



# Texas Medical Center REDEVELOPMENT OPPORTUNITY

±15.24 ACRES FOR SALE  
DIVISIBLE TO ±4-ACRE PARCELS  
7125 - 7135 ARDMORE ST. 77054

CBRE

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**THE OPPORTUNITY**

This ±15 acre tract near the Texas Medical Center and US 288 is ripe for redevelopment. The site is just south of Hines' Levit Green master-planned life science ecosystem and less than one mile from TMC Helix Park. The property includes an existing 4-story office building, a ±55,000 SF warehouse and has City of Houston utilities for additional development.

# INVESTMENT SUMMARY



## LAND AREA

$\pm$ 15.24 ACRES OF LAND  
IN 3 PARCELS, DIVISIBLE



## OFFICE SPACE

$\pm$ 42,300 SF, 4-STORY  
OFFICE BUILDING



## WAREHOUSE IMPROVEMENTS

$\pm$ 139,825 SF



## TOTAL IMPROVEMENTS

$\pm$ 182,125 SF



## DIVISIBLE OFFERING

$\pm$ 3.57-ACRE PARCEL OR  
PARCELS #1 & 2 CAN BE  
SUBDIVIDED INTO  $\pm$ 4 ACRE  
PARCELS  
(SEE BELOW -----)



## UTILITIES

CITY OF HOUSTON



## PRICE

CONTACT BROKER  
SELLER FINANCING AVAILABLE  
TO QUALIFIED PURCHASERS

## LAND PARCELS

	Parcel Number	Address	Legal Description	Acreage
1	1234470010001	7125 Ardmore St.	RES A BLK 1 HUGHES ARDMORE SEC 1	1.22
2	0100190000020	7135 Ardmore St.	TRS 1 & 2 BLK 15 CLINTON - OLD	10.47
3	0100180000015	7132 Ardmore St.	TRS 7 & 8B BLK 14 CLINTON - OLD	3.57

\* 1 & 2 HAVE A NON-RESIDENTIAL USE RESTRICTION



# GROWING, ACCESSIBLE LOCATION ON HWY 288

POPULATION	1 Mile	3 Miles	5 Miles
2022 Population - Current Year Estimate	16,812	150,105	409,909
2022-2027 Annual Population Growth Rate	0.63%	0.61%	0.68%
2022 Average Household Income	\$65,004	\$93,896	\$118,977
2027 Average Household Income Growth Rate	18.98%	14.82%	13.08%

Click here to access the full demographic report



# TEXAS MEDICAL CENTER

## THE LARGEST MEDICAL COMPLEX IN THE WORLD

### TEXAS MEDICAL CENTER

- Largest medical center in the world on 1,400 acres
- 8<sup>th</sup> Largest U.S. Business District (\$25B GDP)
- +60 best in class academic and clinical partners
- 10 Million annual patient visits
- 11,000 total patient beds
- 106,000+ employees

### TMC RESEARCH & TRANSLATION

- \$850 million of NIH Funding in 2020
- ±2,000 clinical trials annually
- ±225 active start-up life science companies
- 21 Core CPRIT Facilities
- ±180K Annual Surgeries
- ±50M SF of Developed Facilities
- ±\$3B of new construction underway
- World's largest & top rated cancer center
- ±\$25B annual gross domestic product

### LIFE SCIENCES REPORT



- 1 Rice University
- 2 UT Health Science Center
- 3 Memorial Hermann Health System
- 4 Baylor College of Medicine
- 5 Houston Methodist Hospital
- 6 McGovern Medical School at UTHealth
- 7 TMC Executive Office
- 8 Texas Children's Hospital
- 9 The University of Texas MD Anderson Cancer Center
- 10 Texas A&M Health Science Center
- 11 UTHealth Science Center
- 12 Michael E DeBakey VA Medical Center
- 13 TMC Innovation Institute
- 14 TMC Helix Park
- 15 Baylor St. Luke's Medical Center
- 16 UT System Research Park
- 17 TMC Bioport

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# Texas Medical Center LAND REDEVELOPMENT OPPORTUNITY

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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