

# Land For Sale | 2306 S MACGREGOR WAY



HELIX PARK

TEXAS MEDICAL CENTER

HERMANN PARK



ALAMEDA RD

CAMDEN DR

S MACGREGOR RD

N MACGREGOR RD



**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

**KYLE S. WALKER**  
ASSOCIATE  
713.231.1584  
kyle.walker@transwestern.com

# 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

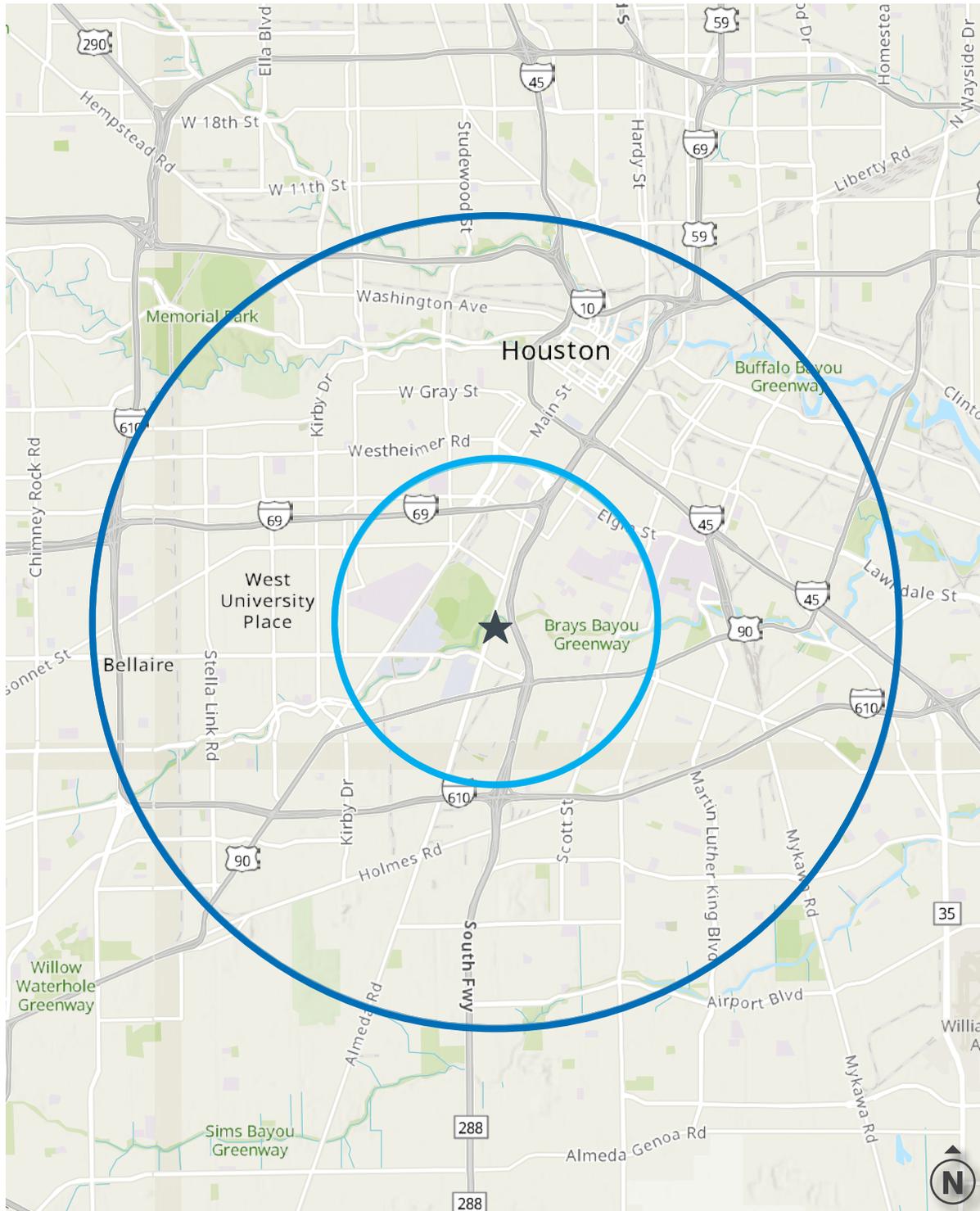
**Flood Plain :** 100 year

**Tax ID :** 134 495 001 0001

**Zoning :** None - Unrestricted

**Asking Price :** Call Broker

# Demographics

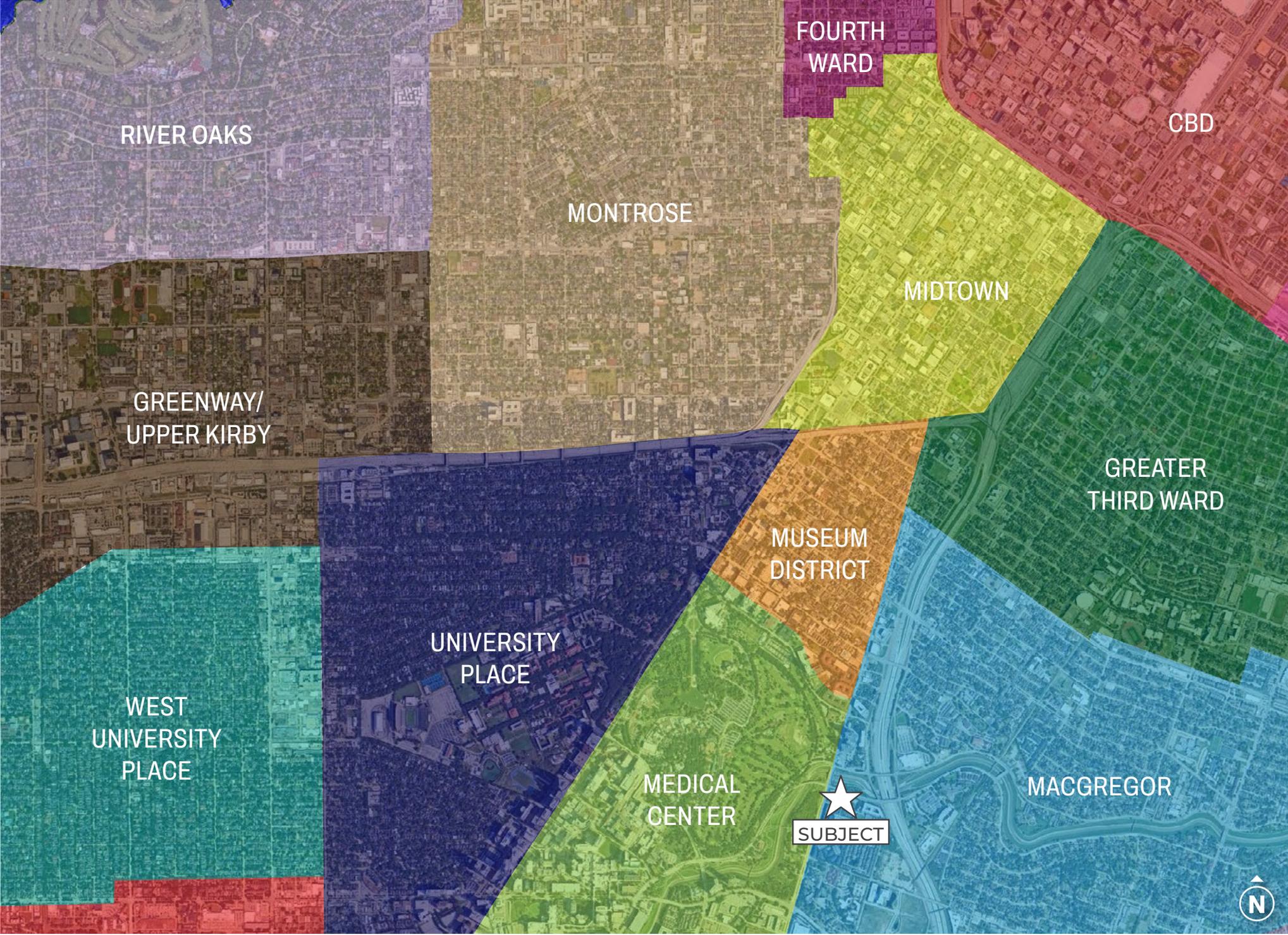


	2 mile radius	5 mile radius
Average HH Income	\$94,034	\$109,469
Total Consumer Spending	\$1.1B	\$6.4B
2024 Total HH	39,564	213,551
Renter to Homeowner Ratio	2 : 1	1 : 1
Median Age	33	35
Median HH Value	\$383,544	\$404,202
Some College or Degree	58%	54%

## DEVELOPMENT HIGHLIGHTS

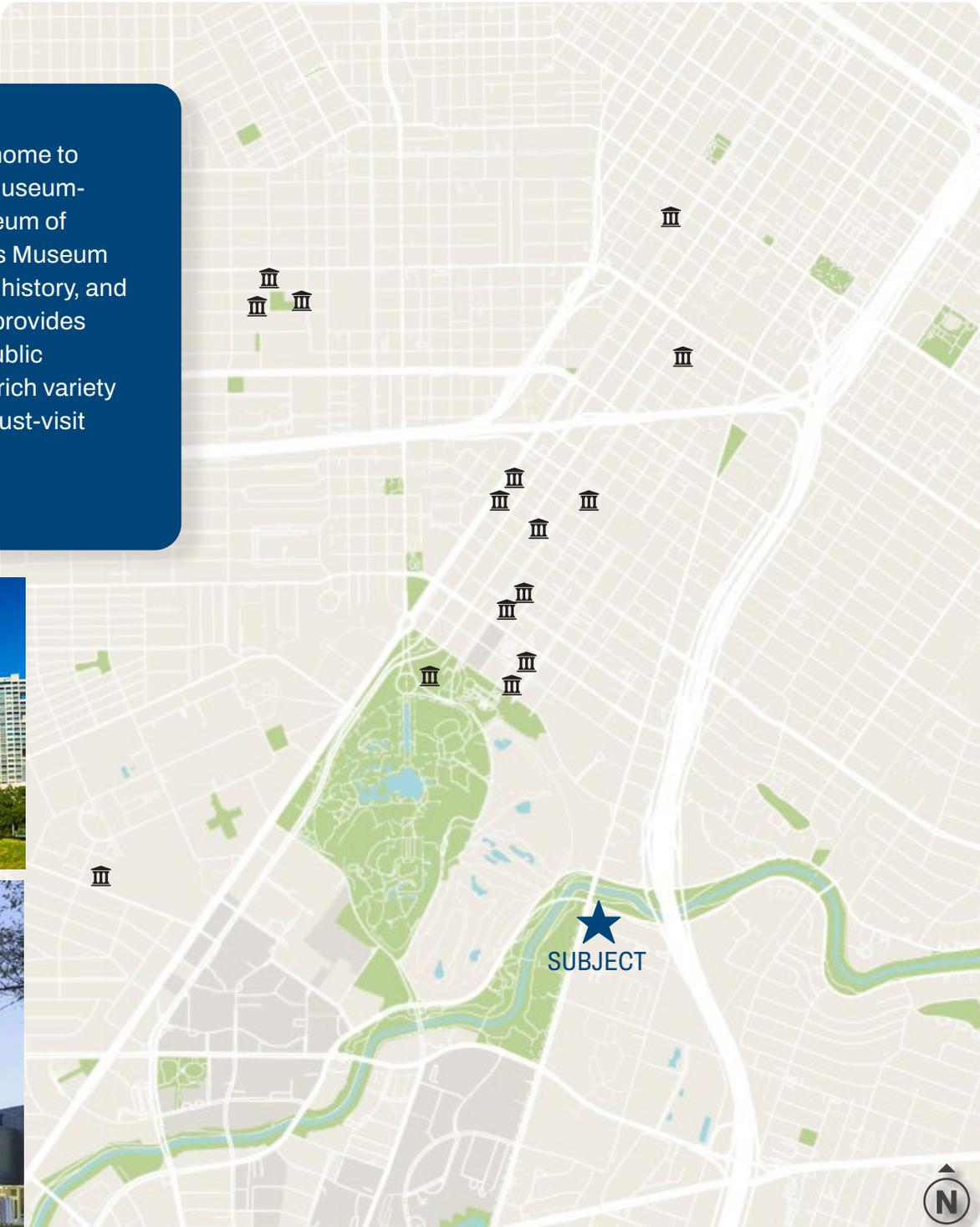
- ◇ **Unrestricted** development site
- ◇ **Prime location** near the Texas Medical Center with easy access to Hwy 288
- ◇ **High visibility & traffic exposure** along MacGregor Way and Alameda Road
- ◇ **Growing neighborhood** with nearby HEB and Hermann Park

# Surrounding Neighborhoods

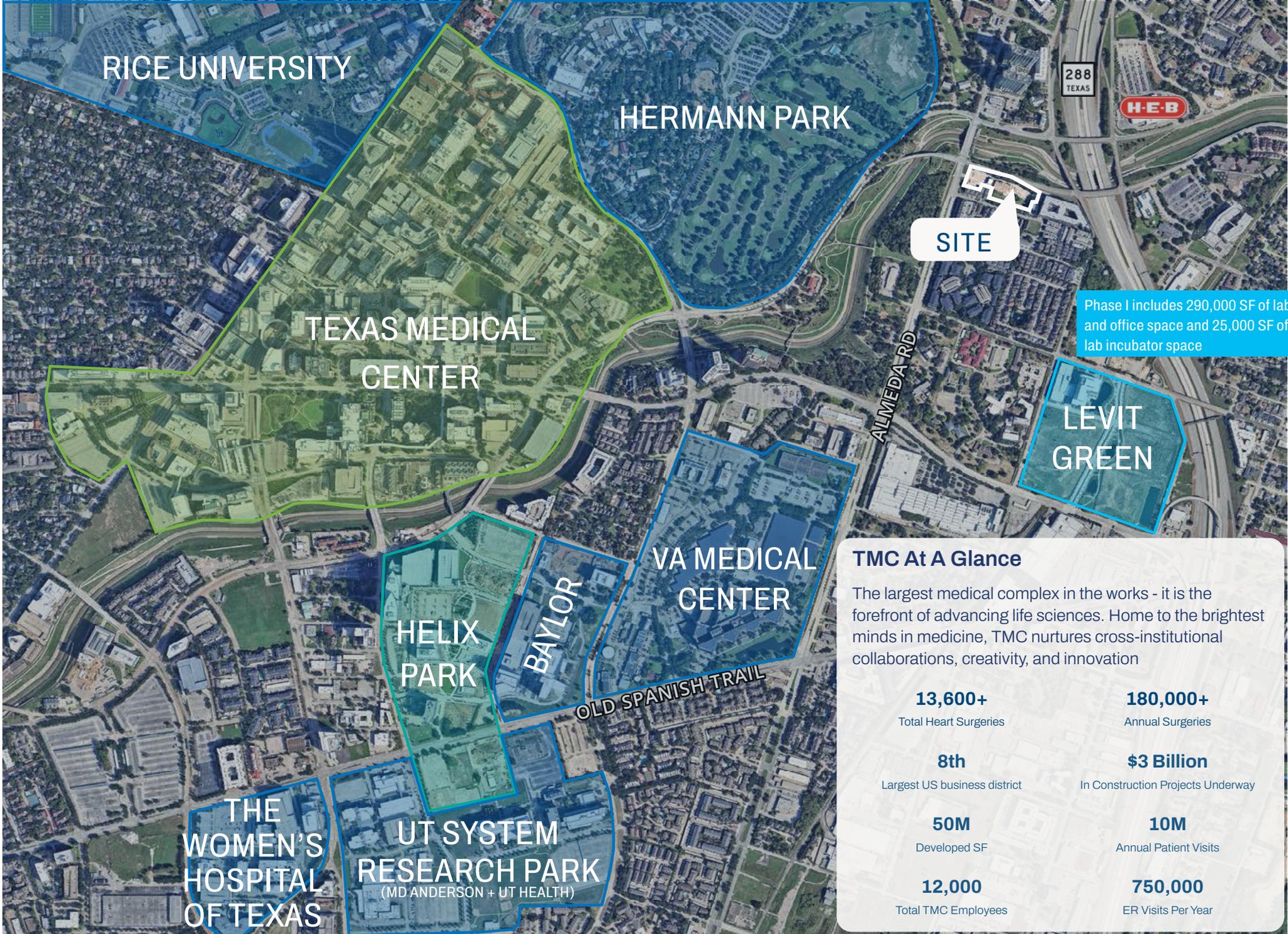


# Museum District

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



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

## 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 Soace

**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

# AERIAL



CBD

MUSEUM DISTRICT

MIDTOWN

ALLURE HERMANN  
PARK AT  
MED CENTER

MOSAIC  
RESIDENTIAL  
NORTH  
CONDOMINIUM  
ASSOCIATION

HERMANN PARK

288  
TEXAS

H-E-B

ALAMEDA RD

N MACGREGOR WAY

VENDIR AT  
HERMANN PARK

S MACGREGOR WAY

CAMDEN DR



# AERIAL

TEXAS  
SOUTHERN  
UNIVERSITY

UNIVERSITY  
OF HOUSTON

H-E-B

288  
TEXAS

N MACGREGOR WAY

S MACGREGOR WAY

ALMEDA RD



# AERIAL



TEXAS MEDICAL CENTER

GALLERIA

GREENWAY PLAZA

HOUSTON ZOO

RICE UNIVERSITY

HERMANN PARK

HERMANN PARK  
GOLF COURSE

ALMEDA RD

CAMDEN DR

S MACGREGOR WAY



**LAND FOR SALE | 2306 S MacGregor Way Houston, TX 77021**

**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

**KYLE S. WALKER**  
ASSOCIATE  
713.231.1584  
kyle.walker@transwestern.com



1900 W Loop S #1300 | Houston, TX 77027  
T 713.270.7700 | [www.transwestern.com](http://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.