

MAIN ST HOUSTON, TEXAS

DOWNTOWN
HOUSTON

TMC

TEXAS
MEDICAL
CENTER



BRAESWOOD
PLACE



I-610 S Loop W | 189,568 VPD

Buffalo Speedway

Main Street | 70,212 VPD

W Belfort St | 16,779 VPD

±12.62 Acres For Sale Near The Texas Medical Center



MAIN STREET

Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present ±12.62 acres along Main Street (US-90), between I-610 S and W Belfort Street, in Southwest Houston. The Property is strategically located just South of the Texas Medical Center, NRG Stadium, and many prominent Houston neighborhoods such as Braeswood Place, West University, and Meyerland. The site sits in a high visibility area on Main Street, with ±750’ of frontage, and allows for easy access across the city of Houston along major thoroughfares. The site is ideal for a wide variety of development uses in a tight market.

POPULATION SUMMARY	1 MILE	3 MILE	5 MILE
2010 Population	15,594	108,686	383,957
2020 Population	19,075	117,715	428,767
2022 Population	19,673	120,253	436,237
2027 Population	20,172	123,192	447,220
2022-2027 Annual Rate	0.50%	0.48%	0.50%
Median Age	32.5	35.2	34.5
Average Household Income	\$60,765	\$78,687	\$65,544
Average Home Value	\$302,721	\$433,791	\$391,802



±12.62 acres at W Belfort Avenue and Main Street, strategically located south of the highly acclaimed Texas Medical Center



**Main Street
Houston, TX 77025**



**±12.62 Acres
±750' of Main Street Frontage**



70,212 VPD on S Main St



**Located near World Renowned Medical
Facilities**



**Zoning does not apply in the City of
Houston**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	19,673	120,253	436,237
Median Age	32.5	35.2	34.5
Average Home Value	\$302,721	\$433,791	\$391,802
Average Household Income	\$60,765	\$78,687	\$65,544
Education - Bachelor's Degree or Higher	50.3%	67.0%	50.9%



TEXAS MEDICAL CENTER

 **UTHealth**
The University of Texas
Health Science Center at Houston

 **McGovern**
Medical School


(MULTIPLE LOCATIONS)

BEN TAUB GENERAL HOSPITAL
HARRISHEALTH SYSTEM

THE UNIVERSITY OF TEXAS
MD Anderson
Cancer Center
Making Cancer History®
(MULTIPLE LOCATIONS)


MICHAEL E. DeBAKEY
VETERANS AFFAIRS
MEDICAL CENTER

MEMORIAL
HERMANN

HOUSTON
Methodist
LEADING MEDICINE


Texas Children's
Hospital
(MULTIPLE LOCATIONS)

±10 million
patient
encounters
per year

50 million
developed
square feet

\$3 Billion in
construction
projects
underway

Over
106,000 total
employees

Over 50 million square feet of excellent patient care, education, research, and medical office space comprise the **Texas Medical Center (TMC)**. The largest medical center in the world, TMC attracts some of the greatest minds to its esteemed institutions and has both the largest children's and cancer hospital in the nation. Texas Medical Center is home to **21 nationally recognized hospitals, 49 not-for-profit medical institutions, 6 nursing schools, 3 medical schools, 2 pharmacy schools, and a dental school.**

Just minutes away from several major city destinations



Houston at a Glance

Geography


9
Counties
in the Houston MSA

10,000
Square miles
larger than the state of NJ

Population & Demos

7.2
Million
residents in the
Houston MSA

2.3
Million
residents in the
city of Houston

 **1 in 4** Houstonians are foreign-born
5th most populous MSA in the nation
4th most populous city in the nation

Clutch City



International Hub

6th largest
Multi-Airport System
in the U.S. (2020)

44.9 million
Passengers

Global Hub for
Healthcare Innovation
Advanced Technology

Economy



26th largest
economy in the world if Houston
were an independent nation



7th largest
U.S. metro economy in the nation



\$488.1 Billion GDP [2020]

Employment

3.3 Million Jobs in the Houston MSA
more than 35 states and nearly a quarter of Texas'
entire employment base

Houston's job gains totaled 6.1% year-over-year,
second in the U.S. among major markets

188,400
New jobs created Year-Over-Year (September 2022)

130,000
New jobs forecasted in 2022

Corporate Headquarters

25
Fortune 500
companies call Houston home

3rd largest
number of Fortune 500
companies in the nation

5th largest
number of Fortune
1000 companies in the
nation

Global Trade City



1,700
Foreign-Owned Firms

1st in U.S. Export
1st Gulf Coast Container Port

Houston Ship Channel
Ranks #1 in Nation

1st
In Domestic
& Foreign
Waterborne
Tonnage

Texas Medical Center

Largest Medical Complex in the World



\$25 billion
in Local Gdp

8th largest
Business District in the U.S.

10 million
Patient Encounters per Year

106,000+
Employees at TMC

JLL TEAM

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date