



GALLERIA

RICE UNIVERSITY

TEXAS  
MEDICAL CENTER

HERMANN PARK

MACGREGOR WAY

VA

TMC INNOVATION

HINES LEVIT GREEN

2ML

OLD SPANISH TRAIL

ENCOMPASS HEALTH

KIK

ALICE STREET

SCHLUMBERGER

VIRTUO

COH

288  
TEXAS

HOURLANI

MD  
ANDERSON

CORDER STREET

MDA

2ML

ARDMORE STREET

AVANTI  
CITYSIDE

VERMILLION

# 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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Exclusive Advisors

Micheal Palmer  
713 577 1545  
micheal.palmer2@cbre.com

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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**  
±15.24 ACRES OF LAND  
IN 3 PARCELS, DIVISIBLE



**OFFICE SPACE**  
±42,300 SF, 4-STORY  
OFFICE BUILDING



**WAREHOUSE IMPROVEMENTS**  
±139,825 SF



**TOTAL IMPROVEMENTS**  
±182,125 SF



**DIVISIBLE OFFERING**  
±3.57-ACRE PARCEL OR  
PARCELS #1 & 2 CAN BE  
SUBDIVIDED INTO ±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

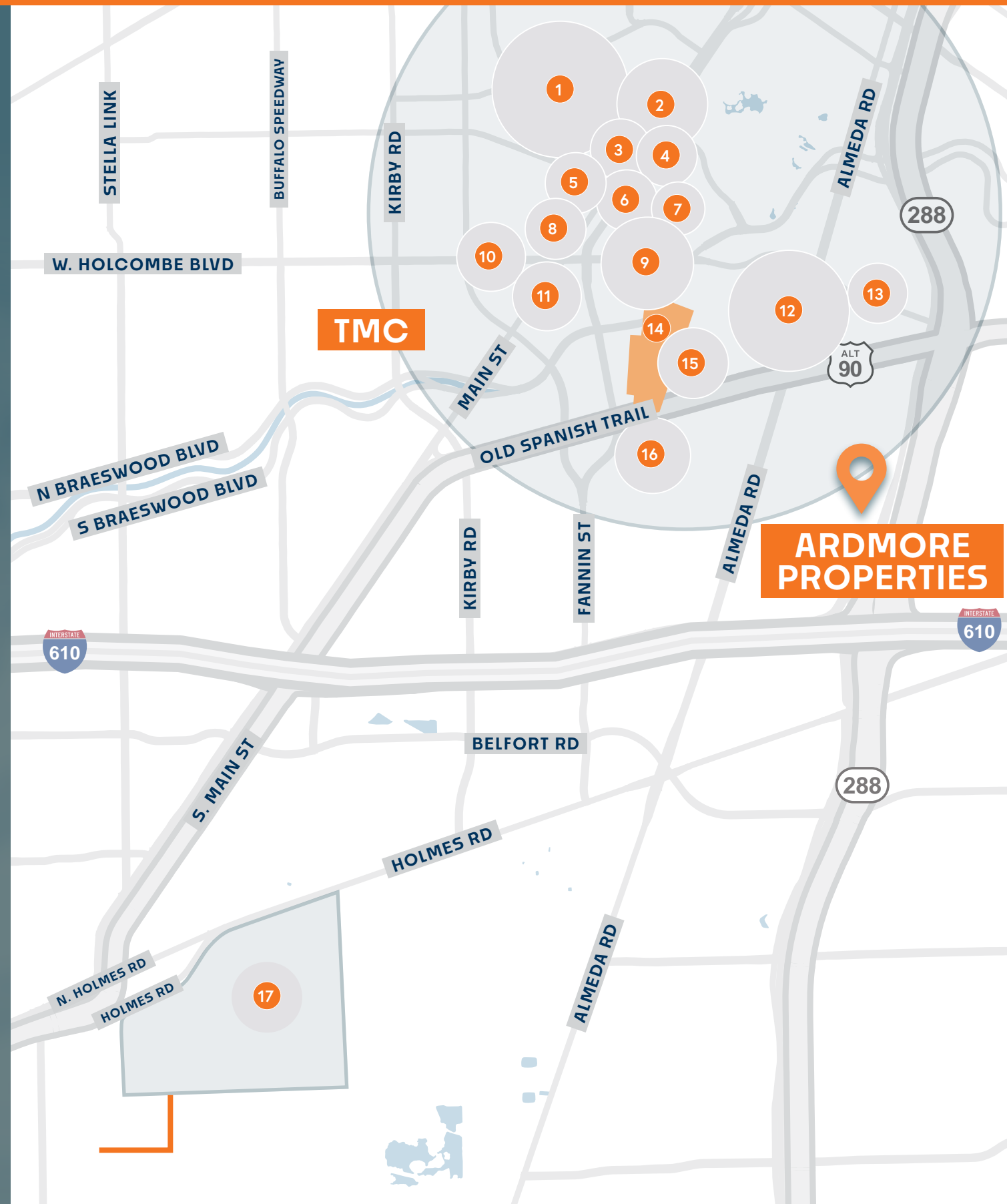
### TEXAS MEDICAL CENTER

- 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 Micheal 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:

**Micheal Palmer**

Senior Vice President

713 577 1545

[micheal.palmer2@cbre.com](mailto:micheal.palmer2@cbre.com)

**CBRE**