

LAND FOR SALE

2306 S MACGREGOR WAY

nrg

HELIX PARK

TEXAS MEDICAL CENTER

HERMANN PARK

CAMDEN DR

ALMEDA RD

S MACGREGOR RD

N MACGREGOR RD


TRANSWESTERN
REAL ESTATE
SERVICES

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PROPERTY INFORMATION



Submarket : MacGregor

Type : Land for Sale

Address : 2306 S. MacGregor Way
Houston, TX 77021

Land Size : ±3.45 AC (±150,325 SF)

Utilities : Available - City of Houston

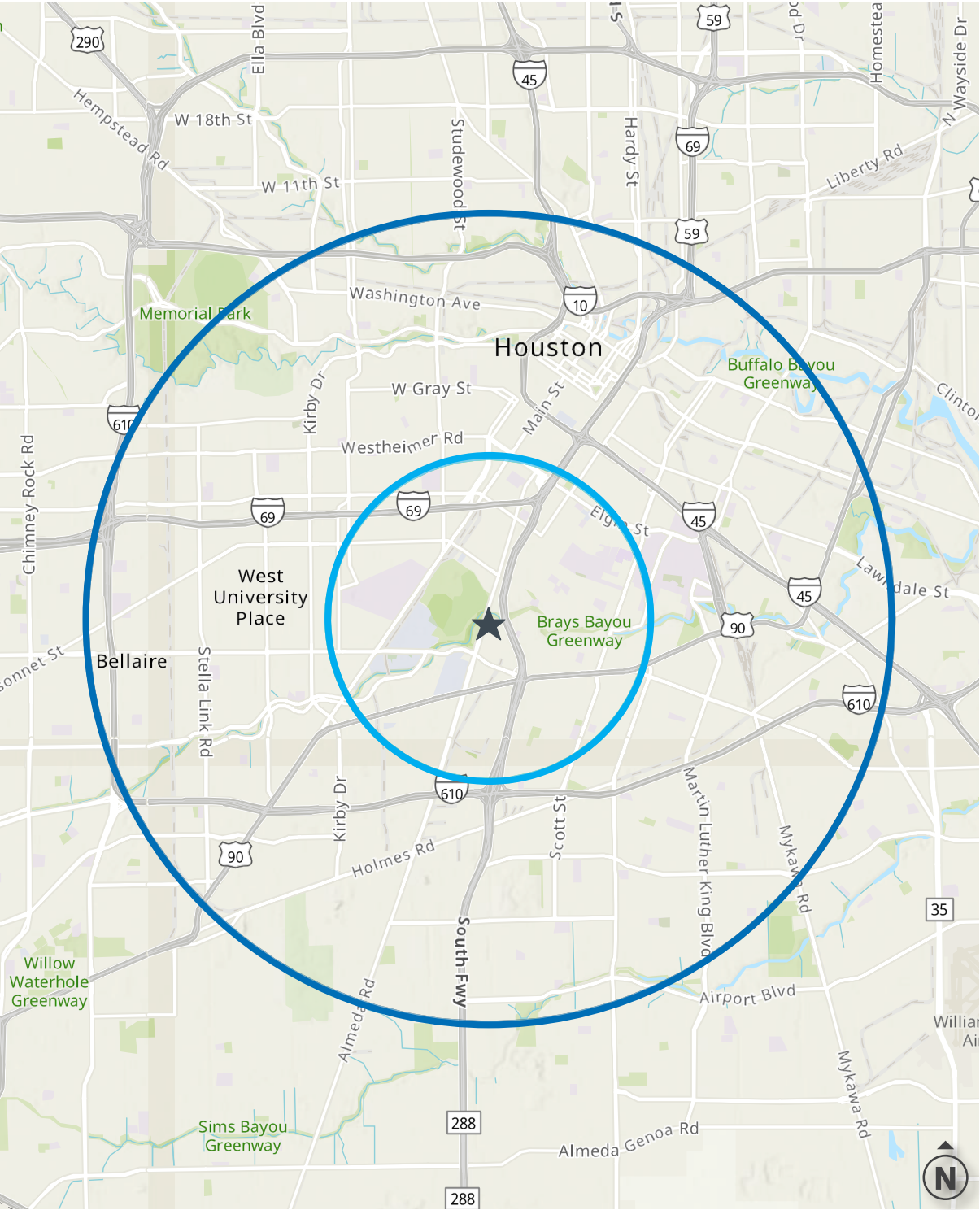
Flood Plain : 100 year

Tax ID : 134 495 001 0001

Zoning : None - Unrestricted

Asking Price : Call Broker

DEMOGRAPHICS

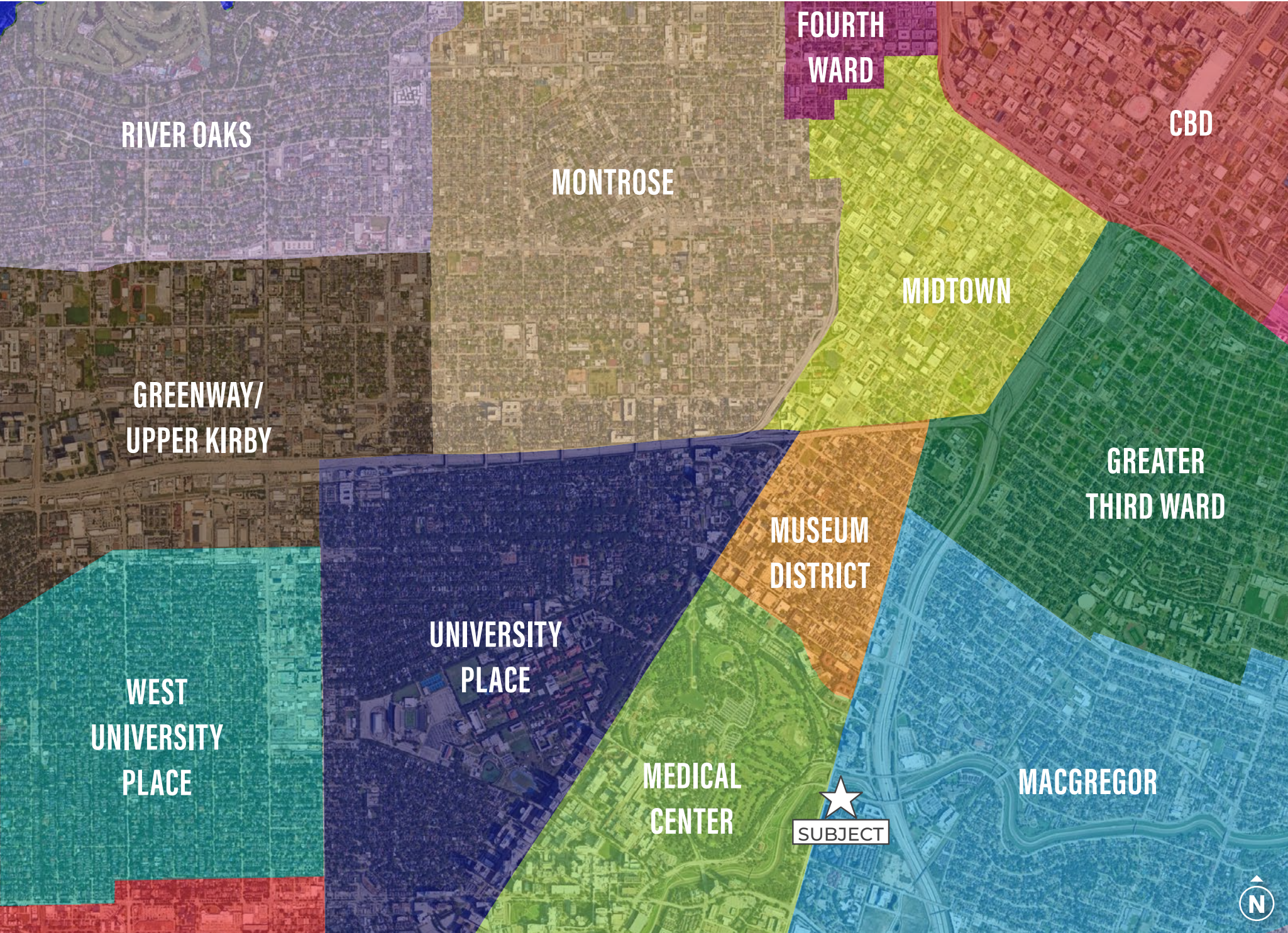


	2 mile radius	5 mile radius
Average HH Income	\$94,034	\$109,469
Total Consumer Spending	\$1.1B	\$6.4B
2024 Total HH	39,564	213,551
Renter to Homeowner Ratio	2:1	1:1
Median Age	33	35
Median HH Value	\$383,544	\$404,202
Some College or Degree	58%	54%

DEVELOPMENT HIGHLIGHTS

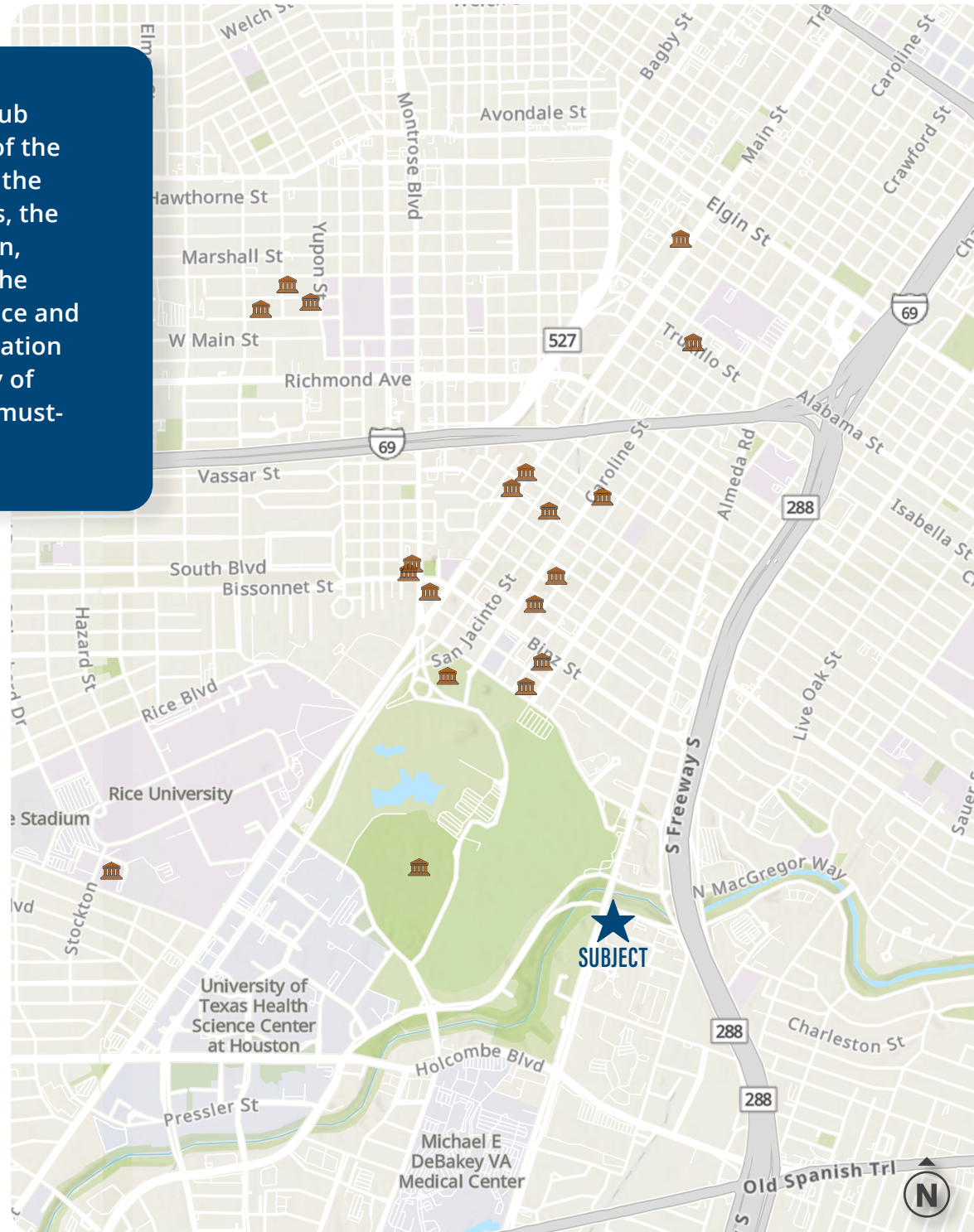
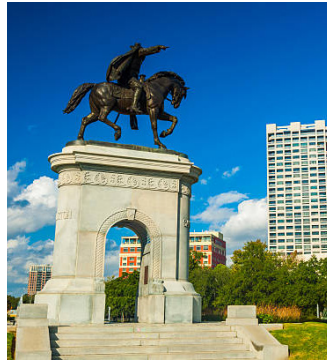
- ◇ **Unrestricted** development site
- ◇ **Prime location** near the Texas Medical Center with easy access to Hwy 288
- ◇ **High visibility & traffic exposure** along MacGregor Way and Almeda Road
- ◇ **Growing neighborhood** with nearby HEB and Hermann Park

SURROUNDING NEIGHBORHOODS



MUSEUM DISTRICT

The Museum District in Houston, Texas, is a vibrant cultural hub home to 19 museums within a 1.5-mile radius, making it one of the most museum-dense areas in the U.S. Key attractions include the Houston Museum of Natural Science, the Museum of Fine Arts, the Contemporary Arts Museum Houston, and the Menil Collection, offering a diverse range of art, history, and science exhibits. The area is also home to Hermann Park, which provides green space and outdoor activities, and is easily accessible via public transportation and walking paths. With its educational programs, rich variety of exhibits, and nearby dining options, the Museum District is a must-visit destination for both locals and tourists.



TEXAS MEDICAL CENTER

RICE UNIVERSITY

HERMANN PARK

TEXAS MEDICAL
CENTER

SITE

Phase I includes 290,000 SF of lab and office space and 25,000 SF of lab incubator space

LEVIT
GREEN

VA MEDICAL
CENTER

HELIX
PARK

BAYLOR

OLD SPANISH TRAIL

THE WOMEN'S
HOSPITAL OF
TEXAS

UT SYSTEM
RESEARCH PARK
(MD ANDERSON + UT HEALTH)

TMC At A Glance

The largest medical complex in the works - it is the forefront of advancing life sciences. Home to the brightest minds in medicine, TMC nurtures cross-institutional collaborations, creativity, and innovation

13,600+

Total Heart Surgeries

180,000+

Annual Surgeries

8th

Largest US business district

\$3 Billion

In Construction Projects Underway

50M

Developed SF

10M

Annual Patient Visits

12,000

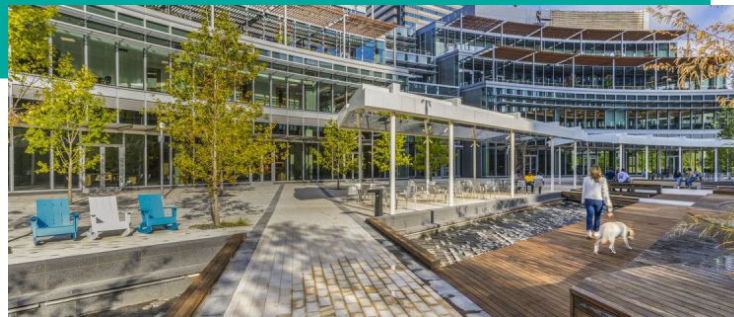
Total TMC Employees

750,000

ER Visits Per Year

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.



30,000+

Permanent Jobs Created

\$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

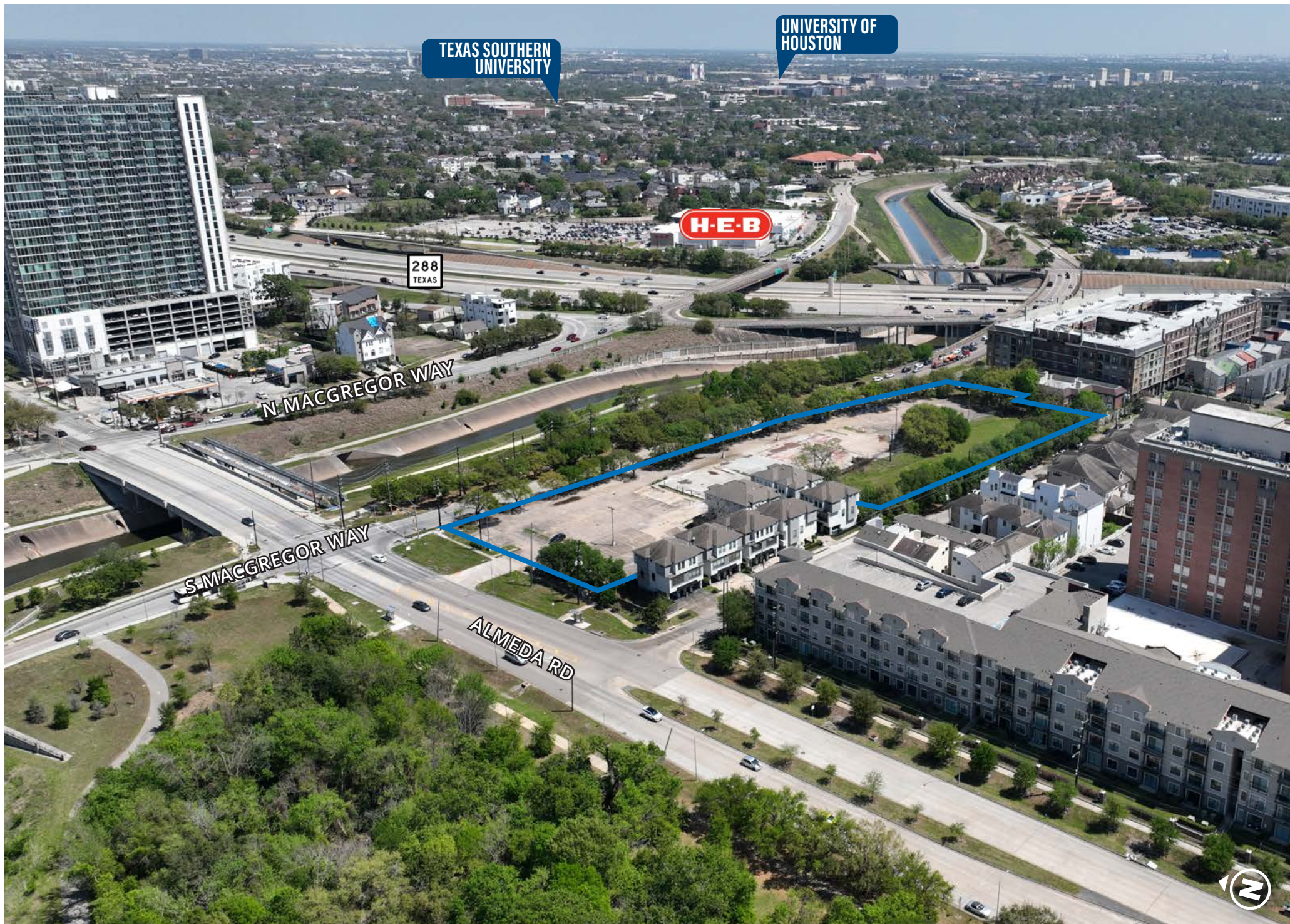
250,000 SF

of TMC3 Collaborative Building

1

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





TEXAS SOUTHERN
UNIVERSITY

UNIVERSITY OF
HOUSTON

H-E-B

288
TEXAS

N MACGREGOR WAY

S MACGREGOR WAY

ALMEDA RD



TEXAS MEDICAL CENTER

GALLERIA

GREENWAY PLAZA

HOUSTON ZOO

RICE UNIVERSITY

HERMANN PARK

HERMANN PARK
GOLF COURSE

ALMEDA RD

CAMDEN DR

S MACGREGOR WAY



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FOR MORE INFORMATION:

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