

LAND FOR SALE ±3.23 AC | 7979 FANNIN ST



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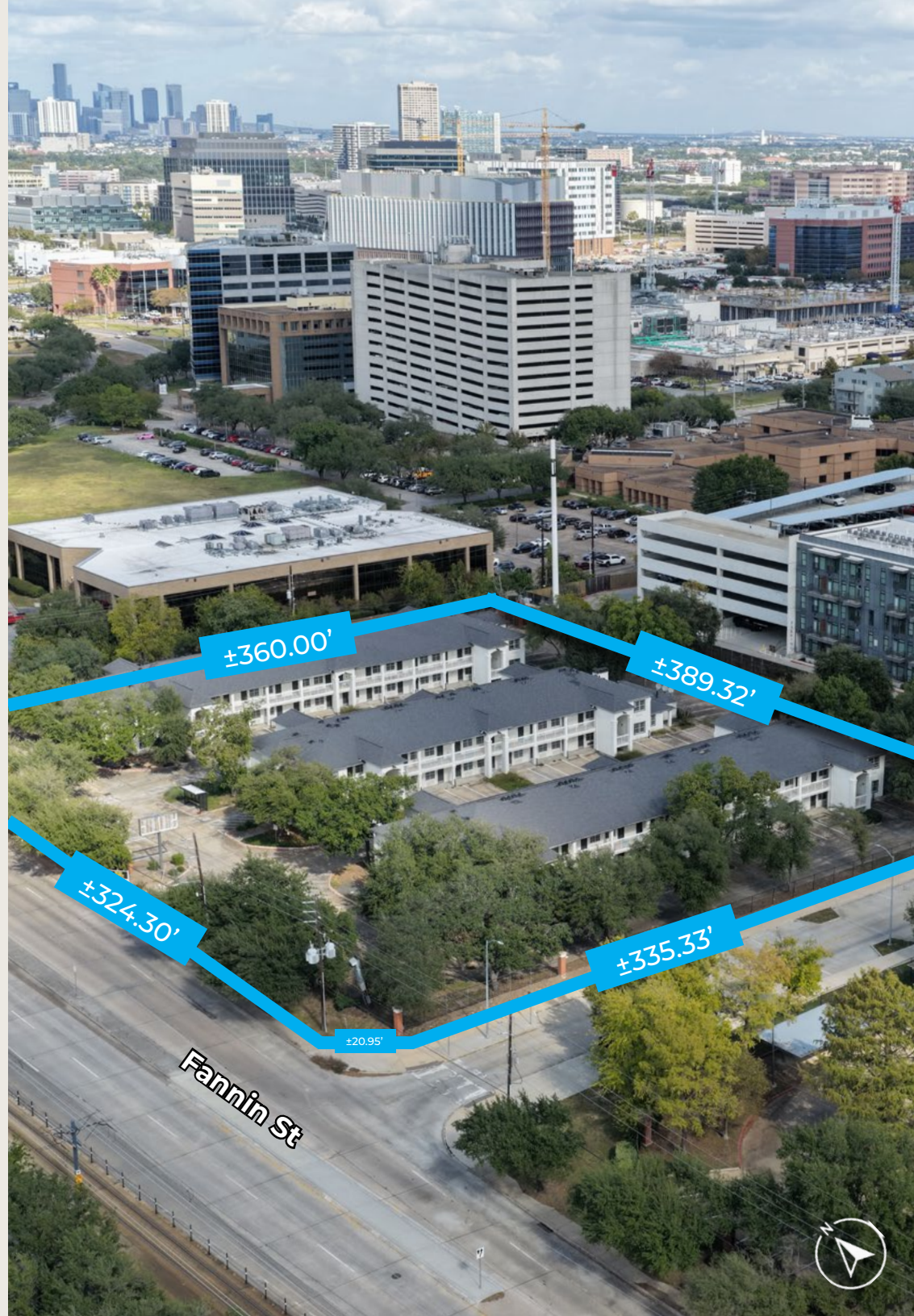
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PROPERTY HIGHLIGHTS

Type	Land for Sale
Land Size	±3.23 AC (±140,848 SF)
Address	7979 Fannin St Houston, TX 77054
County	Harris
Opportunity Zone	Yes
Utilities	City of Houston
Tax ID	118 232 001 0001
Total Rooms	166 Rooms
Total Parking Spots	168 Spots
Asking Price	Call Broker



LOOKING SOUTHWEST

HOUSTON ASTRODOME

NRG STADIUM

NRG CENTER

HOUSTON
METHODIST
TRAINING CENTER

Fannin St

Fannin St



LOOKING SOUTHEAST



Revl Med Center

Fannin St

Fannin St



LOOKING NORTH

TEXAS MEDICAL
CENTER

DOWNTON HOUSTON

THE WOMAN'S
HOSPITAL OF TEXAS

Revl Med Center

Fannin St



LOOKING NORTHWEST

GALLERIA

SMITHLANDS SITE
(TMC)

THE WOMAN'S
HOSPITAL OF TEXAS

Fannin St

Fannin St

Revl Med Center



LOOKING NORTHEAST

HELIX PARK

BAYLOR
COLLEGE
OF MEDICINE

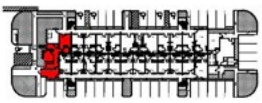
UT HEALTH
THE UNIVERSITY
OF TEXAS

Revl Med Center

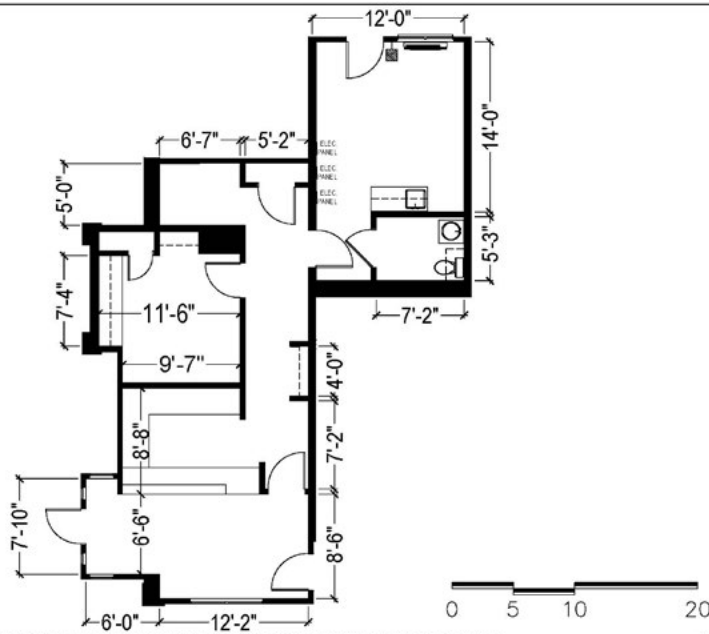
Fannin St

Fannin St





797 NUA
884 NRA



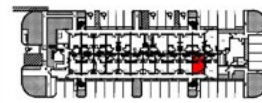
7979 FANNIN ST.
LOBBY

CB22601.79-S.H

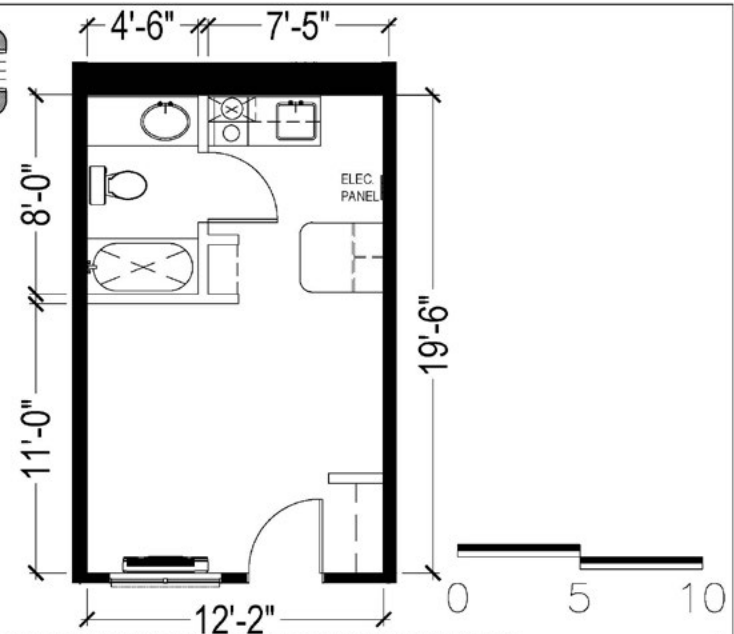
AUGUST 4, 2026



CONSTRUCTION DOCUMENTS
ARCHITECTURAL
FLOOR PLANS
7979 FANNIN ST. 7979 FANNIN ST. 7979 FANNIN ST.
ARCHITECTURAL
FLOOR PLANS



TYP. 236 NUA
TYP. 261 NRA



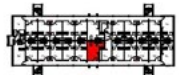
7979 FANNIN ST.
TYPICAL SINGLE ROOM

CB22601.79-S.H

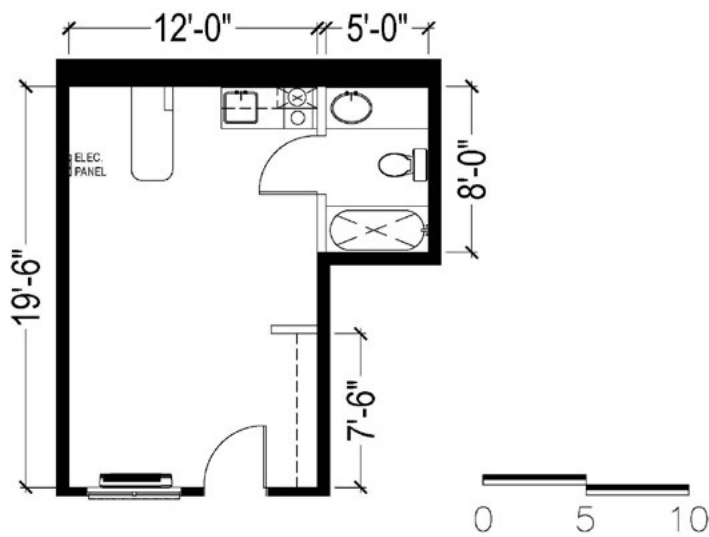
AUGUST 4, 2026



CONSTRUCTION DOCUMENTS
ARCHITECTURAL
FLOOR PLANS
7979 FANNIN ST. 7979 FANNIN ST. 7979 FANNIN ST.
ARCHITECTURAL
FLOOR PLANS



TYP. 279 NUA
TYP. 302 NRA



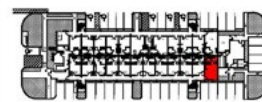
7979 FANNIN ST.
TYP. DELUXE ROOM

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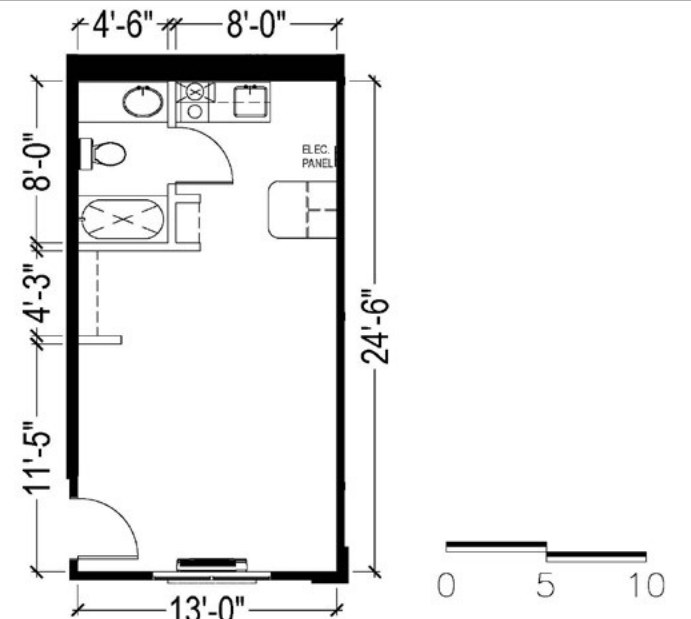
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CONSTRUCTION DOCUMENTS
ARCHITECTURAL
FLOOR PLANS
7979 FANNIN ST. 7979 FANNIN ST. 7979 FANNIN ST.
ARCHITECTURAL
FLOOR PLANS



TYP. 298 NUA
TYP. 352 NRA



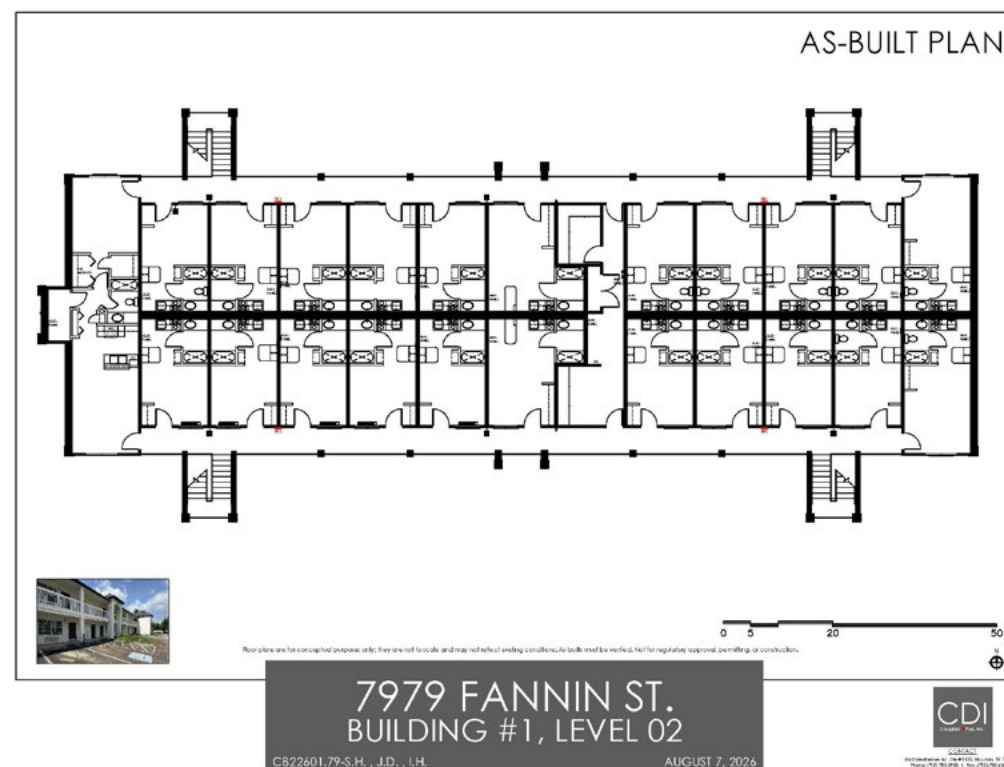
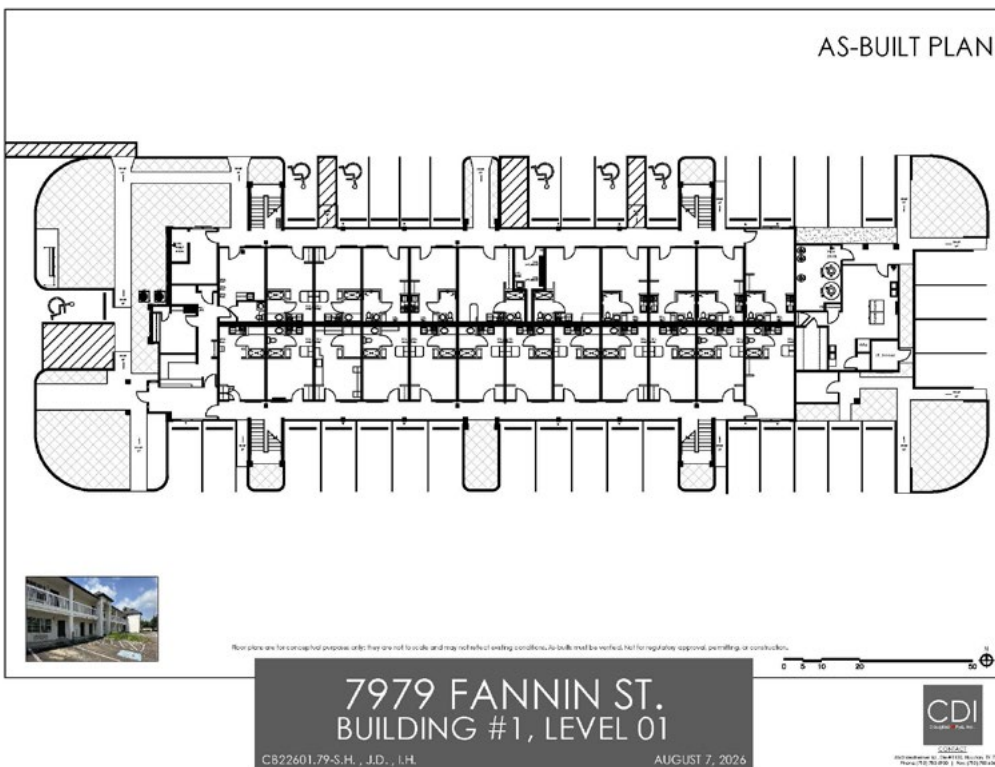
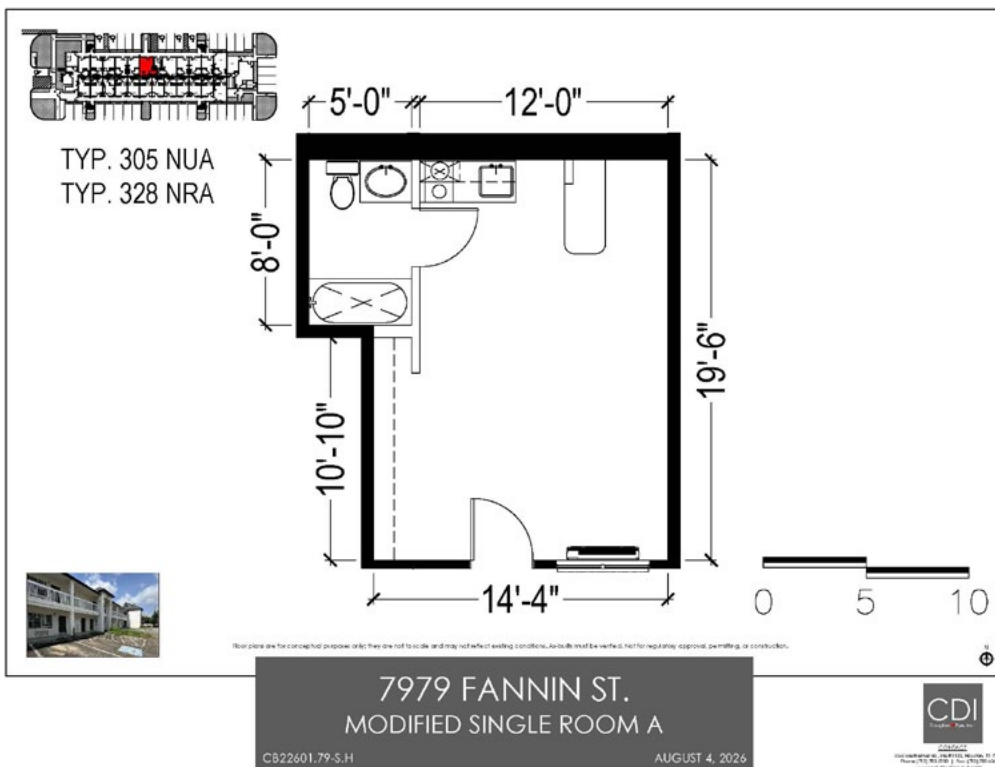
7979 FANNIN ST.
TYPICAL DOUBLE ROOM

CB22601.79-S.H

AUGUST 4, 2026



CONSTRUCTION DOCUMENTS
ARCHITECTURAL
FLOOR PLANS
7979 FANNIN ST. 7979 FANNIN ST. 7979 FANNIN ST.
ARCHITECTURAL
FLOOR PLANS





7979 Fannin Street - Property Area Breakout & Information

Address	Gross Sq. Ft.	Gross Sq. Ft. (CONDITIONED)	Gross Sq. Ft. (Dwelling NUA)	Gross Sq. Ft. (Dwelling NRA)
7979 Fannin St. Houston, Texas 77054	63,244	48,308	44,909	50,278
Building #1	19,066	14,612	13,599	15,086
Building #1 - Level 01	10,041	7,868	7,394	8,137
Building #1 - Level 02	9,025	6,744	6,205	6,949
Building #2	22,089	16,848	15,655	17,596
Building #2 - Level 01	11,047	8,561	7,858	8,841
Building #2 - Level 02	11,042	8,287	7,797	8,755
Building #3	22,089	16,848	15,655	17,596
Building #3 - Level 01	11,047	8,561	7,858	8,841
Building #3 - Level 02	11,042	8,287	7,797	8,755
Total Sq. Ft.	63,244	48,308	44,909	50,278

*****Boiler Room, Exterior Fire Riser Rooms, Exterior Bldg. Storage, and Electrical Rooms (Level 01), and Janitorial Room / Bldg. Storage (Level 02) are **NOT** Conditioned.

Address	Room Count - Dwelling Type Count		
7979 Fannin St. Houston, Texas 77054	Quantity	Average Sq. Ft. (Net Usable Area)	Average Sq. Ft. (Net Rentable Area)
Single Rooms (Non A.D.A Compliant)			
Building #1	30	236 NUA	261 NRA
Building #2	49	236 NUA	262 NRA
Building #3	49	236 NUA	262 NRA
Total Rooms (Net)	128		
Double Rooms (Non A.D.A Compliant)			
Building #1	4	297 NUA	352 NRA
Building #2	8	297 NUA	352 NRA
Building #3	8	297 NUA	352 NRA
Total Rooms (Net)	20		
Deluxe Rooms (Non A.D.A Compliant)			
Building #1	4	279 NUA	303 NRA
Building #2	4	279 NUA	303 NRA
Building #3	4	279 NUA	303 NRA
Total Rooms (Net)	12		
Connecting Rooms (Non A.D.A Compliant)			
Building #1	1	653 NUA	752 NRA
Building #2	0	-	-
Building #3	0	-	-
Total Rooms (Net)	1		
A.D.A Compliant Single Rooms (Existing)			
Building #1	6 (1 A.D.A Compliant Double Room)	236 NUA	261 NRA
Building #2	0	236 NUA	261 NRA
Building #3	0	236 NUA	261 NRA
Total Rooms (Net)	6		
Total Rooms (Gross)	166 Rooms		
Janitorial Room / Bldg. Storage			
Building #1	1	386 NUA	452 NRA
Building #2	1	387 NUA	453 NRA
Building #3	1	387 NUA	453 NRA
Total Rooms	3		
Bldg. Storage (Exterior)			
Building #1	0	-	-
Building #2	1	35 NUA	61 NRA
Building #3	1	35 NUA	61 NRA
Total Rooms	2		
Electrical Rooms			
Building #1	1	94 NUA	129 NRA
Building #2	1	236 NUA	260 NRA
Building #3	1	236 NUA	260 NRA
Total Rooms	3		
Fire Riser Rooms			
Building #1	1	35 NUA	61 NRA
Building #2	1	35 NUA	61 NRA
Building #3	1	35 NUA	61 NRA
Total Rooms	3		

Address	Parking Count		
7979 Fannin St. Houston, Texas 77054	Quantity		
Building #1	48		
A.D.A. Compliant Parking Spots	6		
Building #2	57		
Building #3	57		
Total Parking Spots (Including A.D.A Spots)	168		

NRG HOUSTON

NRG STADIUM

The only NFL and rodeo venue with a retractable roof, featuring 125,000 SF of flexible event space, four concourse levels, advanced rigging, and 198 luxury suites for premium experiences.

NRG CENTER

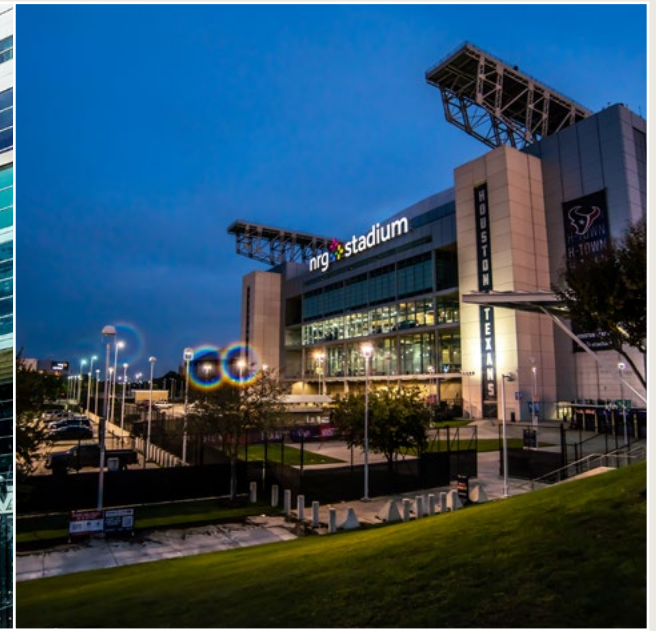
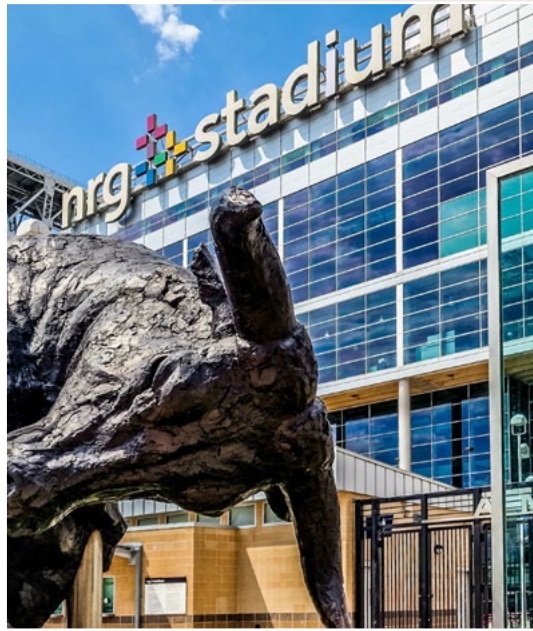
1.4 million SF of exhibit and conference space for trade shows, meetings, and conventions.

NRG ARENA

349,000 SF multipurpose facility suited for concerts, sporting events, and community events.

NRG ASTRODOME

1 million SF historic venue with seating for up to 70,000 ideal for major entertainment and cultural events.





DOWNTON HOUSTON

TEXAS MEDICAL CENTER

HELIX PARK

UT HEALTH SYSTEM RESEARCH THE UNIVERSITY OF TEXAS

THE WOMAN'S HOSPITAL OF TEXAS

7979 FANNIN

Old Spanish Trail

NRG CENTER

NRG STADIUM

HOUSTON ASTRODOME

Fannin St

NRG ARENA

nrg park



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.



\$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

Resdential Tower

521-Room

Hotel with 65,000 SF Conference Center

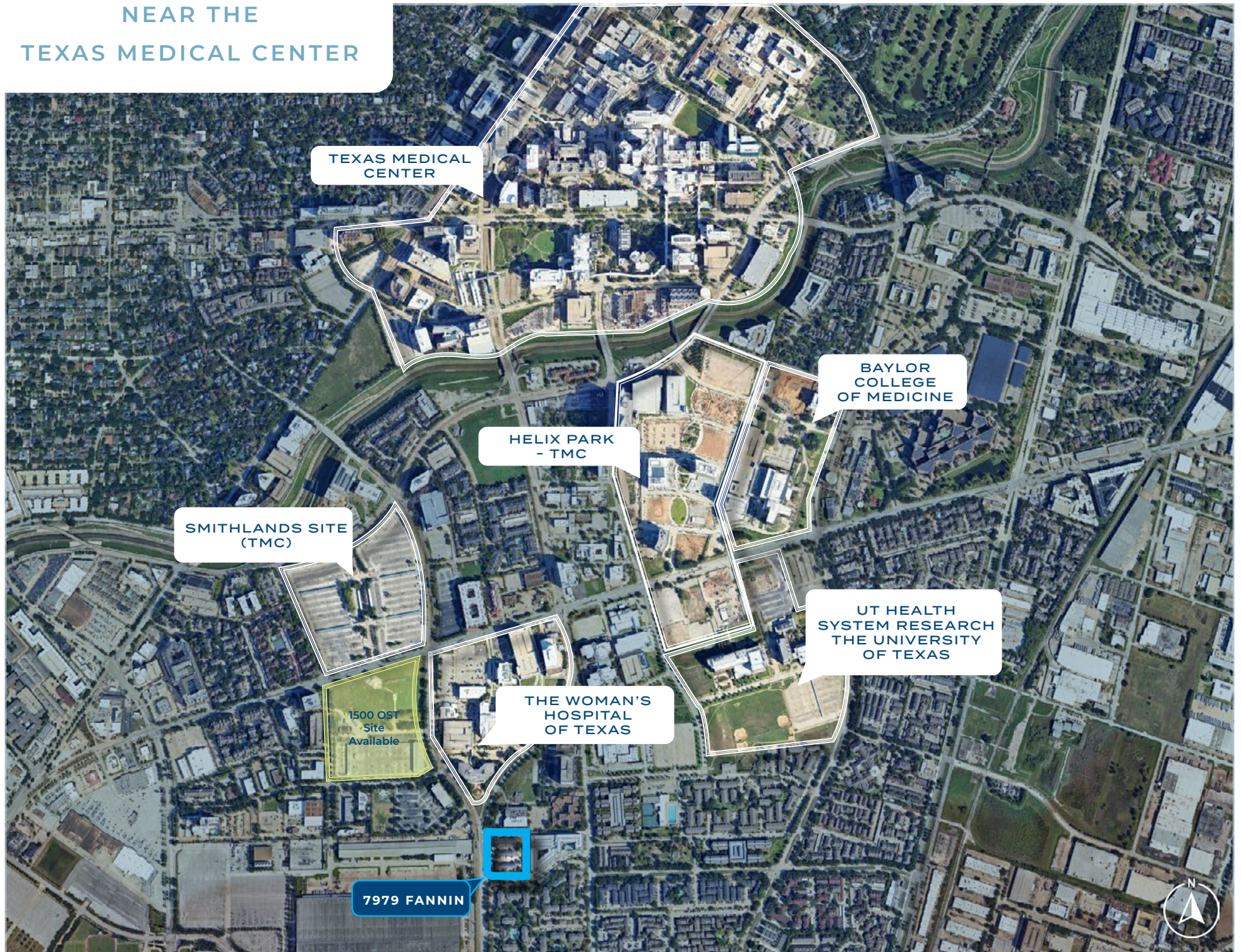
250,000 SF

of TMC3 Collaborative Building

1

Mixed-use Building with Retail & 2,000
Parking Spces

NEAR THE
TEXAS MEDICAL CENTER



TEXAS MEDICAL CENTER

BAYLOR COLLEGE OF MEDICINE

HELIX PARK - TMC

SMITHLANDS SITE (TMC)

UT HEALTH SYSTEM RESEARCH THE UNIVERSITY OF TEXAS

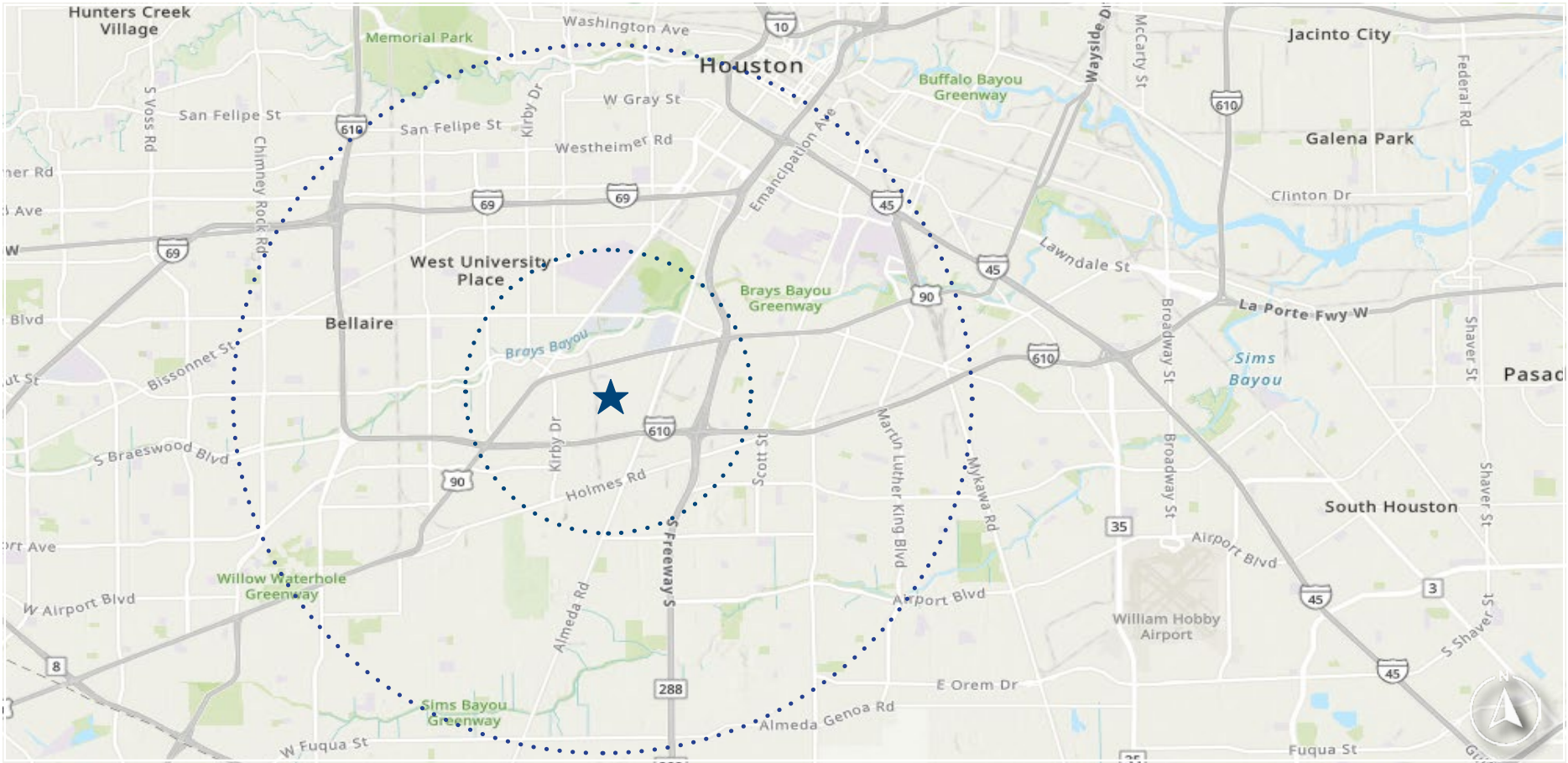
THE WOMAN'S HOSPITAL OF TEXAS

1500 OST Site Available

7979 FANNIN



DEMOGRAPHICS



POPULATION

2 miles

59,675

5 miles

416,508

MEDIAN AGE

2 miles

35

5 miles

37

AVG. HOUSEHOLD INCOME

2 miles

\$108,243

5 miles

\$130,105

PROPERTY TAX

2024

\$95,148

LAND FOR SALE

7979 FANNIN ST HOUSTON, TX 77054
±3.23 AC (±140,847 SF)

FOR MORE INFORMATION:

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