

LAND FOR SALE

 **TRANSWESTERN** REAL ESTATE SERVICES

7121 FANNIN ST & 1105 SAINT AGNES ST



TEXAS MEDICAL CENTER

BERTNER AVE

S BRAESWOOD BLVD

LEHALL ST

FANNIN ST

SAINT AGNES ST

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CBD

Prime location
nestled between the
Texas Medical Center
& Helix Park

TEXAS MEDICAL
CENTER

MD
ANDERSON

BLOSSOM
HOTEL

HELIX
PARK

HYATT
PLACE

SITE

WOMAN'S
HOSPITAL
OF TEXAS

S BRAESWOOD BLVD

FANNIN ST

GREENBRIAR DR

OLD SPANISH TRAIL

Unique development
opportunity in the tightest
submarket in Houston



PROPERTY HIGHLIGHTS

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

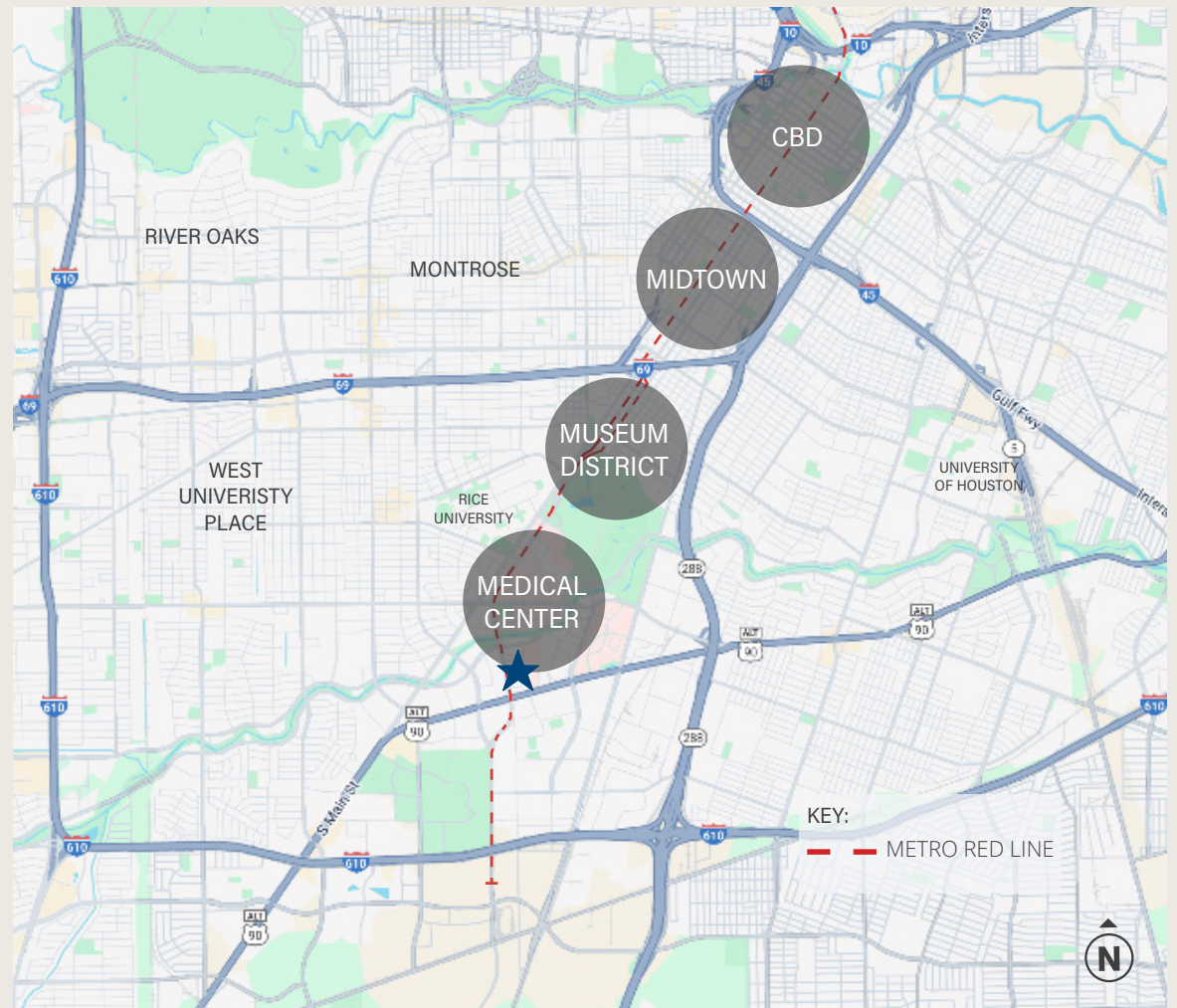
West University | Texas Medical Center

15 - 20 Minutes

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

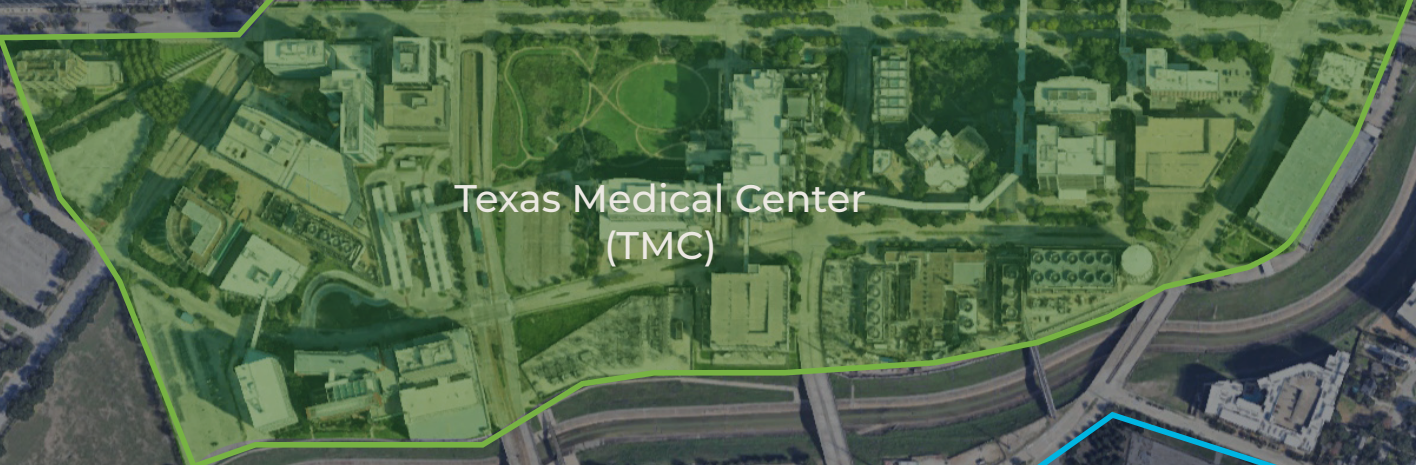
30+ Minutes

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)



Smithlands Site
(TMC)

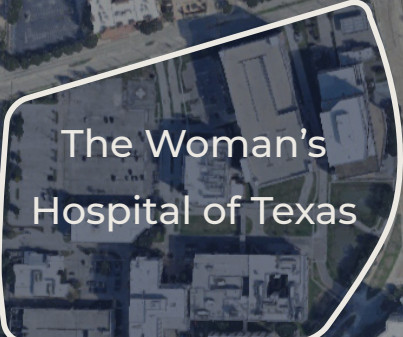
1500 OST
MIXED USE -
SITES AVAILABLE

7121 FANNIN ST

1105 SAINT AGNES



Helix Park
(SEE MORE INFO ON
FOLLOWING PAGES)



The Woman's
Hospital of Texas



UT System Research Park
(MD Anderson + UT Health)



Baylor



Centerpoint



HOTEL AND
CONFERENCE CENTER

TMC³ RESIDENTIAL

FUTURE
BEACON SITE

MD ANDERSON

CAMPUS PARKING

TEXAS A&M
UNIVERSITY

BAYLOR ST. LUKE'S
MEDICAL CENTER

DYANMIC I & II

FUTURE
BEACON SITE

TMC COLLABORATIVE
RESEARCH BUILDING

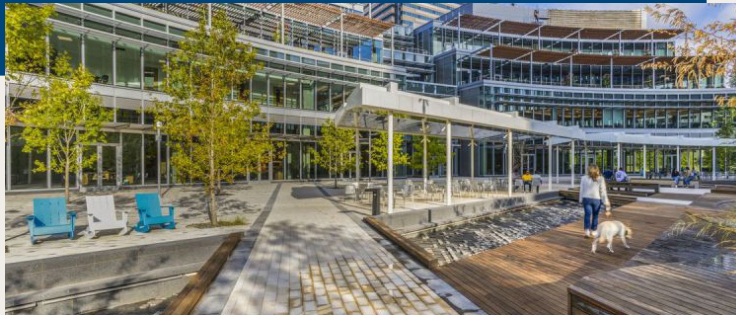
MD ANDERSON
UNDER CONSTRUCTION

FUTURE
BEACON SITE

UT HEALTH
UNDER CONSTRUCTION

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 Spces



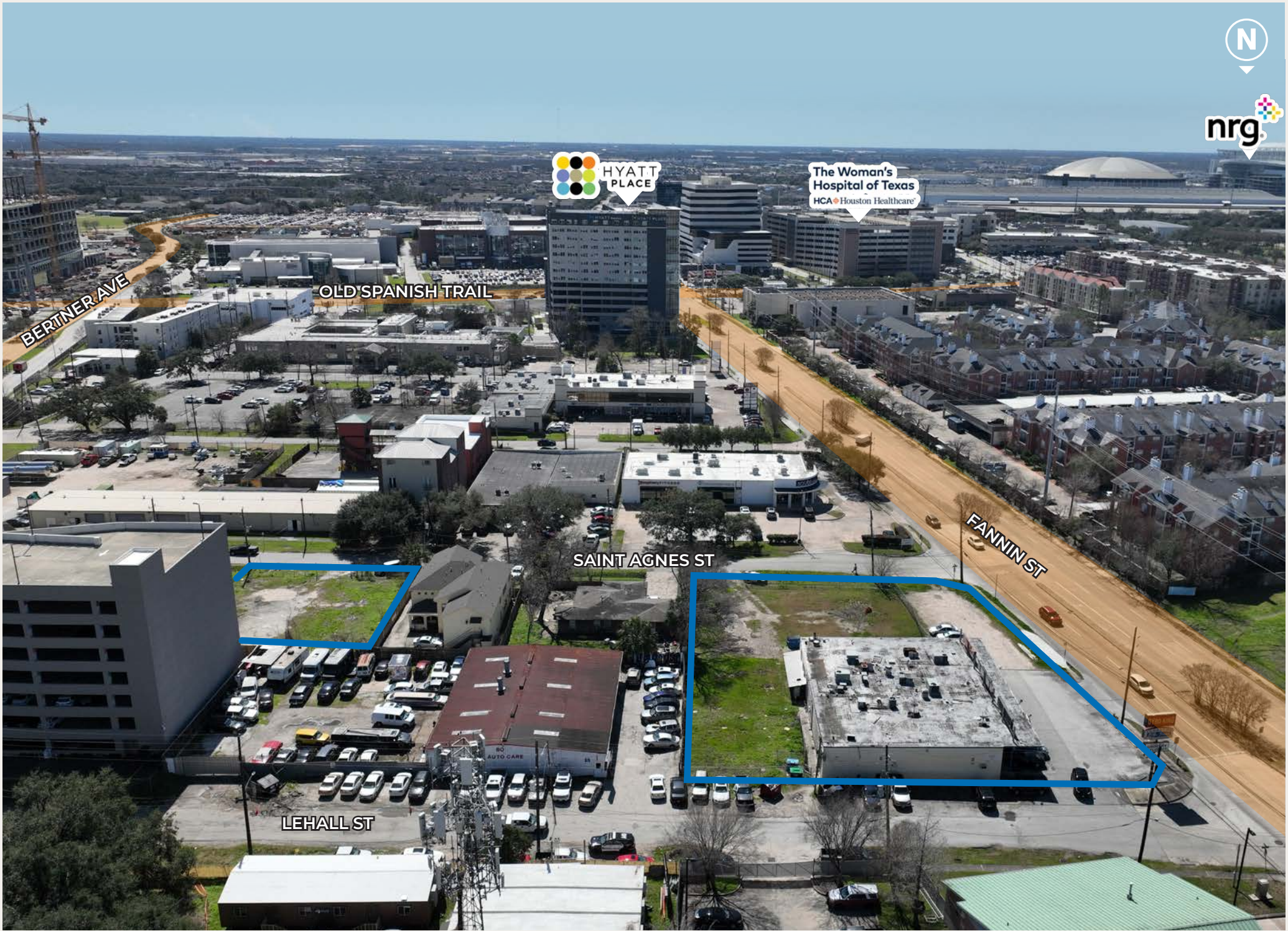
BERTNER AVE

OLD SPANISH TRAIL

SAINT AGNES ST

FANNIN ST

LEHALL ST



SOUTHEAST FACING AERIAL



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

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

HARRIS COUNTY
**INSTITUTE
OF FORENSIC SCIENCES**

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

**HYATT
PLACE**

**HELIX
PARK**

**BLOSSOM
Houston**

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