

LAND FOR SALE

 **TRANSWESTERN** REAL ESTATE SERVICES

7121 FANNIN ST & 1105 SAINT AGNES ST



TEXAS MEDICAL
CENTER

BERTNER AVE

S BRAESWOOD BLVD

LEHALL ST

SAINT AGNES ST

JEFF G. PEDEN, SIOR
EXECUTIVE MANAGING DIRECTOR
713.231.1640
jeff.peden@transwestern.com

SCOTT E. MILLER
SENIOR DIRECTOR
713.231.1637
scott.miller@transwestern.com



CBD

TEXAS MEDICAL
CENTER

Prime location
nestled between the
Texas Medical Center
& Helix Park

MD
ANDERSON

BLOSSOM
HOTEL

HELIX
PARK

HYATT
PLACE

SITE

BRAESWOOD BLVD

FANNIN ST

GREENBRIAR DR

OLD SPANISH TRAIL

WOMAN'S
HOSPITAL
OF TEXAS

Unique development
opportunity in the tightest
submarket in Houston



Submarket: Texas Medical Center

Type: Land for Sale

Address: 7121 Fannin St & 1105 Saint Agnes
Houston, TX 77030

Land Size: ±45,960 SF (±1.06 AC)

Tract A: ±35,960 SF

Tract B: ±10,000 SF

OWNERS MAY DIVIDE

Utilities: City of Houston

Flood Zone: 500 Year

Zoning/Restrictions: None

Tax ID: 051 110 003 0003; 051 110 003 0002;
051 110 003 0001; 051 110 003 0005; 051 110 003 0026;
051 110 003 0022

Asking Price: Contact broker

DRIVETIMES

5 - 10 Minutes

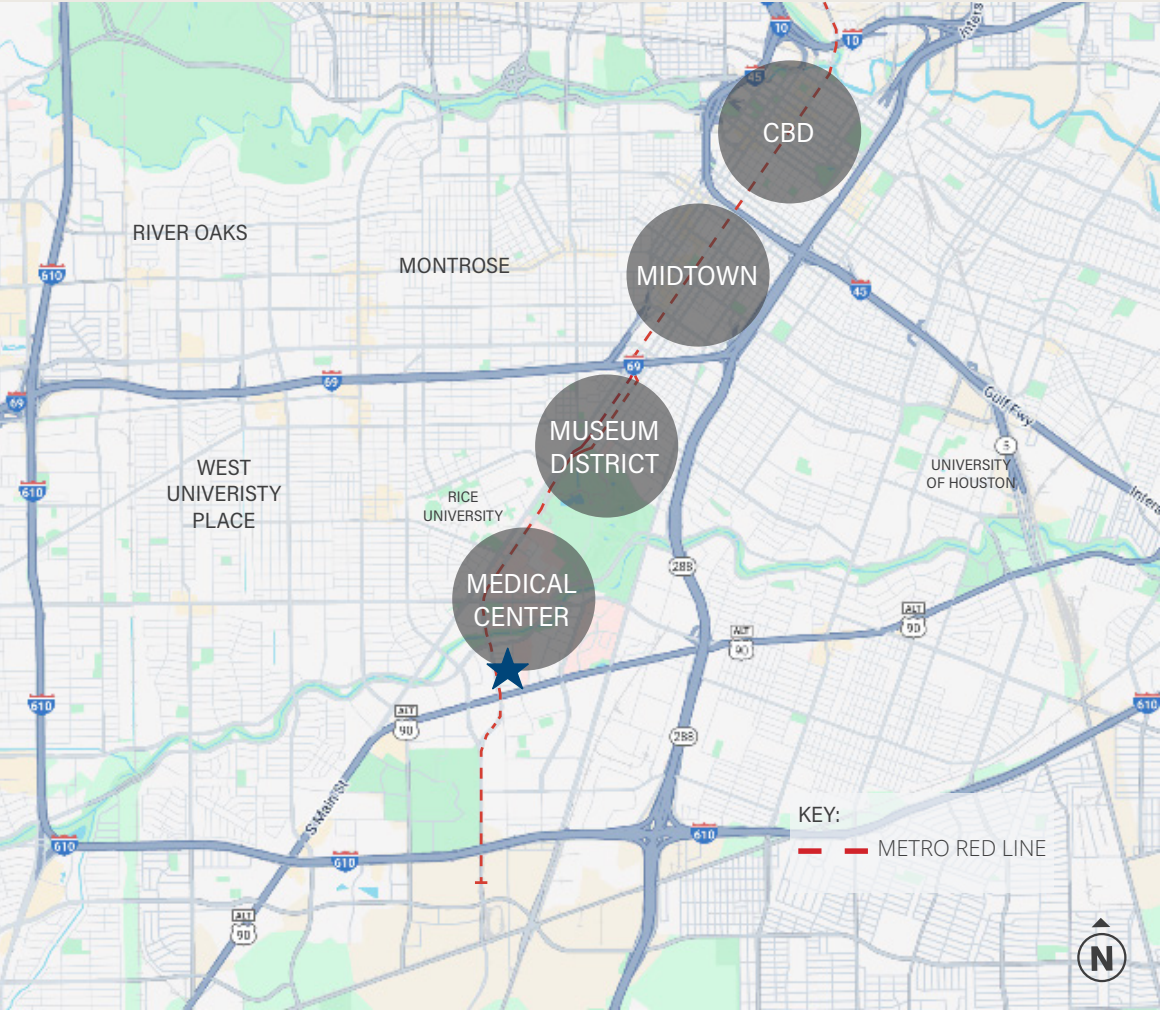
West University | Texas Medical Center

15 - 20 Minutes

Downtown Houston | Midtown | Galleria/Uptown
Pearland | William P Hobby Airport (HOU)

30+ Minutes

George Bush Intercontinental Airport (IAH) | Memorial |
Katy | Sugar Land | League City | Baytown | Richmond



DEMOGRAPHICS

	2 Mile Radius	5 Mile Radius
Average Household Income	\$96,832	\$110,209
2023 Total Households	26,445	205,564
Population Growth Since 2010	24.28%	28.83%
Projected Population Growth Through 2027	0.7%	0.7%
Average Household Value	\$489,979	\$419,576
Education & Health Services Employees	133,299	14,675
Some College or Degree	68%	57%



Texas Medical Center
(TMC)

7121 FANNIN ST

1105 SAINT AGNES

Helix Park
(SEE MORE INFO ON
FOLLOWING PAGES)

Baylor

Centerpoint

Smithlands Site
(TMC)

1500 OST
MIXED USE -
SITES AVAILABLE

The Woman's
Hospital of Texas

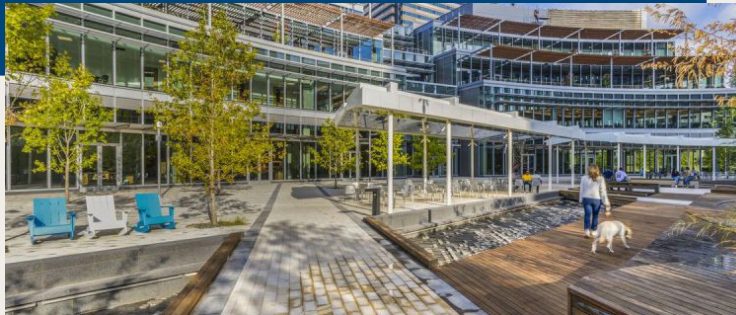
UT System Research Park
(MD Anderson + UT Health)

TMC | HELIX PARK



TMC | HELIX PARK

Helix Park is a dynamic mixed-use development focused on life sciences, biotechnology, and healthcare innovation. Situated near the Texas Medical Center, the park offers state-of-the-art research facilities, office spaces, and labs, fostering collaboration between companies, academic institutions, and medical organizations. In addition to its scientific focus, Helix Park features residential units, retail spaces, and dining options, creating a vibrant, walkable community. The development emphasizes sustainability with green spaces and eco-conscious design. Aimed at driving advances in health and technology, Helix Park is a hub for innovation, attracting startups and established companies in the biotech and healthcare sectors.



\$5.4 Billion

Economic Impact

6

Future Industry & Institutional Research
Buildings

18.7 Acres

Public Space Including 6 Helix Parks

700,000 SF

of Dynamic One & Two 5 Million SF of
Developed Space

350-Unit

Residential Tower

521-Room

Hotel with 65,000 SF Conference Center

250,000 SF

of TMC3 Collaborative Building

1

Mixed-use Building with Retail & 2,000
Parking Spaces



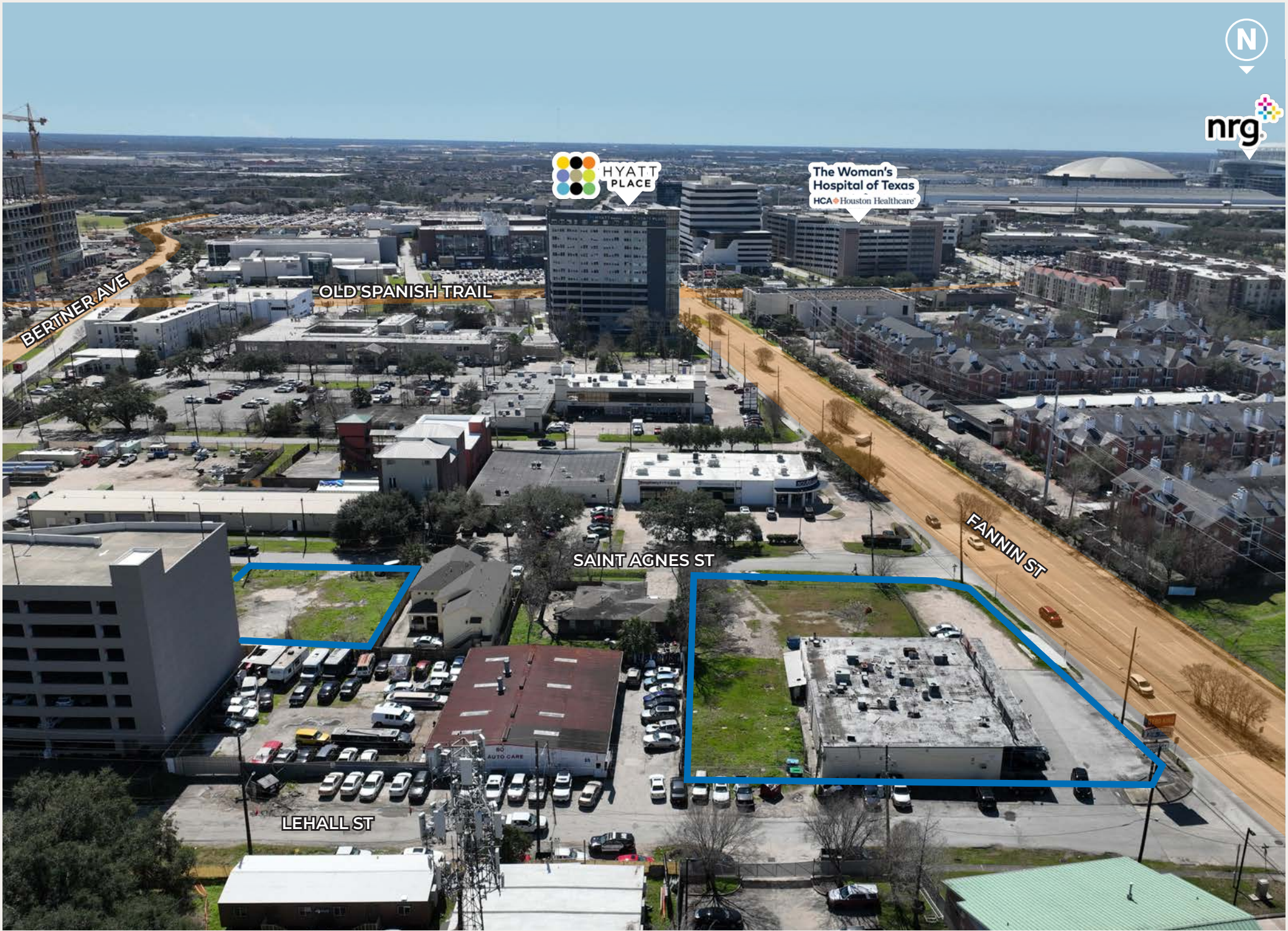
BERTNER AVE

OLD SPANISH TRAIL

SAINT AGNES ST

FANNIN ST

LEHALL ST





THE UNIVERSITY OF TEXAS
**MD Anderson
Cancer Center**
Making Cancer History®

Baylor St. Luke's Medical Center
CHI St. Luke's Health

THE UNIVERSITY OF TEXAS
**MD Anderson
Cancer Center**
UTHealth Houston
Graduate School of Biomedical Sciences

**HYATT
PLACE**

HARRIS COUNTY
**INSTITUTE
OF FORENSIC SCIENCES**

**HELIX
PARK**

**BLOSSOM
Houston**

OLD SPANISH TRAIL

BERTNER AVE

SAINT AGNES ST

FANNIN ST

LEHALL ST



TEXAS MEDICAL
CENTER



S BRAESWOOD BLVD

BERTNER AVE

LYNDON ST

LEHALL ST

FANNIN ST

SAINT AGNES ST



LAND FOR SALE | 7121 FANNIN ST & 1105 SAINT AGNES ST

FOR MORE INFORMATION:

JEFF G. PEDEN, SIOR
EXECUTIVE MANAGING DIRECTOR
713.231.1640
jeff.peden@transwestern.com

SCOTT E. MILLER
SENIOR DIRECTOR
713.231.1637
scott.miller@transwestern.com

 **TRANSWESTERN** REAL ESTATE SERVICES

1900 W Loop S #1300 | Houston, TX 77027

T 713.270.7700 | www.transwestern.com

DISCLAIMER

TRANSWESTERN makes no representations or warranties as to the accuracy or completeness of the information contained in this Confidential Offering Memorandum (the "Offering Information") or that actual results will conform to any projections contained therein. The information used to prepare the Offering Information was furnished to Transwestern by others and has not been independently verified by Transwestern. The Offering Information does not purport to be all inclusive or to contain all the information a potential investor may desire. Transwestern expressly disclaims any and all liability for representations or warranties, express or implied, contained in the Offering Information. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Copyright © 2025 Transwestern.