



4501 Cartwright Rd Ste 204 Missouri City, TX 77459

PRICED TO SELL: \$400,000

8930 Scott Street *Houston TX 77051*

Commercial | Retail | Redevelopment

Hard Corner Potential: Prime Land Redevelopment or Value-Add Opportunity in South Houston.

**Priced for
Land Value**

Prime Land Play



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Unrestricted Hard Corner Opportunity in South Houston

Offered at \$400,000, 8930 Scott Street presents a rare, low-cost entry point into a rapidly redeveloping submarket. Occupying a 0.46-acre lot on the hard corner of Scott St and Maggie St, this 3,200 SF building offers immediate value either as a heavy cosmetic overhaul or, more compellingly, as a prime land play for new commercial development.

Property Overview & Realistic Condition

Originally constructed in 1975, the existing single-story metal structure has operated as a neighborhood lounge/bar. The property is being sold completely as-is and shows significant physical wear.

Structure & Interior: The existing building features weathered dark metal siding, aged exterior accents, and an interior (Skittles Sports Bar) that requires a complete overhaul, deep remediation, or demolition.

Site & Corner Positioning: Situated directly on a hard corner with dual street frontage, excellent curb visibility, and a large concrete pad out front.

High-Visibility Hard Corner

Positioned right at Scott St and Maggie St, offering maximum street frontage, easy ingress/ingress, and superior exposure along a key transit arterial.

Highest & Best Use – Land Play

With 0.46 acres (\$125/SF existing structure price), incoming buyers can clear the site for new high-density commercial construction, quick-service retail, or a modern service hub tailored to the neighborhood's growth

No City Zoning Restrictions

Located inside Houston city limits with no formal zoning, offering total flexibility for ground-up redevelopment or adaptive reuse.

Proximity to Key Growth Drivers

Situated just ~3 minutes from I-610 and ~8–10 minutes from the Texas Medical Center and NRG Stadium, surrounded by expanding residential developments.

Asset Snapshot



Positioned just minutes from the Texas Medical Center and NRG Stadium, 8930 Scott St benefits directly from South Houston's regional economic drivers and expanding neighborhood footprint. The property features a freestanding commercial building that serves as a local bar/lounge, offering an established foundation for retail, hospitality, or service operations. While the building is in distressed condition and requires a complete cosmetic overhaul, deep remediation, or potential site clearance, it provides an open layout and dedicated hard-corner frontage—ideal for an investor or hands-on operator ready to execute a full renovation or clear the lot for new ground-up development.

Property Details	Information
Street Address	8930 Scott St, Houston, TX 77051
County	Harris County / Sunnyside – South Loop
Parcel ID (APN)	0771330010002
Property Type	Freestanding Commercial Retail / Hospitality
Sub Type	Retail
Buildings / Stories	1 Building · 1 Story
Year Built / Renovated	1975 / 2024–2025
Total Building SF	3,500 SF
Lot Size	8,767 SF
Zoning	None (Houston City Limits)
Parking	Dedicated Surface Parking On-Site



PHOTOS



PHOTOS



Offering Summary

	Financial Metric	Details	
	Offering Price	\$400,000	
	Units / SF	3,200 SF	
	Price / SF	\$125.00	
	Lot Acreage	\$0.46 AC	
	Broker Co-Op	Yes	

Value Proposition:

For less than the price of a single-family home in nearby neighborhoods, 8930 Scott St offers a rare, unrestricted commercial foothold just minutes from the Texas Medical Center. At \$400,000, this property is the ultimate launchpad for an owner-operator ready to stop paying landlord rent, or an investor looking to capture early-stage equity growth in one of Houston's fastest-redeveloping zip codes.



Three Value-Add Levers

01

Turnkey Lounge / Day-to-Night Hospitality Conversion

- Capitalize on the property's historical use as an entertainment venue (formerly Skittles Sports Bar and Lounge) by modernizing the existing footprint rather than starting from scratch
- Perform a cosmetic "re-skin" of the interior and exterior. Convert the layout into a trendy neighborhood bar, dual-concept coffee shop (day) and cocktail lounge (night), or an indoor/outdoor event venue.

02

Adaptive Re-Use for High-Demand Neighborhood Services

- Leverage the massive residential boom in the immediate 77051 area (driven by major new home communities like Piccolina and local townhome developments) to fulfill underserved local demands.
- Repurpose the building into a neighborhood-centric service hub.

03

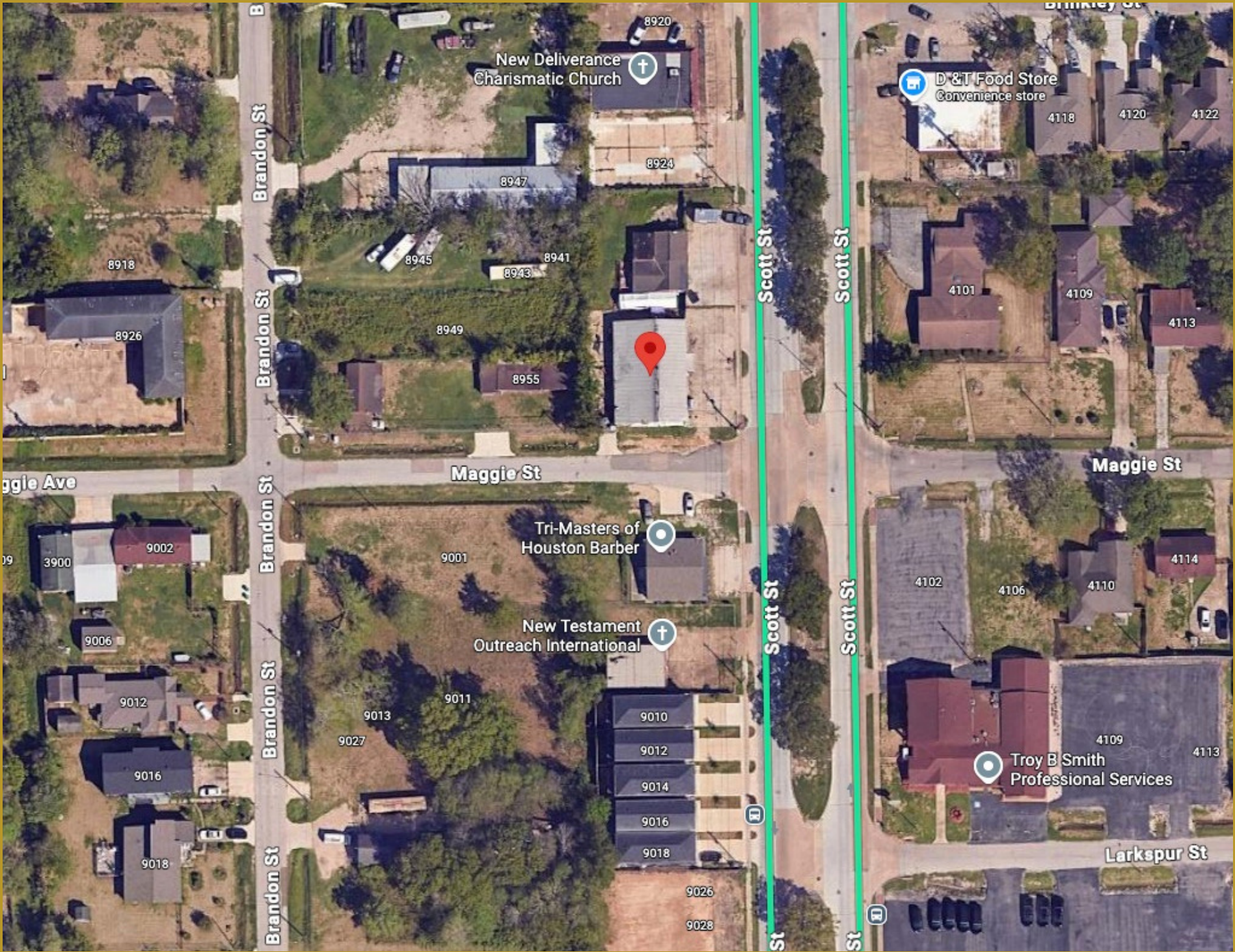
Future Land Assembly & Redevelopment Play

- Play the long game. This location sits on Scott Street, a major transit arterial right outside the 610 Loop and minutes from the Medical Center and University of Houston.
- Collect stable rental income from an immediate commercial tenant (under a short-to-medium term triple-net lease) while drawing up plans to redevelop the parcel.

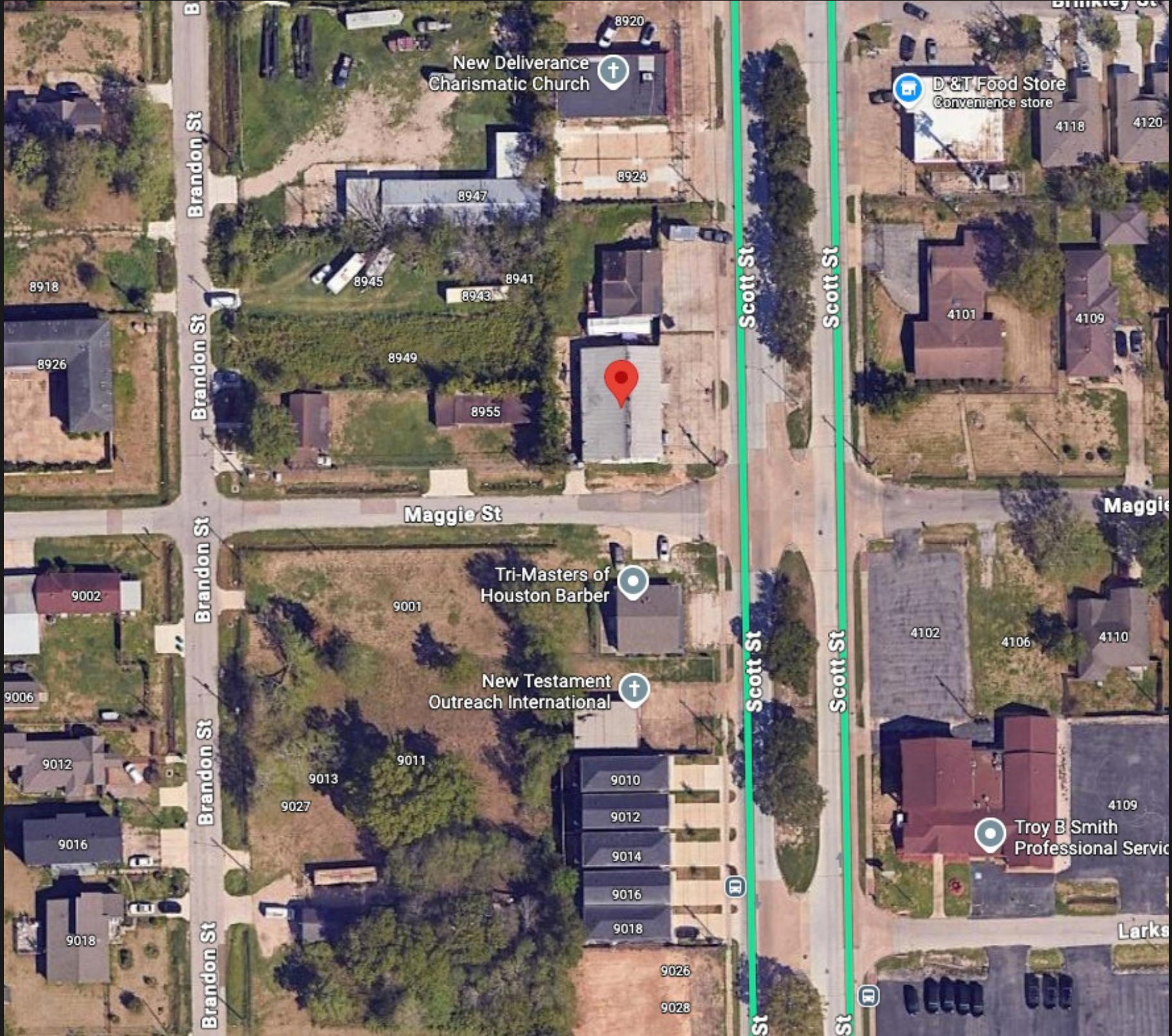
LOCATION & ACCESSIBILITY

Drive Time Proximity Matrix

Destination	Est. Drive Time
Interstate 610 (South Loop)	~3 Minutes
Texas Medical Center	~8-10 Minutes
University of Houston / TSU	~10 Minutes
NRG Stadium	~10 Minutes
Downtown Houston	~15 Minutes

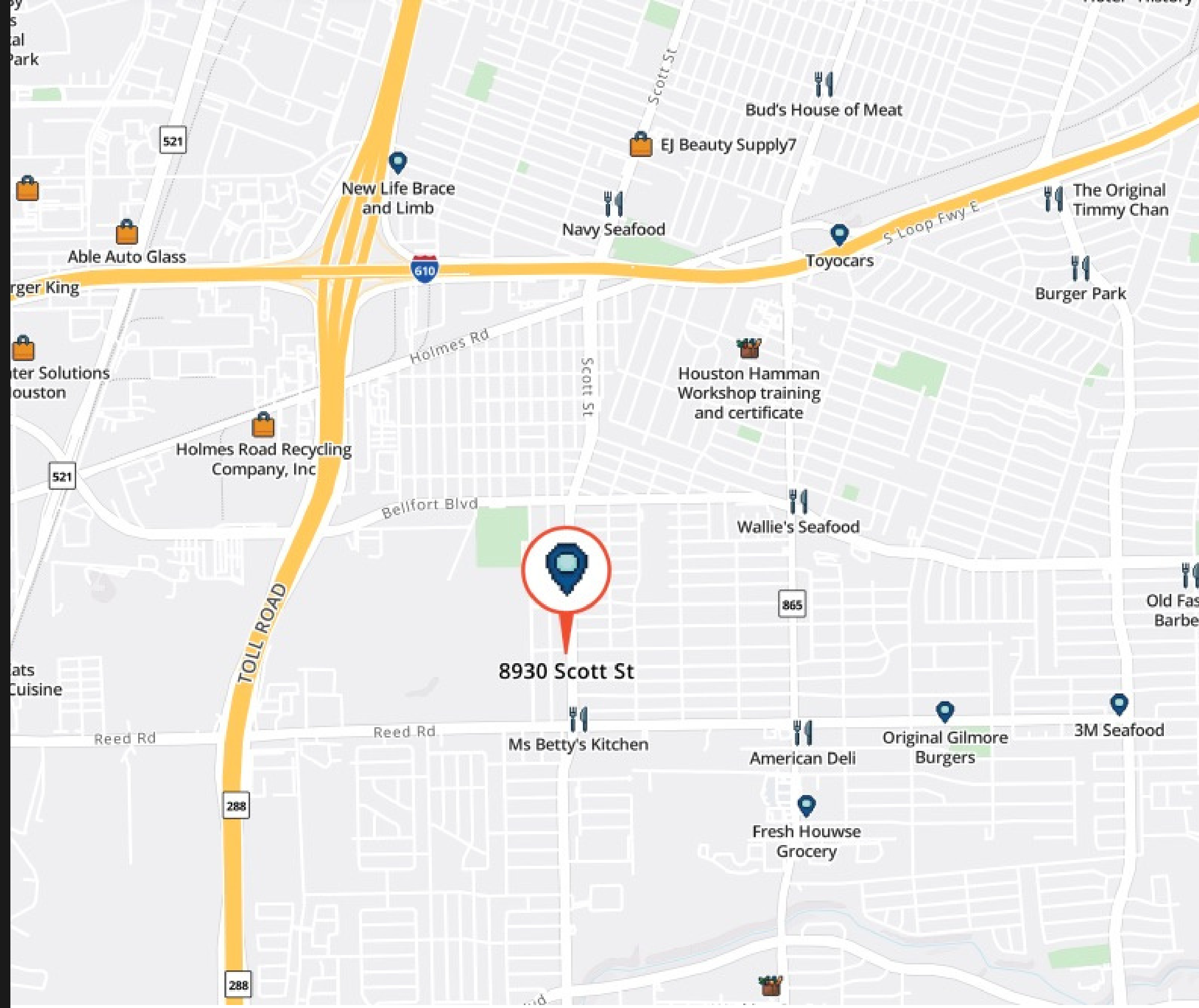


AERIAL VIEW



5 MILE TRADE AREA

This map highlights key retailers and nearby amenities within a 5-mile trade area, showing the strategic location's access points, major traffic routes, and growth potential.



BROKER NOTE

While a hands-on owner-operator could renovate the existing building for sweat equity, the true long-term value lies in the dirt. Secure this hard corner parcel now as a land hold or immediate ground-up development site!

*Highly visible retail/flex hard corner parcel.
Adaptable footprint primed for conversion.
Excellent demographics.*

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Kevin Riles, Ph.D., CCIM is a seasoned commercial real estate broker, developer, and advisor with over 25 years of experience delivering results for investors, institutions, and organizations across Texas. As President & CEO of Kevin Riles Commercial, he leads a full-service brokerage and development firm specializing in multifamily assets, distressed property repositioning, retail and industrial tenant representation, and faith-based real estate solutions.

Kevin has represented institutional and government clients including the U.S. Department of Justice, the U.S. Bankruptcy Court, HUD, Harris County, and the Houston Independent School District, and has advised multiple Tax Increment Reinvestment Zones and Redevelopment Authorities across Greater Houston.

A Certified Commercial Investment Member (CCIM) and Texas Real Estate Broker since 1998, Kevin also serves as an Assistant Professor of Real Estate at Prairie View A&M University and holds a Ph.D. in Leadership Studies. He is the author of two real estate books, *Confessions of a Top Producer* and *40 Acres & A Mule*, and has been recognized by the Houston Business Journal as one of the city's top-producing brokers.