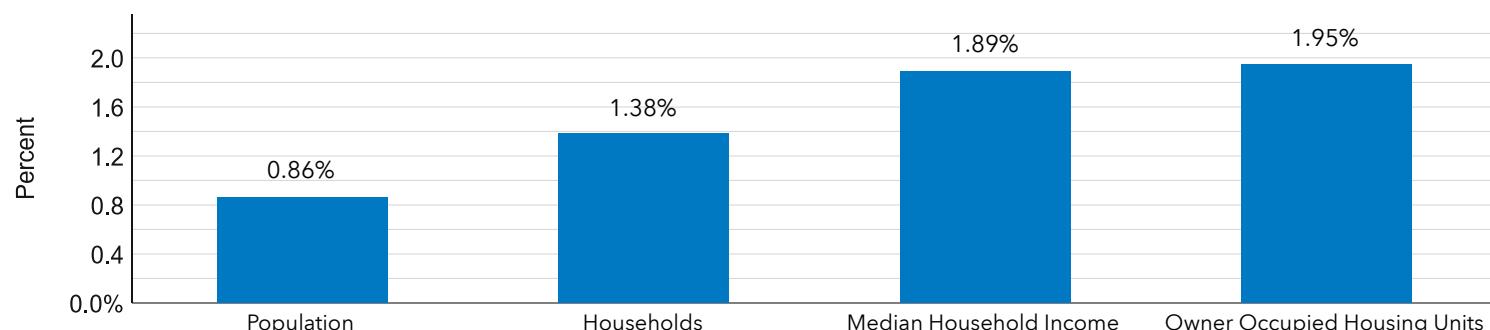
Households



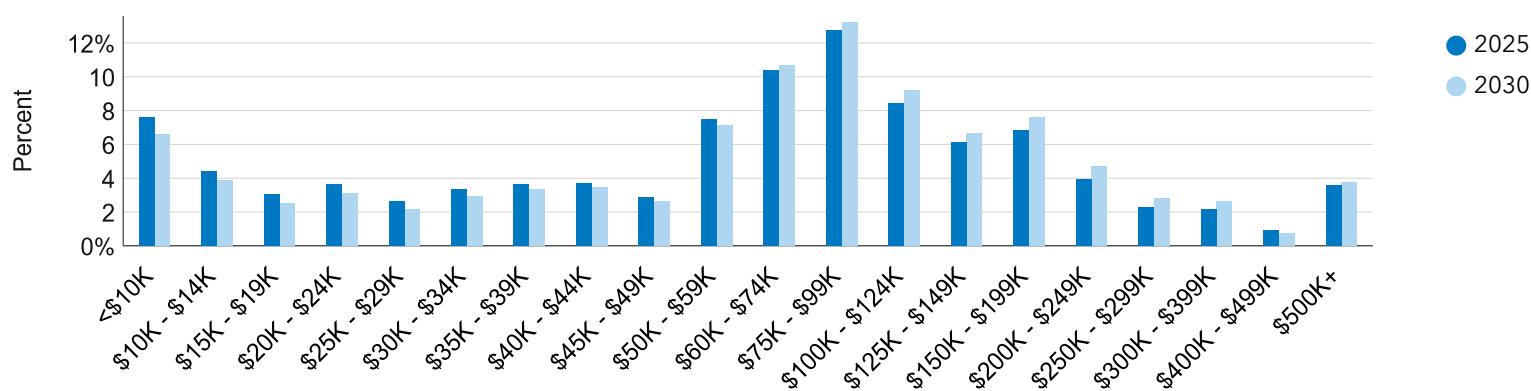
Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

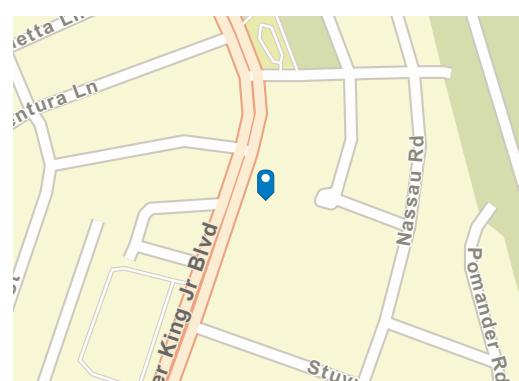
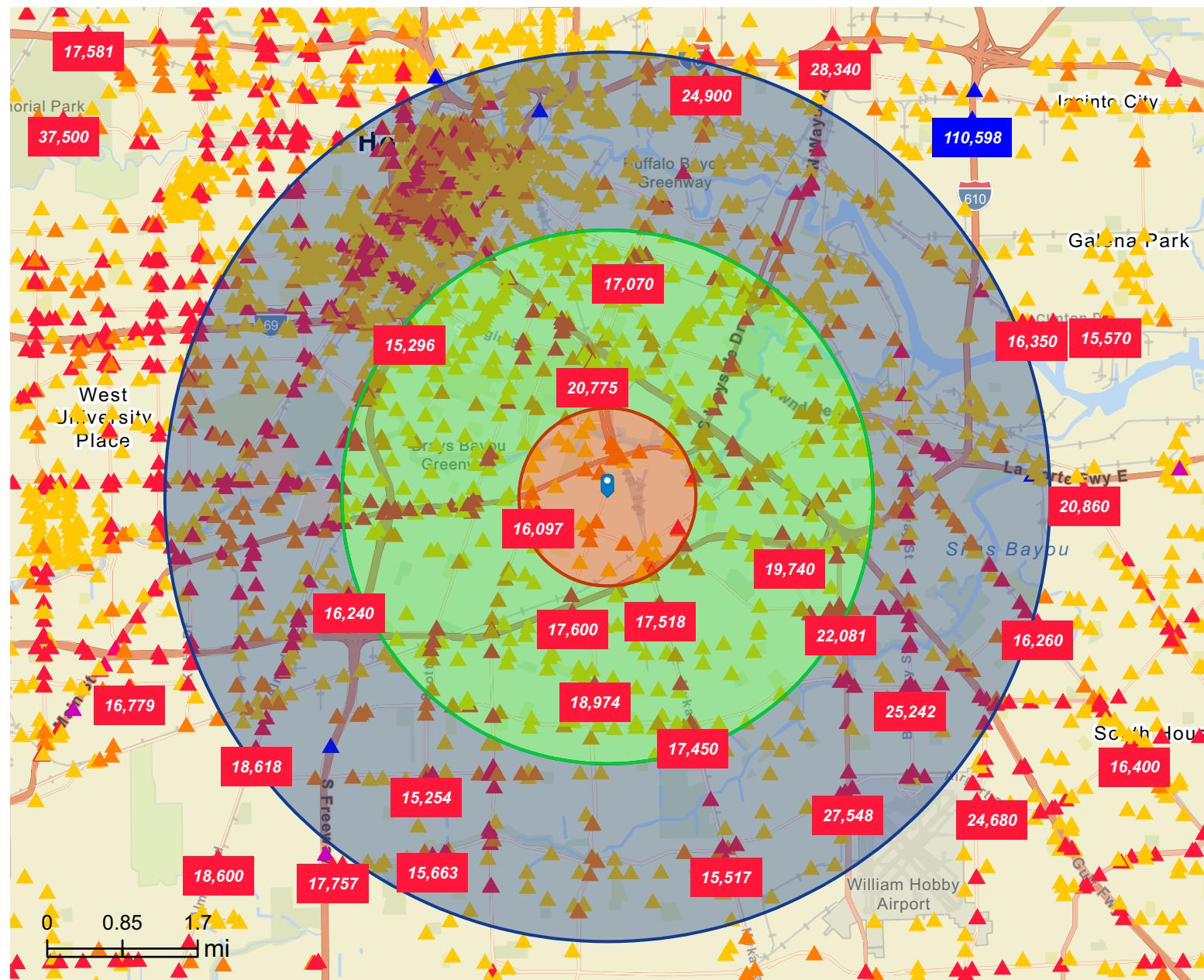
© 2025 Esri

Traffic Count Map

5201 Martin Luther King Blvd, Houston, Texas, 77021



Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day



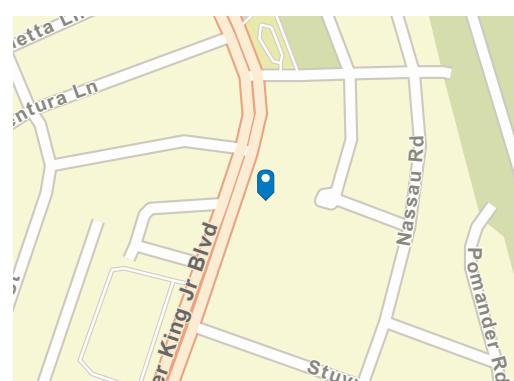
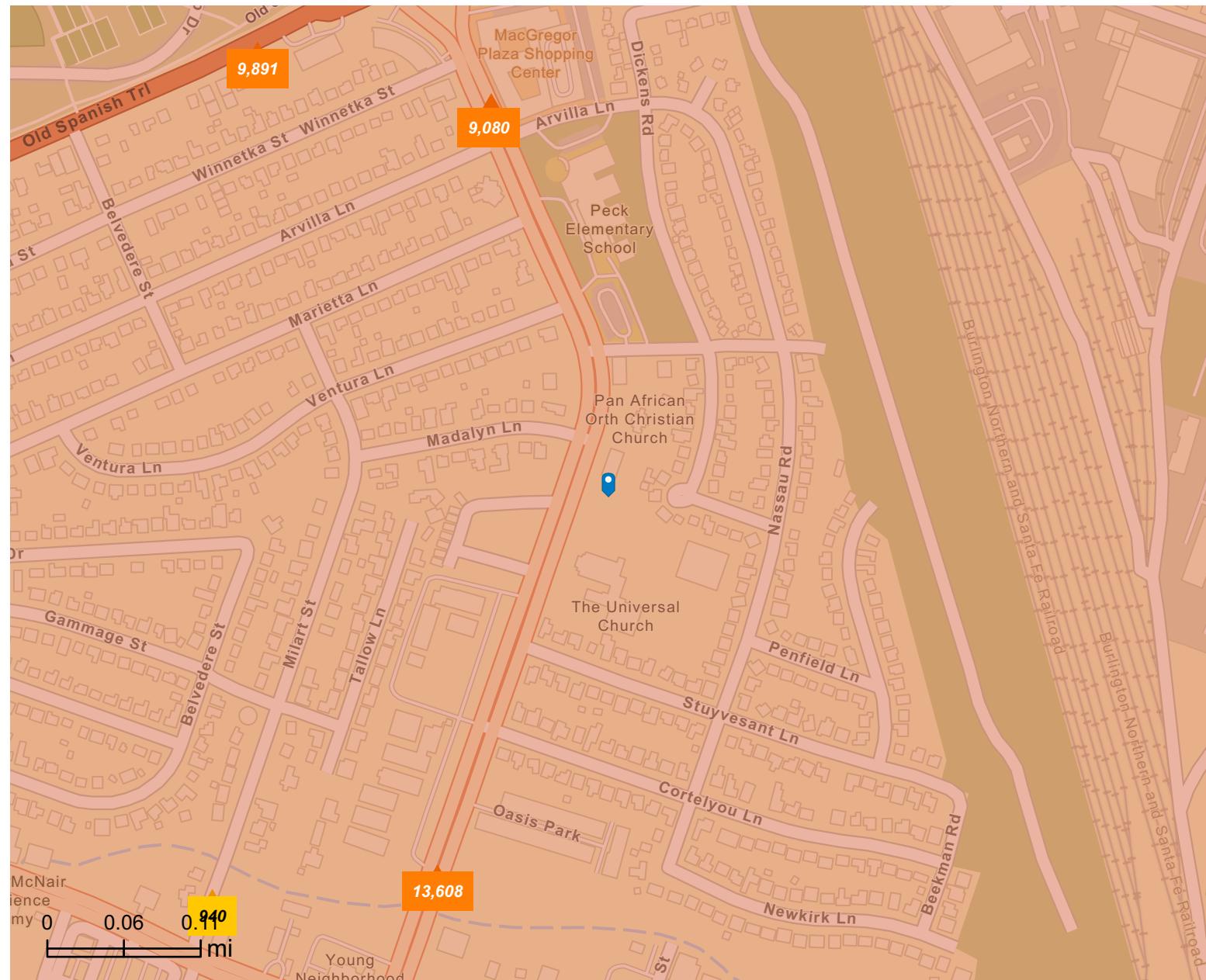
Source: Traffic Counts (2025)

Traffic Count Map - Close Up

5201 Martin Luther King Blvd, Houston, Texas, 77021



Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



[Source](#): Traffic Counts (2025)

Traffic Count Profile

5201 Martin Luther King Blvd, Houston, Texas, 77021
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 29.70343
 Longitude: -95.33405

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.29	Martin Luther King Jr Blvd	Arvilla Ln (0.02 miles SE)	2011	9080
0.30	Martin Luther King Jr Boulevard	Arvilla Ln (0.02 miles SE)	2019	12479
0.30	Martin Luther King Jr Blvd	Cortelyou Ln (0.11 miles N)	2009	13608
0.40	Milart St	Griggs Rd (0.05 miles S)	2006	940
0.41	Old Spanish Trl	MLk Jr Blvd (0.11 miles NE)	2009	9891
0.43	Griggs Road	Martin Luther King Jr Blvd (0.05 miles E)	2019	11658
0.43	Griggs Rd	Milart St (0.06 miles NW)	2009	13496
0.45	Old Spanish Trl	Hwy 35 (0.02 miles W)	2009	10482
0.46	Produce Row	Old Spanish Trl (0.06 miles N)	2011	1580
0.49	Old Spanish Trail	Produce Row (0.02 miles E)	2022	11773
0.52	Martin Luther King Jr Blvd	Browncroft (0.06 miles S)	2011	9320
0.55	Griggs Road	Sunrise Rd (0.02 miles SE)	2019	13557
0.56	Griggs Rd	Sunrise Rd (0.02 miles SE)	2011	8980
0.57	State Spur 5	(0.0 miles)	2013	8529
0.59	Spur 5	Old Spanish Trl (0.16 miles S)	2020	9915
0.59	South Mac Gregor Way	MLk Jr Blvd (0.05 miles NE)	2022	469
0.60	Calhoun Rd	Winnetka Ave (0.02 miles S)	2011	2880
0.62	State Spur 5	Old Spanish Trl (0.17 miles S)	2018	14541
0.63	Old Spanish Trl	Produce Row (0.14 miles W)	2013	9477
0.68	Griggs Rd	Mykawa Rd (0.02 miles E)	2001	2040
0.71	Griggs Rd	Mykawa Rd (0.13 miles SW)	2011	4470
0.72	Long Dr	Mykawa Rd (0.02 miles SE)	2011	7600
0.72	Mykawa Rd	Long Dr (0.02 miles S)	2011	3440
0.74	Calhoun Rd	Mac Gregor Way (0.06 miles N)	2011	4620
0.74	Calhoun Rd	Willowbrook Blvd (0.02 miles S)	2011	2140
0.79	Perry St	MLk Jr Blvd (0.03 miles E)	2011	860
0.80	Martin Luther King Jr Blvd	Calhoun Rd (0.14 miles NW)	2011	5450
0.80	Griggs Rd	Cullen Blvd (0.09 miles W)	2009	16097
0.81	Beeckman Rd	Dewberry St (0.03 miles NE)	2011	1720
0.84	Long Dr	Mykawa Rd (0.12 miles W)	2011	6600

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2025 Kalibrate Technologies (Q3 2025).



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

DNCommercial	577136	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)478-2972
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036
Doan Nguyen

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

Information available at www.trec.texas.gov

IABS 1-0 Date

Independence Blvd

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