



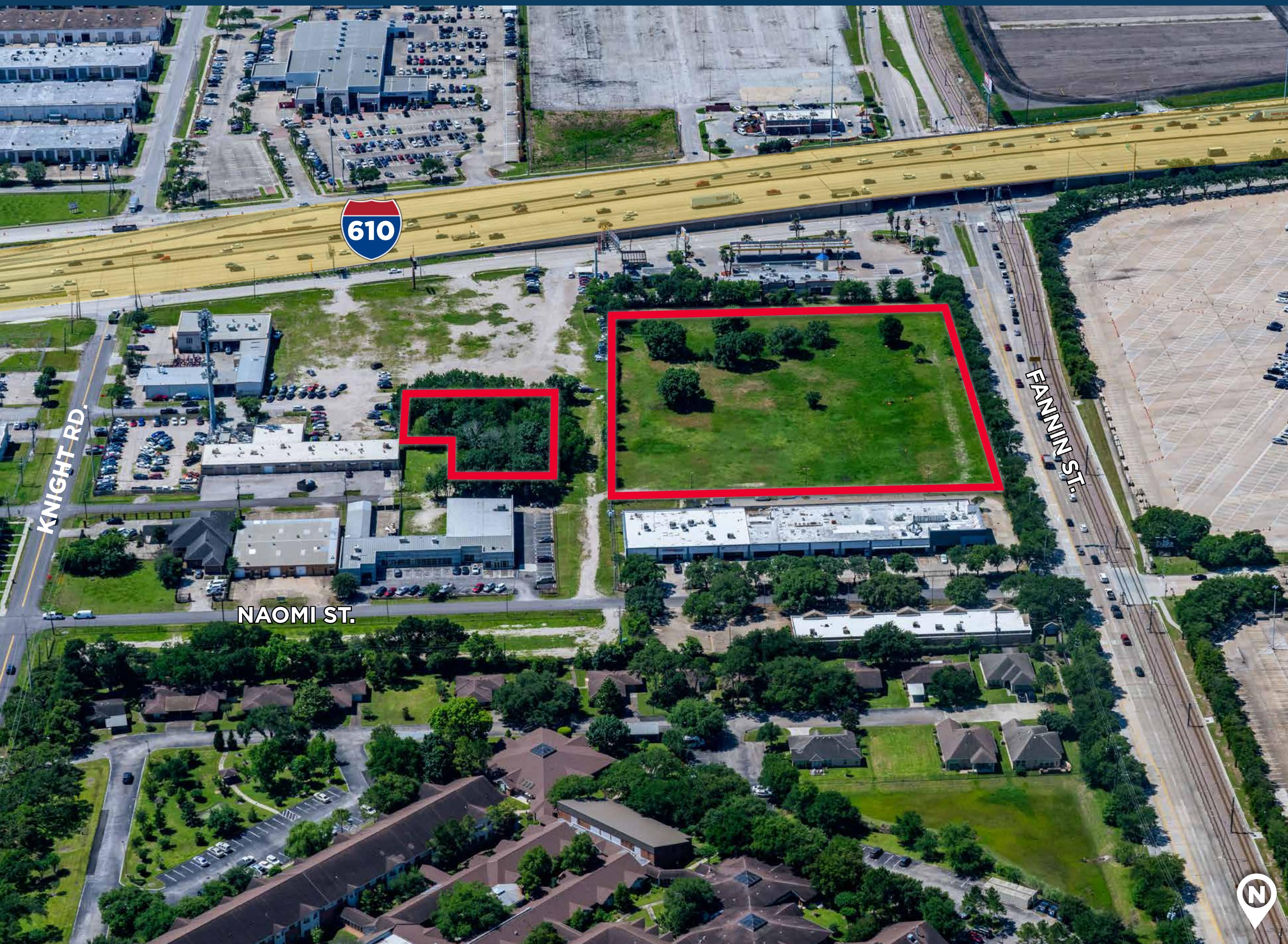
FANNIN ST. AT NRG PARK

±5.27 ACRES | HOUSTON, TX

KRISTEN MCDADE
Managing Director
T: +1 713 331 1796
kristen.mcdade@cushwake.com

MATTHEW DAVIS
Senior Director
T: +1 713 331 1798
matthew.davis@cushwake.com

MELISSA ELIZONDO
Brokerage Specialist
+1 346 396 4008
melissa.elizondo@cushwake.com



A unique opportunity consisting of ±5.27 acres of land, ripe for development situated on Fannin St., directly across from NRG Park and just south of Texas Medical Center, a highly sought-after area in Houston, TX. The collection of venues known as NRG Park hosts over 500 events per year from concerts, to sporting events, conventions, and the Houston Livestock Show and Rodeo, an annual event with more than 2.4 million visitors to NRG Park, average daily attendance ranging from 62k-214k people. Less than 2 miles north of the site is the Texas Medical Center (TMC), the largest medical complex in the world. TMC consists of 61 institutions, which include 21 hospitals with 10 million annual visitors and over 120,000 employees. Situated off 610, the site benefits from approximately 500' of frontage along Fannin St. seeing 25,631 VPD. Additionally, the site has excellent access from the Stadium/Astrodome METRO Rail Station, just a block north of the site, served by the Red Line, which carries over 40,000 passengers daily and connecting UHD, Downtown/Midtown, and the TMC to NRG Park. As the market area around NRG Park evolves, raw land sites like this are hard to come by as demand is high for fresh, shovel-ready dirt.

PROPERTY HIGHLIGHTS

- ±5.27 Acres located along Fannin St. just north of 610 directly across from NRG Park and just south of Texas Medical Center in Houston, TX
- Direct access off Fannin St. with over 500' of frontage
- Located within Economic Opportunity Zone

Contact Brokers for more information.

NEARBY TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Fannin St	S Loop Fwy S	25,631	2022	0.07 mi
Naomi St	Fannin St W	1,027	2022	0.11 mi
Knight Rd	Sarah Ave S	8,174	2022	0.15 mi
Fannin St	S Loop Fwy N	7,461	2022	0.18 mi
I-610	Fannin St E	189,930	2022	0.28 mi
South Loop West	Fannin St W	189,568	2020	0.28 mi
Holly Hall St	Fannin St W	5,092	2022	0.32 mi
South Loop East	Kirby Dr W	234,589	2020	0.38 mi
Knight Rd	Holly Hall St S	10,022	2018	0.42 mi
Holt St	Cambridge St N	3,967	2022	0.42 mi

2025

GREATER HOUSTON MARKETPLACE

WHY HOUSTON:

6.8M

Residents in the City of Houston

25

Fortune 500 Companies

4th Largest U.S. City

+ At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

#2 Fastest growing MSA in the U.S.

+ 3,360,800 Jobs in Houston MSA

#3

among US Metro Areas in Fortune 500 Headquarters

#5

in the US in Fortune 1000 headquarters

55M sq ft

of Class A space

160k

Business establishments



ENERGY CAPITAL
OF THE WORLD



PORT OF HOUSTON



WORLD'S LARGEST
MEDICAL CENTER



NASA



DEMOGRAPHICS

(within 3 miles of Fannin St, Houston, TX 77054)



124,133

2025 Total Population



\$124,798

2025 Average Household Income



\$632,080

2025 Average Home Value

GLOBAL TRADE CITY

1st

in Foreign Waterborne Tonnage

1st

in Gulf Coast Container Port

1st

in Import and Export

73

Foreign Owned Firms

MAJOR LEAGUE SPORTS TEAMS



CLUTCH CITY

GALLERIA

CBD

TEXAS MEDICAL CENTER

NRG PARK

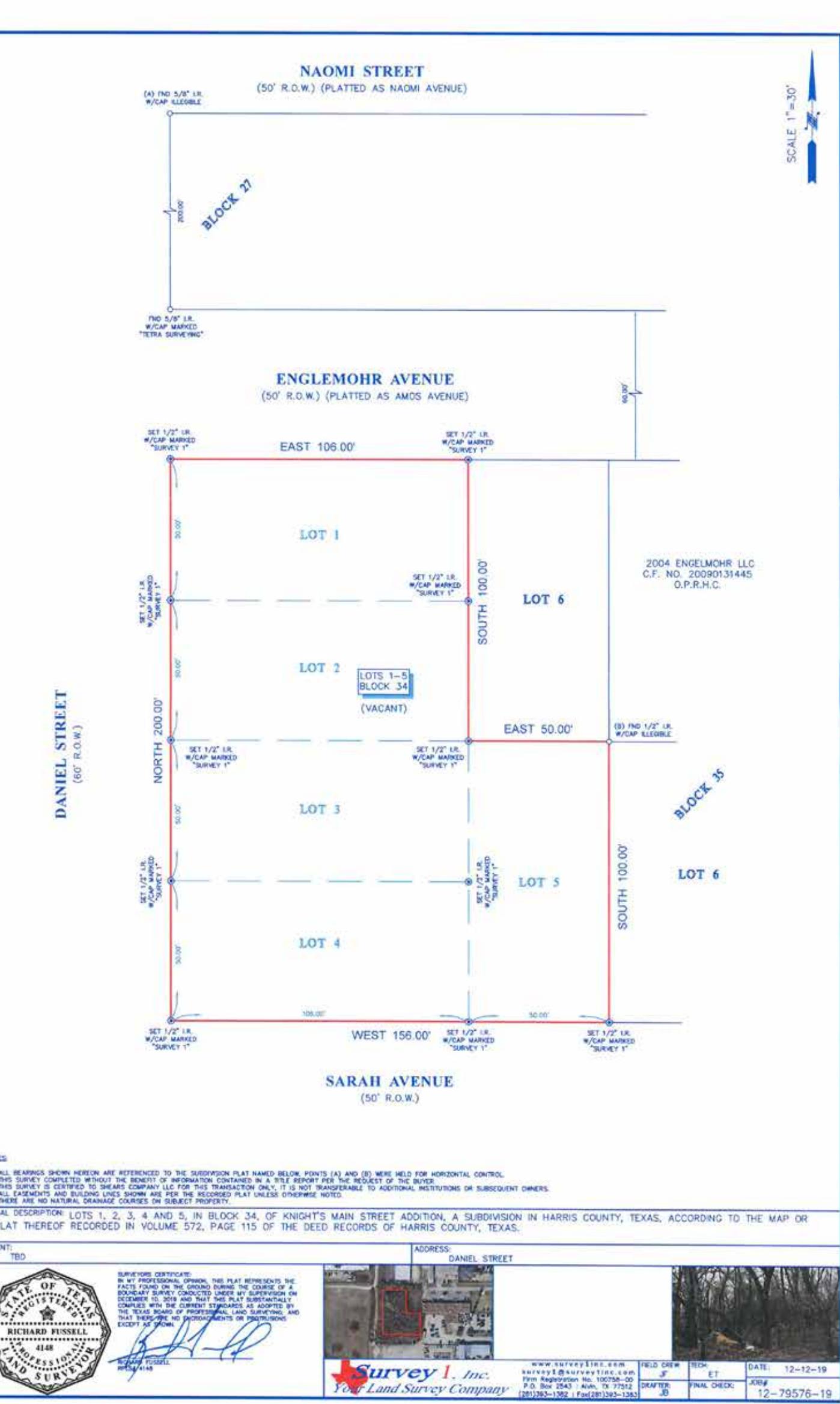
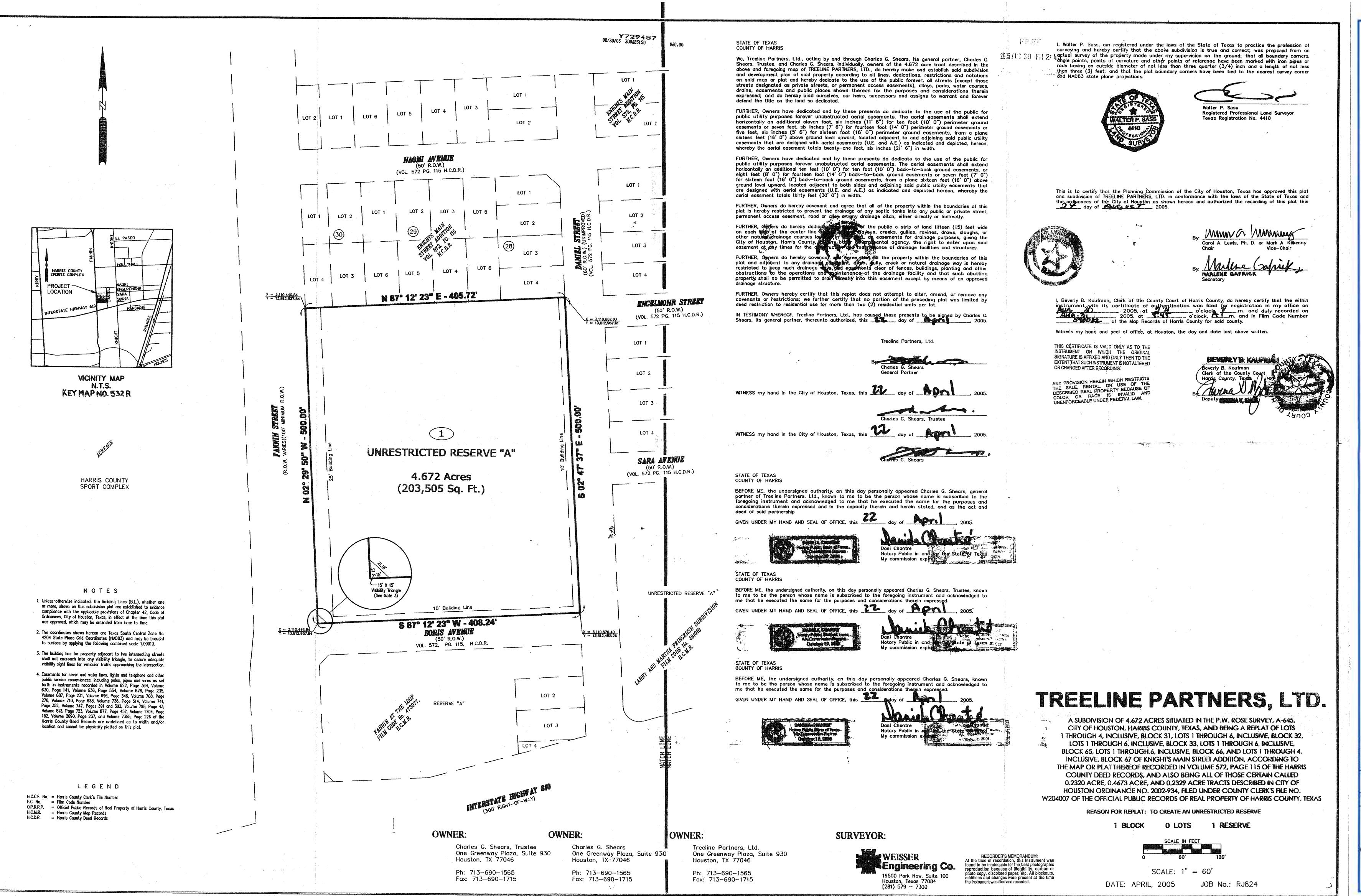


FANNIN ST.











KRISTEN MCDADE

Managing Director

T: +1 713 331 1796

kristen.mcdade@cushwake.com

MATTHEW DAVIS

Senior Director

T: +1 713 331 1798

matthew.davis@cushwake.com

MELISSA ELIZONDO

Brokerage Specialist

+1 346 396 4008

melissa.elizondo@cushwake.com

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.