

HOUSTON CBD

PORT OF HOUSTON

RICE UNIVERSITY

TMC | TEXAS MEDICAL CENTER

±19.2 AC
OLD SPANISH TRAIL & GREENBRIAR

90 | 18,650 VPD

Old Spanish Trail | 18,650 VPD

Greenbriar Dr | 9,946 VPD

La Concha Ln

N Stadium Dr | 4,149 VPD

NRG CONVENTION CENTER



ASTRODOME

±19.2 AC

OLD SPANISH TRAIL & GREENBRIAR

HOUSTON, TEXAS



THE OFFERING

Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present the opportunity to purchase a ± 19.2 acre development site in the Texas Medical Center (“the Property”) in Houston, TX. The Property is one of the few remaining large development sites in the Texas Medical Center. Located at the intersection of Hwy 90 (Old Spanish Trail) and Greenbriar Dr, the Property is visible to over 28k vehicles per day. The site is directly connected to NRG Park through N Stadium Dr, and the METRORail on Greenbriar connects the site to the remainder of the Texas Medical Center, as well as the Museum District and CBD. The Property has exceptional flexibility for use given it is surrounded by streets on all four sides and has eight access points, with the ability to add more. With the potential to attract medical, life sciences, multifamily, office, hospitality, and more, this unrestricted site presents a rare opportunity for the next large development project in the Texas Medical Center.



INVESTMENT HIGHLIGHTS



RICE UNIVERSITY

TEXAS MEDICAL CENTER

HOUSTON ZOO

HERMAN PARK GOLF COURSE

HARRISHEALTH

HOUSTON Methodist
LEADING MEDICINE

#UTHealth Houston

St. Luke's Health

THE UNIVERSITY OF TEXAS
MD Anderson
Cancer Center

MEMORIAL
HERMANN

Baylor
College of
Medicine

ATM
HEALTH

Texas Children's
Hospital

TMC | HELIX PARK

The University of
Texas System

THE LANESBOROUGH
546 UNITS

THE WOMEN'S HOSPITAL OF TEXAS

±19.2 AC

OLD SPANISH TRAIL & GREENBRIAR

Old Spanish Trail | 18,650 VPD

90 | 18,650 VPD

Greenbriar Dr | 9,946 VPD

N Stadium Dr | 4,149 VPD



THE TEXAS MEDICAL CENTER

Access to the Texas Medical Center's 100k workforce via METRORail

160k visitors daily, coming from all over the world

WALKABLE TO NRG PARK

NRG Stadium, NRG Convention Center, and NRG Arena hold over 500 events per year

Home to the Houston Texans and Houston Livestock Show & Rodeo

EXCEPTIONAL VISIBILITY AND CONNECTIVITY

The Property sits on Hwy 90, visible to 18,650 VPD

Hwy 90 connects to the 610 Loop and Hwy 288 within minutes

PREMIER SITE ACCESSIBILITY

8 points of access to 4 different streets

<5 Minute walk from NRG Convention Center and the nearest METRORail Station.

PROPERTY DESCRIPTION

NRG CONVENTION CENTER

TWO-STORY
52,000 SF

1,518 TOTAL PARKING SPACES

FUTURE MULTIFAMILY
DEVELOPMENT

SITE SIZE

± 19.2 Acres (10.3 Acres covered/paved)

BUILDING SIZE

Building: Two-Story, 52,000 SF

PARKING SPACES

1,518 Spaces

ADDRESS

1500 Old Spanish Trl, Houston, TX 77054

SCHOOLS

Houston Independent School District

- Longfellow Elementary
- Cullen Middle School
- Bellaire High School

OPPORTUNITY ZONE

Yes (Low-Income Community)

UTILITIES

City of Houston
75MW of power with Centerpoint Available
to go up to 200MW

ZONING & DENSITY

There are no zoning or density restrictions
within the City of Houston

FLOOD PLAIN

Located in the 500-Yr Flood Plain

CONCEPTUAL PLAN

*Detailed Massing Studies Available in the Data Room



EXCEPTIONAL DEMOGRAPHIC POSITIONING



±19.2 AC
OLD SPANISH TRAIL & GREENBRIAR

90 | 18,650 VPD

Old Spanish Trail | 18,650 VPD

La Concha Ln

N Stadium Dr | 4,149 VPD

NRG CONVENTION CENTER

Greenbriar Dr | 9,946 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2010 Population	17,819	124,064	361,352
% Population Growth (2010-2025)	8.9%	16.1%	19.8%
2025 Population	19,408	144,026	432,938
2025 Total Housing Units	13,628	78,660	225,901
2025 Median Age	31.4	34.9	34.9
% Working in Healthcare Industry	29.3%	23.6%	17.8%
2025 Average Household Income	\$86,870	\$152,064	\$141,815

THE TEXAS MEDICAL CENTER

The Texas Medical Center (TMC) - the largest medical complex in the world - was founded in 1914 and is at the forefront of advancing life sciences. Home to the brightest minds in medicine, TMC nurtures cross-institutional collaboration, creativity, and innovation collectively pushing the limits of what is possible in modern medicine.

Beyond the global medical impact stemming from the work done at TMC, the center serves as the life blood and strength of the economic foundation for Houston and the larger region. The TMC provides economic resiliency, job growth, employment opportunities, and demand for ancillary real estate development.

10 MILLION

Patient Encounters
per year

8TH

Largest Business District in
the United States

\$3 BILLION

In Construction
Projects Underway

9,200

Total
Patient Beds

20

Universities
and Colleges

60+

Member
Institutions

55 MILLION+

Developed
Square Feet

\$25 BILLION

Annual
Budget

106,000+

Jobs in Healthcare
& Life Sciences

1,400

Acres of TMC & Member
Institution Campuses

300+

Research
Labs

50,000+

Life Science
Students



HELIX PARK

HOTEL AND CONFERENCE CENTER

TMC³ RESIDENTIAL

ATM
HEALTH

BEACON
CAPITAL PARTNERS

CAMPUS PARKING

DYNAMIC I & II

Baylor
College of
Medicine

COLLABORATIVE
RESEARCH
BUILDING

THE UNIVERSITY OF TEXAS
MDAnderson
Cancer Center

BEACON
CAPITAL PARTNERS

THE UNIVERSITY OF TEXAS
MDAnderson
Cancer Center

The Site sits less than half a mile west of Helix Park and borders Houston's medical research campus within the world's largest medical complex. The city's expanding life science ecosystem, anchored by leading research institutions, creates an environment where innovation and opportunity flourish.

Key:

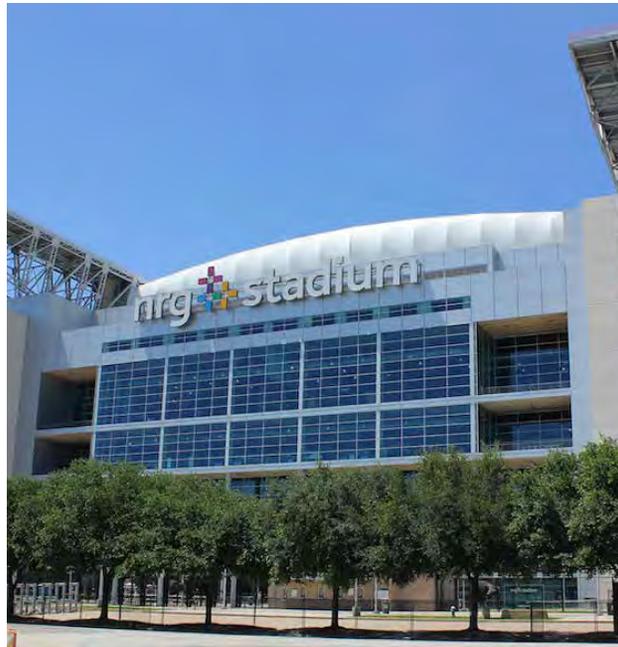
Under Construction

Built Buildings

Future Site

UTHealth Houston

NRG PARK

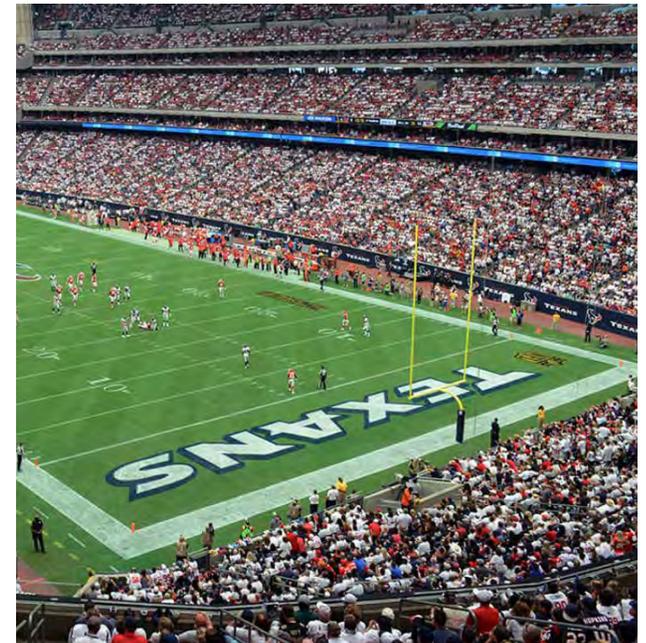


NRG Stadium

- Home stadium of the NFL's Houston Texans
- Venue for the Houston Livestock Show and Rodeo
- Hosts the Texas Bowl and many matches of the United States men's national soccer team
- NRG Stadium is the only rodeo and NFL indoor/outdoor retractable roof stadium
- Configurable to utilize a 125,000 SF space for various events
- Suitable for general sessions, catered functions, exhibits, concerts, and more
- Hosted the 2024 College Football Playoff National Championship
- Offers four massive concourse levels for special events
- Stadium roof design allows for flexible rigging configuration for major audio & visual presentations
- Features 196 suites to complement the stadium experience

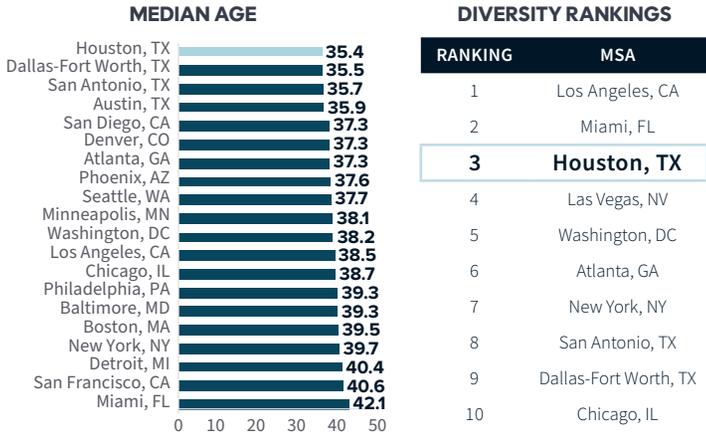
NRG Convention Center

- Features over 1.4 million square feet of rentable space across multiple buildings
- Accommodates events ranging from 1,000 to 100,000+ attendees
- Hosts major trade shows, conventions, consumer shows, and corporate events
- Offers 100,000+ square feet of meeting room space across multiple facilities
- Primary venue for the Houston Livestock Show and Rodeo exhibitions and carnival
- Hosts automotive shows, home and garden exhibitions, and major consumer events
- Provides flexible space divisibility for simultaneous multiple events
- Connected to NRG Stadium via pedestrian walkways for combined event experiences



HOUSTON RESILIENCY: FIVE THINGS TO KNOW

01 Houston is a thriving and diverse city with the youngest population among major U.S. metros



Texas was the top state for population growth in 2024, with 65% of growth coming from in-migration.

TOP 5 METROS FOR IN-MIGRATION

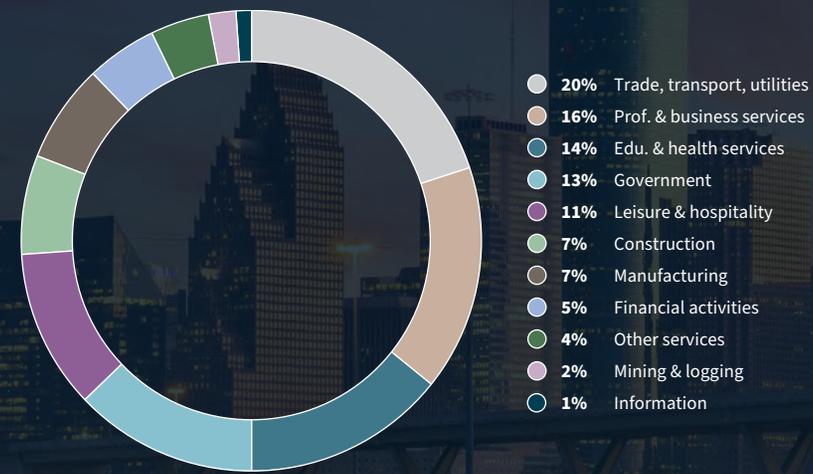
RANKING	MSA
1	New York
2	Los Angeles
3	Chicago
4	New Orleans
5	Riverside



02 Houston's total nonfarm employment is approaching 3.5 million in 2025, a 16% increase over the past 10 years

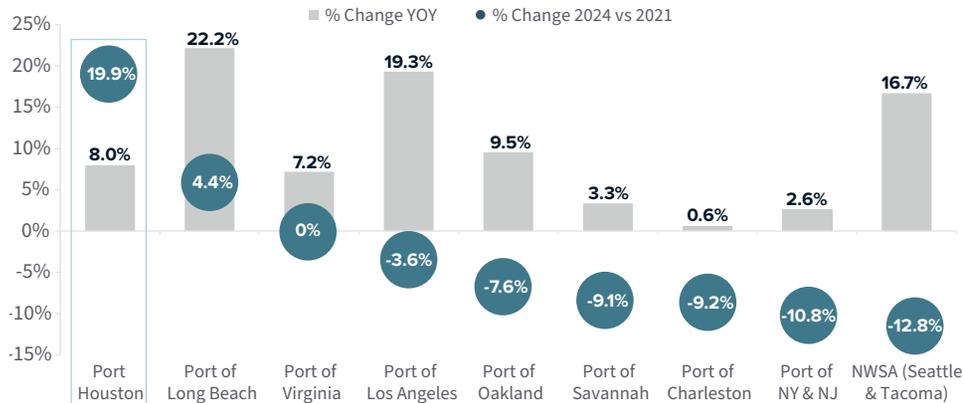


Houston's Industry Diversity

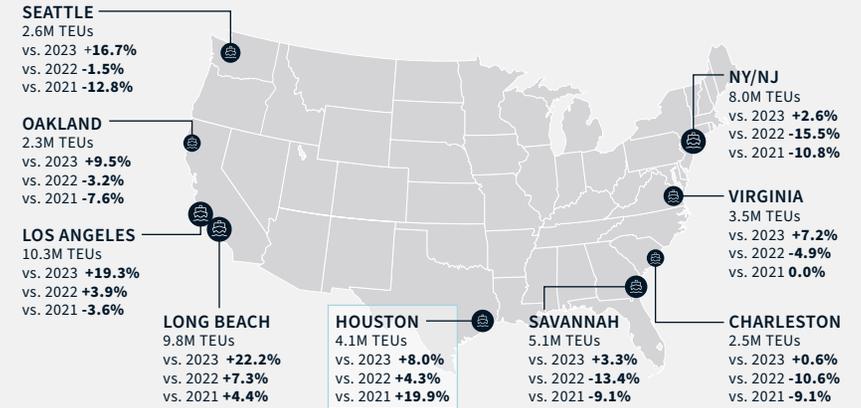


HOUSTON RESILIENCY: FIVE THINGS TO KNOW

03 Port Houston continues its record-breaking growth, a major economic engine for the entire Gulf Coast region.



Port Houston is now the 5th-largest container terminal in the U.S.



04 Houston is home to 26 Fortune 500 companies, ranking 3rd nationally for corporate headquarters in 2025.

RANKING	COMPANY NAME	RANKING	COMPANY NAME
8	ExxonMobil	194	Halliburton
16	Chevron	197	Waste Management
28	Phillips 66	214	Group 1 Automotive
56	Sysco	224	Corebridge Financial
75	ConocoPhillips	256	Targa Resources
78	Enterprise Products Partners	275	Cheniere Energy
92	Plains GP Holdings	289	Kinder Morgan
143	Hewlett Packard Enterprise	345	Westlake Corporation
153	NRG Energy	422	APA
155	Baker Hughes	443	NOV
159	Occidental Petroleum	450	CenterPoint Energy
183	EOG Resources	474	Par Pacific Holdings
184	Quanta Services	480	KBR

05 Houston was the only Texas metro to land on the U.S. life sciences cluster rankings due to its impressive base of talent and research institutions. The life sciences sector has seen marked employment growth, advancing greater Houston's position as an emerging market



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