



# Houston Heights Office Building

733 E 12TH ½ ST | HOUSTON, TEXAS 77008

Building Area: 4,300 SF | Land Area: 0.38 AC

**For Information** Anthony Buzbee Jr | 832.248.2994 | abuzbee@cresa.com

# Table Of Contents

01

Section One

## The Offering



02

Section Two

## Property Details



03

Section Three

## Market Snapshot



This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 733 E 12th ½ Street in Houston, Texas (the "Property").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. All financial projections and information is provided for general reference purposes only and is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the owner and Cresa. All references to acreage, square footage, and other measurements are approximations.

Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents and other materials are described in summary form. These summaries are provided for convenience only. Interested parties are expected

to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner.

Neither the owner, nor Cresa nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. You are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the Property.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the owner or Cresa. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the owner or Cresa, and that you will exercise reasonable safeguards to prevent unauthorized access, distribution, or misuse.

Exclusively Listed By:

**Anthony Buzbee Jr**

Advisor

832.248.2994

abuzbee@cresa.com

**cresa** 

cresa.com



cresa

Section One

# The Offering

01

Located in the heart of the Houston Heights, 733 E 12th ½ Street offers a one-of-a-kind office opportunity in a fully renovated former church. Preserving the unique character while introducing modern finishes, the property offers a distinctive environment that blends history with contemporary design.

Offering 4,300 SF of office space on a 0.38-acre site, 733 E 12th ½ Street delivers a rare blend of historic architecture and modern functionality. Renovated in 2016, the interior provides a versatile mix of open areas, private offices, and collaborative space, ideal for professional services or creative users seeking a distinctive environment that reflects the character of the Heights.

Just off Studewood, the property enjoys immediate access to one of Houston's most vibrant and walkable neighborhoods. Surrounded by restaurants, coffee shops, and retail destinations, it offers an energetic setting that supports both business operations and employee lifestyle—making this a prime opportunity for companies looking to stand out.



# Property Snapshot

## Property Profile

Address	733 E 12th ½ St
City	Houston, Texas
Building Area	4,300 SF
Land Area	0.38 AC
Built / Renovated	1989 / 2016
Stories	(2) Two
Space Mixture	11 Offices / Conf. Room / Break Room
Asking Price	Contact Broker



cresa

## Property Features

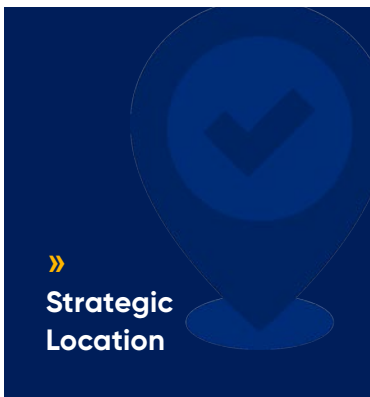
- » High-End Modern Office Buildout
- » Unique Architectural Character
- » Convenient Central Houston Location
- » Fully Fenced With Electric Gate
- » Ample On-Site Parking
- » Strong Area Demographics
- » Blocks From Retail On 11th Street
- » Great Access To I-45, I-10 & 610
- » Rapidly Developing Area
- » Outside 100- & 500-Year Floodplains

# Key Offering Highlights



The Subject site offers a rare opportunity for both owner-users and investors seeking a functional, well-located industrial facility with long-term value potential.

Key highlights include:



## Minimal Deferred Maintenance

Fully renovated in 2016, the property has been thoughtfully modernized, limiting near-term capital needs. Recent upgrades ensure functionality and long-term stability for a new owner.

## Mitigated Flood Risk

The entire 0.38 AC site is located outside both the 100- and 500-year floodplains. This reduces potential disruptions and mitigates risks associated with extreme weather events.

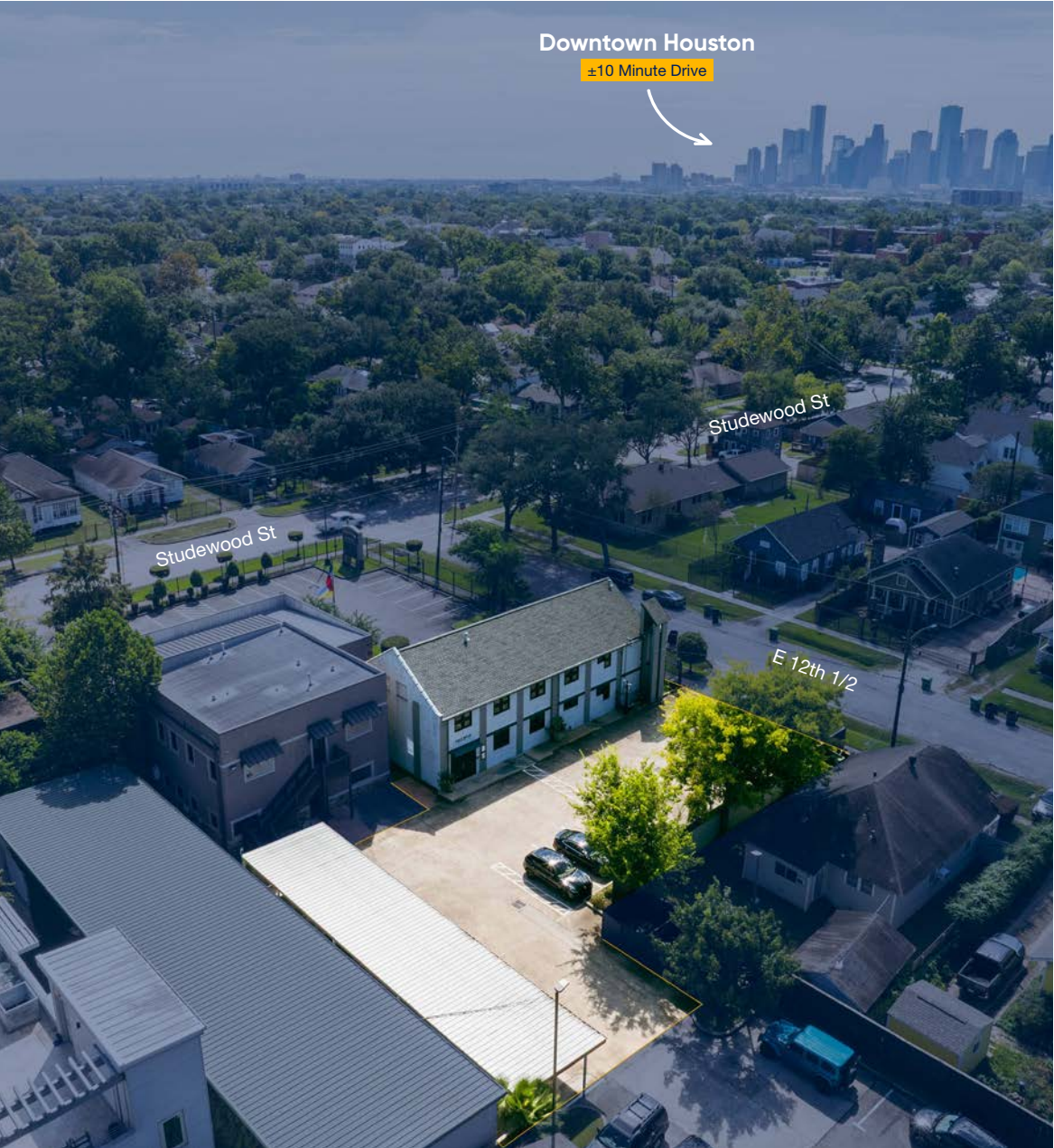
## Strategic Location

Located in the heart of The Heights, the property is surrounded by strong demographics and ongoing growth. Its position within one of Houston's most vibrant neighborhoods supports long-term value appreciation.

## Unique Office Opportunity

Distinctive architecture paired with modern finishes creates a workplace environment that stands out from traditional office product. It's flexible layout can accommodate a wide range of users.

# Property Aerials



# Property Photos



# Property Photos





cresa

Section Two

# Property Details

02

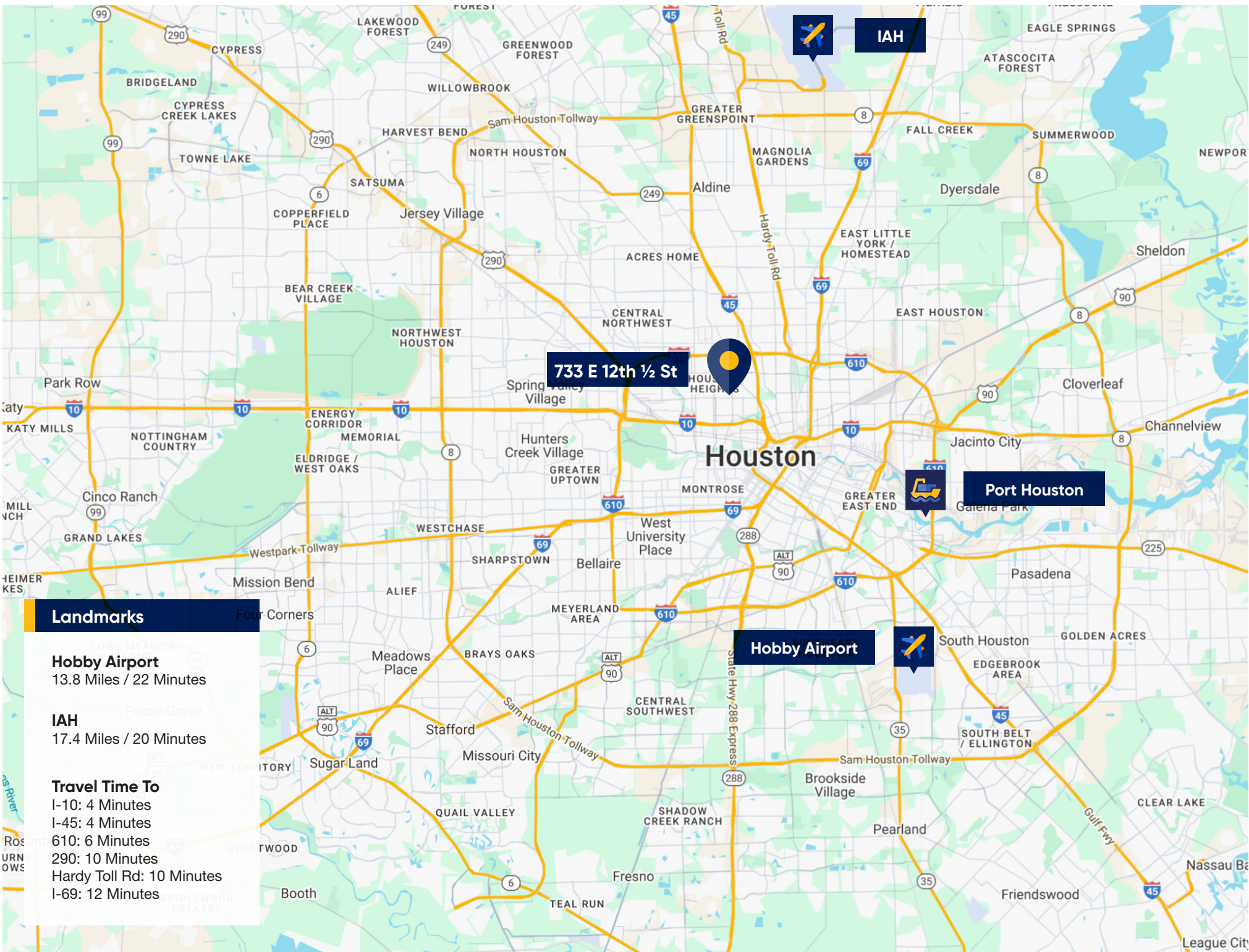


733 E 12th 1/2 St is located in the heart of The Heights, approximately 4 miles northwest of the Houston CBD as the crow flies.

Positioned just off Studewood Street near E 12th 1/2 Street, the site provides strong connectivity to I-610, I-10, and I-45, ensuring convenient access across the metro.

Its strategic location offers proximity to Houston's urban core while being surrounded by one of the city's most vibrant and walkable neighborhoods, known for its mix of restaurants, retail, and residential communities.

**733 E 12th 1/2 St**



# Nearby Amenities

## Dining

BellaGreen  
Cantina Barba  
CasaEma  
Coltivare  
Dish Society  
Field & Tides  
Goode Co. Cantina  
Gypsy Poet  
Handies Douzo  
Local Foods

Loro  
Maison Pucha Bistro  
Mastrantos  
Pinkerton's BBQ  
Shokku Ramen  
Spanish Flowers  
Thai Market  
The Rice Box  
Torchy's Tacos  
Triola's Kitchen

## Errands

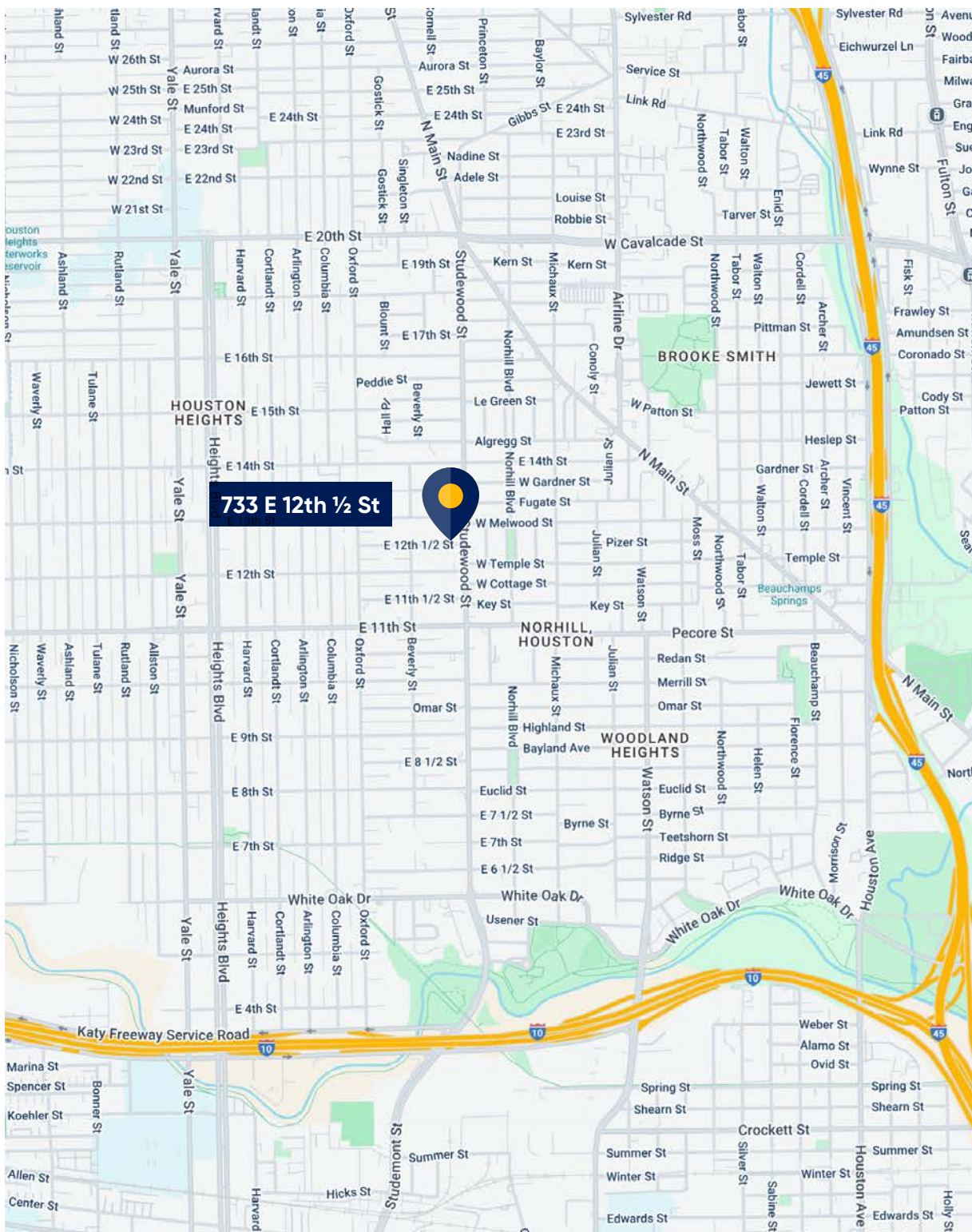
CVS  
HEB  
Home Depot  
Kroger  
LA Fitness

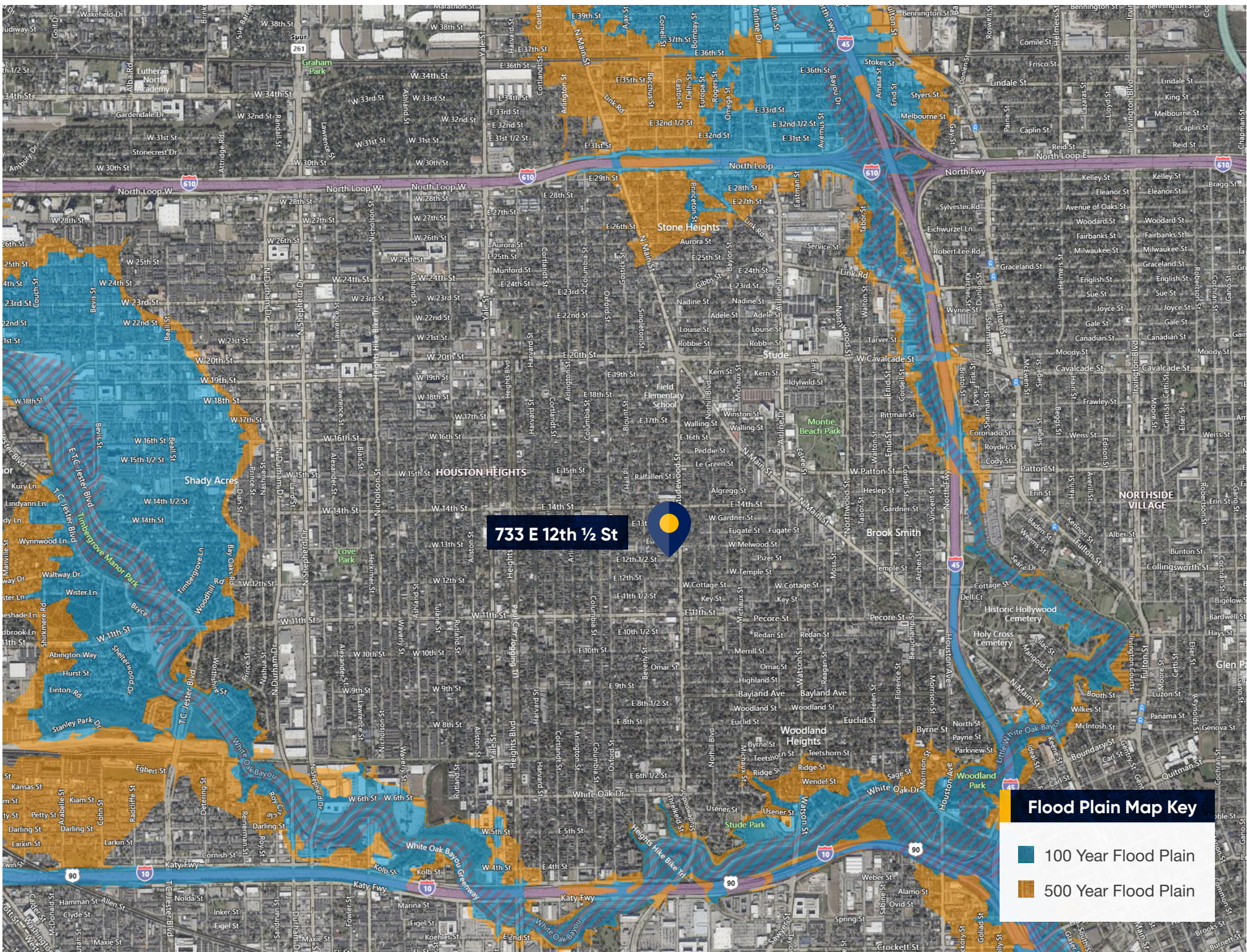
Target  
Total Wine  
Walgreens  
Walmart  
Whole Foods

## Drinks/Coffee

Antidote Coffee  
Bluestone  
Boomtown Coffee  
Caffvino  
Eight Row Flint  
EZ's Liquor Lounge  
Heights & Co

Jo's Coffee  
Lei Low  
Mutiny Wine Bar  
Permission  
Postino  
Rivas Coffee  
Starduster Lounge



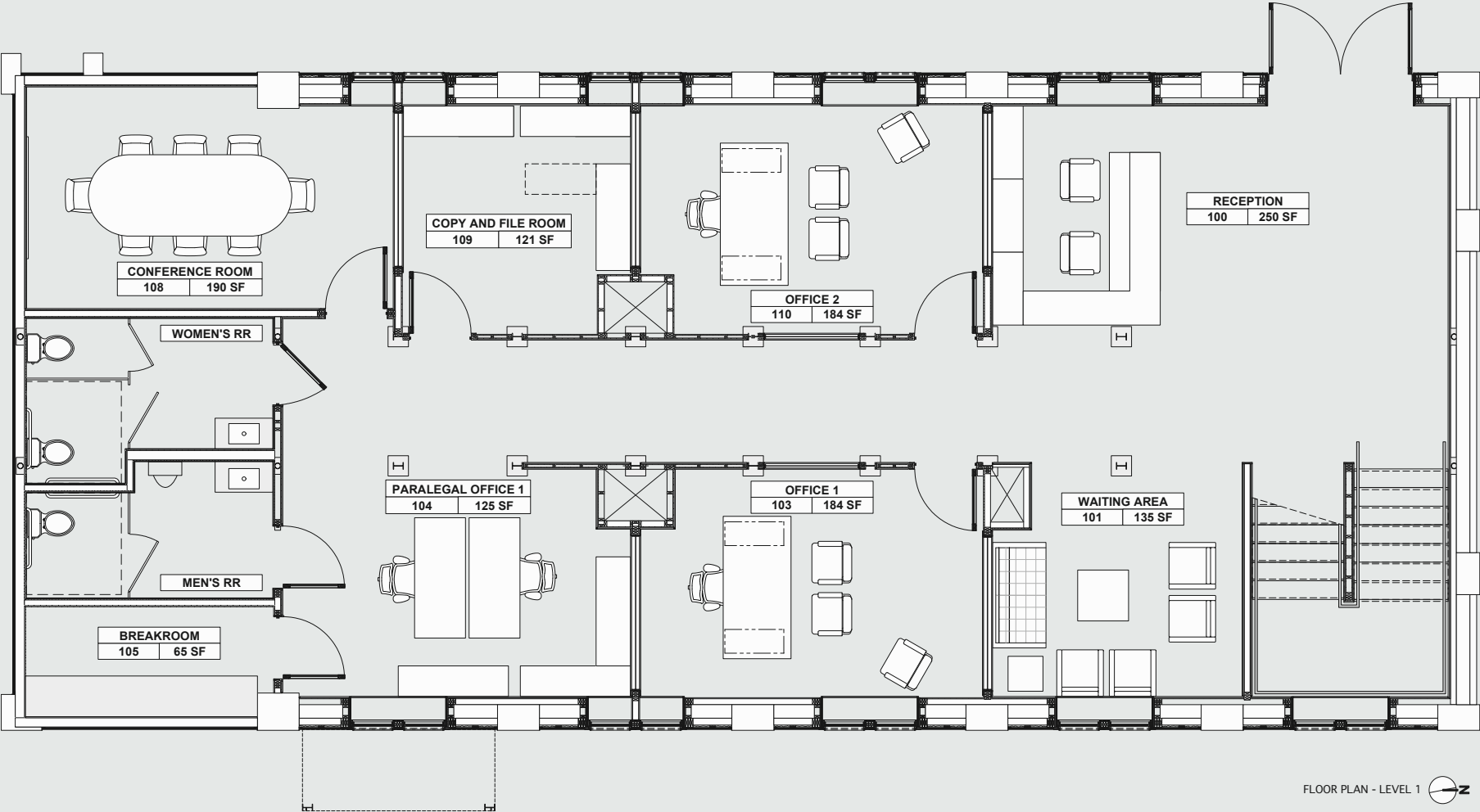


733 E 12th 1/2 St

**Flood Plain Map Key**

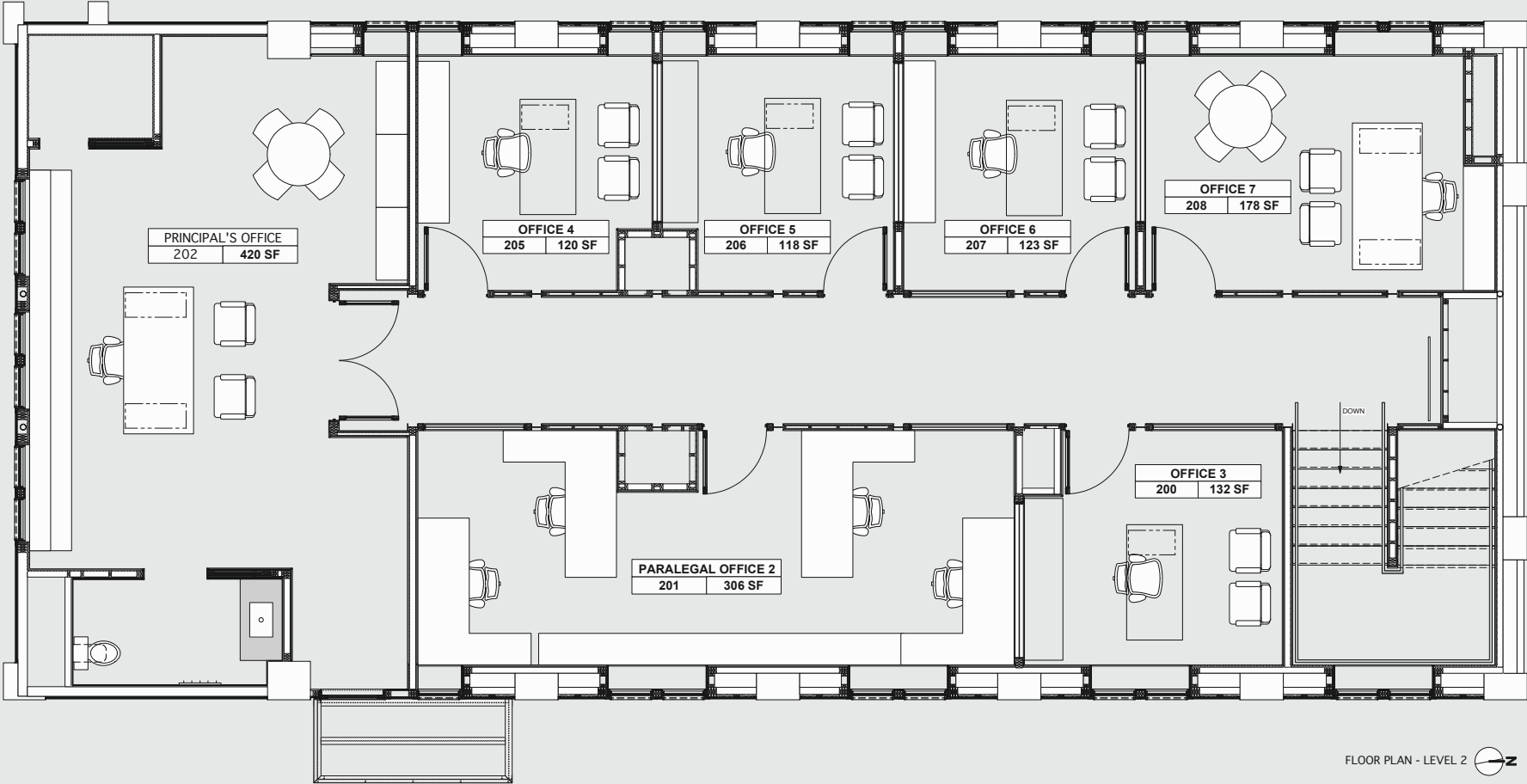
- 100 Year Flood Plain
- 500 Year Flood Plain

# First Floor

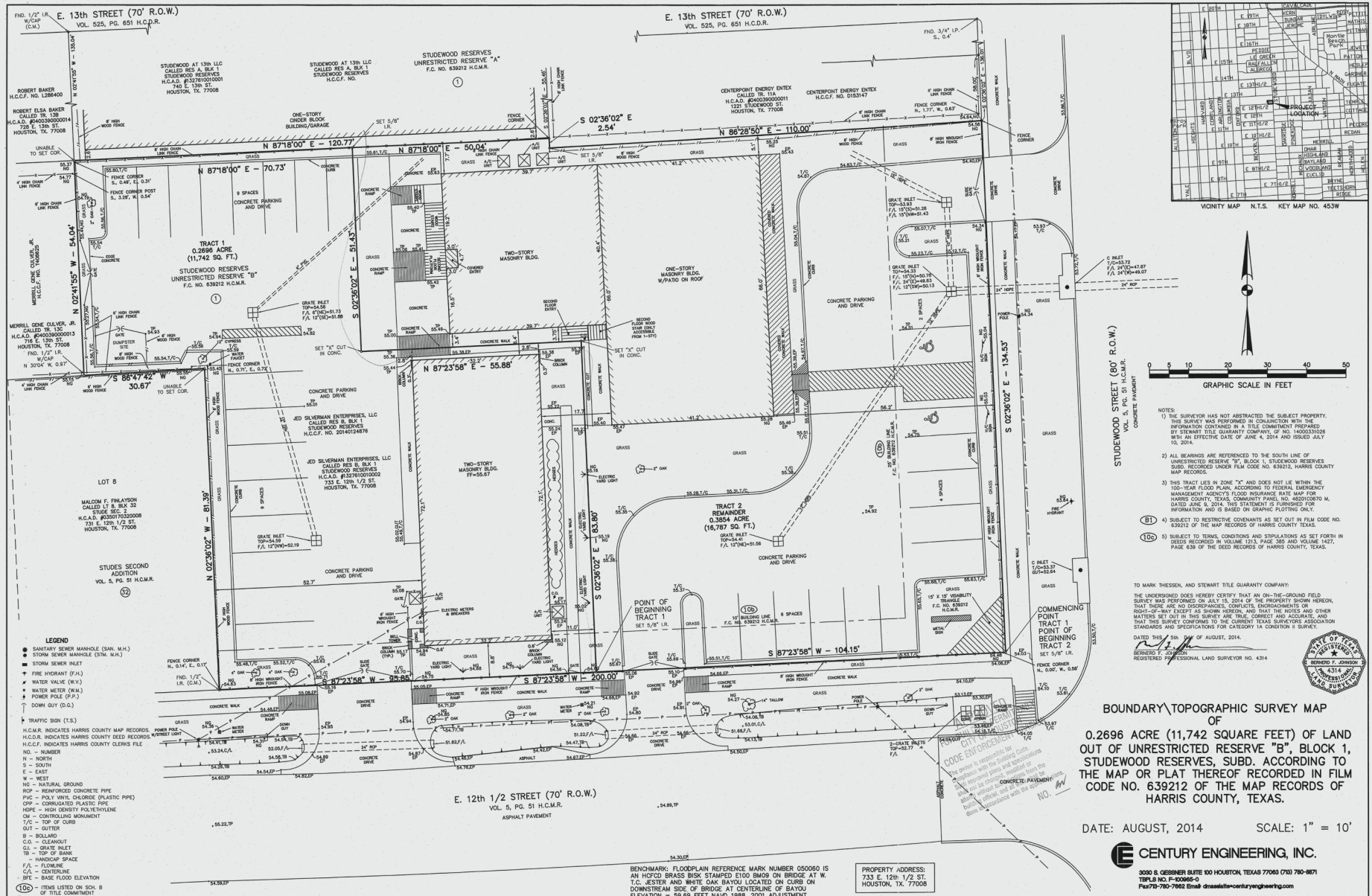


FLOOR PLAN - LEVEL 1

# Second Floor



FLOOR PLAN - LEVEL 2



**BOUNDARY/TOPOGRAPHIC SURVEY MAP OF 0.2696 ACRE (11,742 SQUARE FEET) OF LAND OUT OF UNRESTRICTED RESERVE "B", BLOCK 1, STUDEWOOD RESERVES, SUBD. ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 639212 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

DATE: AUGUST, 2014 SCALE: 1" = 10'

**CENTURY ENGINEERING, INC.**

3000 S. GESSNER BLVD. SUITE 100 HOUSTON, TEXAS 77060 (713) 780-8871  
 TYPE NO. PE-000666-0  
 PLAN NO. 790-7982  
 email: cesa@centuryengineering.com

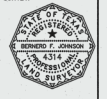
PROPERTY ADDRESS:  
 733 E. 12th 1/2 ST.  
 HOUSTON, TX 77008

BENCHMARK FLOODPLAIN REFERENCE MARK NUMBER 050606 IS AN HPCFD BRASS BISK STAMPED E100 BM09 ON CURB AT W. T.C. JESTER AND WHITE OAK BAYOU LOCATED ON BRIDGE ON DOWNSTREAM SIDE OF BRIDGE AT CENTERLINE OF BAYOU. ELEVATION = 59.69 FEET NAVD 1988, 2001 ADJUSTMENT

- NOTES:
- THE SURVEYER HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE INFORMATION CONTAINED IN A TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, OF NO. 1400033058 WITH AN EFFECTIVE DATE OF JUNE 4, 2014 AND ISSUED JULY 10, 2014.
  - ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF UNRESTRICTED RESERVE "B", BLOCK 1, STUDEWOOD RESERVES SUBD. RECORDED UNDER FILM CODE NO. 639212, HARRIS COUNTY MAP RECORDS.
  - THIS TRACT LIES IN ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS COMMUNITY PANEL NO. 480205070 M. DATED JUNE 9, 2014. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.
  - SUBJECT TO RESTRICTIVE COVENANTS AS SET OUT IN FILM CODE NO. 639212 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
  - SUBJECT TO TERMS, CONDITIONS AND SPECIAL PROVISIONS SET FORTH IN DEEDS RECORDED IN VOLUME 1213, PAGE 385 AND VOLUME 1427, PAGE 639 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

TO MARK THESSER, AND STEWART TITLE GUARANTY COMPANY:  
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON-THE-GROUND FIELD SURVEY WAS PERFORMED ON JULY 15, 2014 OF THE PROPERTY SHOWN HEREON, THAT THERE ARE NO DISCREPANCIES, CONTACTS, ENCROACHMENTS OR RIGHT-OF-WAY EXCEPT AS SHOWN HEREON, AND THAT THE NOTES AND OTHER MATTERS SET OUT IN THIS SURVEY ARE TRUE, CORRECT AND ACCURATE, AND THAT THIS SURVEY CONFORMS TO THE CURRENT TEXAS SURVEYORS' ASSOCIATION STANDARDS AND SPECIFICATIONS FOR CATEGORY 1A CONVEYOR B SURVEY.

DATED THIS 5th DAY OF AUGUST, 2014.  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4314



- LEGEND**
- SANITARY SEWER MANHOLE (SAN. M.H.)
  - STORM SEWER MANHOLE (STM. M.H.)
  - STORM SEWER INLET
  - FIRE HYDRANT (F.H.)
  - WATER VALVE (W.V.)
  - WATER METER (W.M.)
  - POWER POLE (P.-P.)
  - DOWN GUY (D.G.)
  - TRAFFIC SIGN (T.S.)
  - H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.
  - H.C.C.R. INDICATES HARRIS COUNTY DEED RECORDS.
  - H.C.C.F. INDICATES HARRIS COUNTY CLERKS FILE NO. - NUMBER
  - N = NORTH
  - S = SOUTH
  - E = EAST
  - W = WEST
  - NO = NATURAL GROUND
  - RCP = REINFORCED CONCRETE PIPE
  - PVC = POLY VINYL CHLORIDE (PLASTIC PIPE)
  - CPP = CORRUGATED PLASTIC PIPE
  - HDPE = HIGH DENSITY POLYETHYLENE
  - CM = CONTROLLING MONUMENT
  - T/C = TOP OF CURB
  - Q/T = QUATER
  - B = BOLLARD
  - C.O. = CLEANOUT
  - G.I. = GRATE INLET
  - T.B. = TOP OF BANK
  - H = HANDICAP SPACE
  - F.A. = FURNITURE
  - C/L = CENTERLINE
  - B.F.C. = BASE FLOOR ELEVATION
  - ITEMS LISTED ON SK 9 OF TITLE COMMITMENT

cresa

Section Three

# Market Overview

03

Houston Truly Is  
**The City With  
No Limits**

# Houston Market Snapshot

Houston is unquestionably one of the greatest cities in the world. The economy is strong, the culture is diverse, and the quality of life is spectacular.

Home to 26 Fortune 500 companies, Houston ranks third among all U.S. metro areas in the number of total corporate headquarters contained.

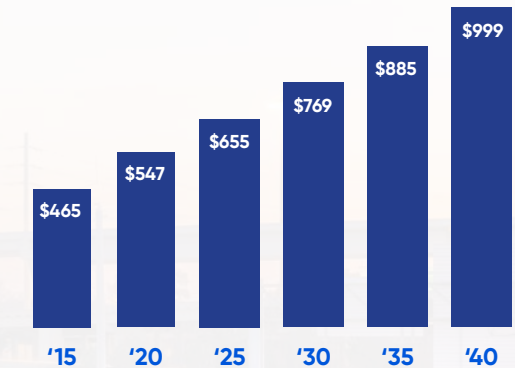
Houston's economy has shown resilience in recovering from the pandemic, with the energy sector rebounding and healthcare continuing to expand.

Diversification efforts along with strategic initiatives supporting small businesses have bolstered economic stability, positioning Houston for long-term prosperity.

# Houston Market Snapshot



**Projected GDP Growth**  
In Billions



Houston Metro GDP is projected to more than double between 2015-2040.

Source: Perryman Group

Houston, the fourth-largest city in the United States, boasts a diverse and robust economy. As a global hub, it is home to numerous Fortune 500 companies, driving significant economic activity in the region. The city's energy dominance is supported by extensive infrastructure, including Port Houston, one of the busiest seaports in the nation.

Beyond energy, Houston's economy is bolstered by strong sectors in healthcare, manufacturing, aerospace, and technology. The Texas Medical Center, the largest medical complex in the world, anchors a thriving

healthcare industry, while NASA's Johnson Space Center contributes to aerospace innovation. Houston's strategic location, with a major port and transportation infrastructure, supports a healthy industrial base.

The real estate market and a relatively low cost of living attract businesses and residents alike. Houston's diverse cultural scene and culinary landscape combine to enhance its appeal as a vibrant and livable city.

Houston's economy demonstrates resilience and adaptability. The city has made major

strides in economic diversification, investing in renewable energy, biotechnology, and technology to foster sustainable growth.

Continued investments in infrastructure and innovation are expected to bolster the city's economy. Initiatives such as the Innovation Corridor and expanded public transit aim to enhance connectivity and support the city's tech ecosystem. Houston's commitment to education and workforce development ensures a steady pipeline of skilled talent for its diverse industries, positioning the city for continued success and prosperity.

733 E 12th ½ St | Houston, Texas 77008



## For More Information

**Anthony Buzbee Jr**

Advisor

832.248.2994

[abuzbee@cresa.com](mailto:abuzbee@cresa.com)

**cresa** 