

LAND FOR SALE

6897 ARDMORE ST

Texas Medical Center Development Opportunity

± 2.34 Acres

 **TRANSWESTERN** REAL ESTATE SERVICES





Property Summary

Submarket	Medical Center
Type	For Sale
Flood Plain	None
Address	6897 Ardmore St Houston, TX 77054
Land Size	± 2.34 AC (± 101,887 SF)
Utilities	City of Houston
Asking Price	\$6,000,000 (\$59 psf)



Texas Medical Center

VA Medical Center

Levit Green

Nabisco/
McGovern

Holcombe Blvd

American Cancer Society

SITE

Encompass Health

Yellowstone Blvd

288
TEXAS

Helix Park

Baylor

Fannin St

Old Spanish Trail

Alameda Rd

Ardmore St

The Woman's Hospital of Texas

UT System Research Park
(MD Anderson + UT Health)

MD Anderson



Texas Medical Center

Levit Green

Encompass Health

Ardmore St

American Cancer Society

Holcombe Blvd

Old Spanish Trail

Yellowstone Blvd

288 TEXAS

Medical Center Land for Sale

6897 Ardmore St. offers several advantages. Its proximity to the Texas Medical Center ensures a stable rental market with consistent demand from medical professionals and patients. Access to major transportation routes facilitates easy commuting to downtown Houston and other key areas. Additionally, the property's potential for development and resilience to economic fluctuations make it a compelling investment opportunity. Furthermore, the area's ongoing population growth adds to the property's long-term investment potential.

INVESTMENT HIGHLIGHTS

- Premier central site - medical hub proximity
- Access to transportation and amenities
- Resilience to Economic Fluctuations



Houston At A Glance

Business friendly, international, talented and affordable employment base, sophisticated + welcoming with an abundance of world-renowned urban amenities, and greener every decade.

THE BUSINESS OF HOUSTON

4.6M

Working-Age
Population

26

Fortune 500
Companies

\$337,834

Average Household
Income

3rd

Ranking among U.S.
metro areas in Fortune
500 headquarters

TOP 5 EMPLOYERS | OVER 20K EMPLOYEES



THE CULTURE OF HOUSTON

13K

Restaurants

80

Categories of Cuisine

9

Professional
Sports Teams

145

Different
Languages Spoken

THE PEOPLE OF HOUSTON

7.5M

Population

35

Median Age

-5.9%

Lower than national
cost of living

2.6M

Households



MINUTE MAID PARK



MILLER OUTDOOR THEATRE



The City with No Limits

The property is located East of Houston's emerging Innovation life sciences/tech clusters, art, cultural centers and entertainment districts. The city's combined healthcare and life sciences employees outpaces the Houston energy sector with potential for growth in employment, concentration of scientists, National Institutes of Health funding, educational institutions and medical research and health services.

HOUSTON LIFE SCIENCE AT A GLANCE

1,100+

Established Life Sciences & Biotech Companies

394,500

Healthcare + life sciences employees combined

\$961M

NIH funding in 2022

\$2B

In research funding

25+

Research & Innovation Centers

\$573M

National Institutes of Health Grants



J&J CENTER FOR DEVICE INNOVATION



RICE UNIVERSITY



BAYLOR COLLEGE OF MEDICINE GENOMICS



MD ANDERSON | JAMES ALLISON



RICE UNIVERSITY

Educational Institutions

The Houston region has more than 40 two-year community colleges and four-year universities, including three Tier 1 universities: Rice University, University of Houston and the nearby Texas A&M University in College Station. Houston-area colleges and universities educate nearly 430,000 students and graduate more than 100,000 students annually.

The region also has 50 trade, vocational and business schools specializing in law, healthcare, welding, process technology and various other disciplines that enroll an additional 20,000 students, according to the National Center for Education Statistics. Click below to see local colleges and universities ranked by U.S. News & World Report.

EDUCATION AT A GLANCE

39%
Population that
hold a Bachelors
Degree or higher

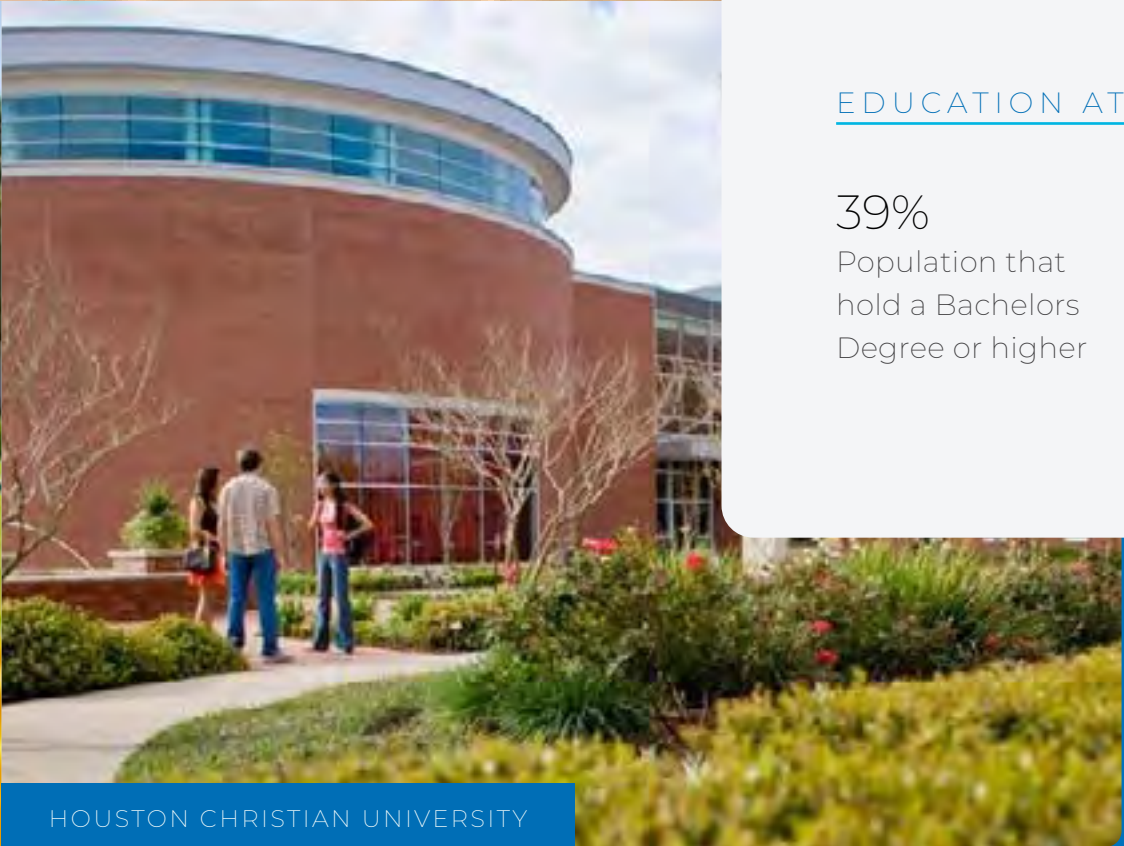
748K
Houstonians with a
science, engineering
or related degree

31
Universities and
colleges, including
Tier 1 Universities

425K
Students
Enrolled Annually



UNIVERSITY OF HOUSTON



HOUSTON CHRISTIAN UNIVERSITY

TMC Central Location

6897 Ardmore St. is situated in the South Main neighborhood, near the Texas Medical Center. This area is known for its proximity to medical facilities, including hospitals and research institutions, making it a convenient location for medical professionals and patients alike. Additionally, it's close to major highways and public transportation routes, providing easy access to other parts of Houston.

DRIVETIMES

5 - 10 Minutes

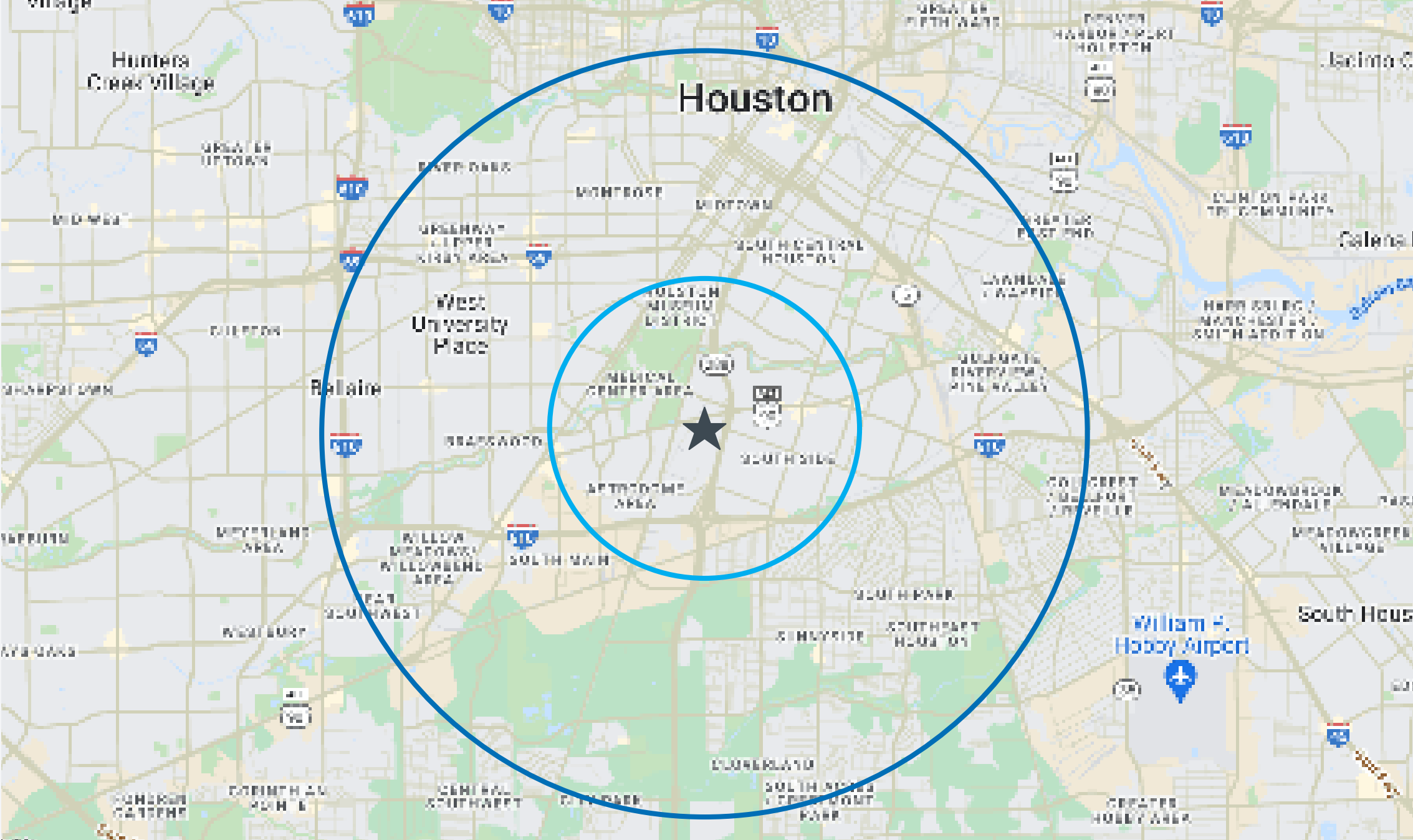
West University | Texas Medical Center

15 - 20 Minutes

Downtown Houston | Midtown | Galleria/Uptown
Pearland | William P Hobby Airport (HOU)

30+ Minutes

George Bush Intercontinental Airport (IAH) | Memorial | Katy | Sugar Land | League City | Baytown | Richmond



DEMOGRAPHICS	2 Mile Radius	5 Mile Radius
Average Household Income	\$74,766	\$102,054
Median Age	35	37
2023 Total Households	29,109	183,734
Population Growth Since 2010	1.2%	1.5%
Projected Population Growth Through 2027	0.2%	0.3%
Average Household Value	\$195,795	\$314,742
Total Specified Consumer Spending (\$)	\$712.6M	\$5.5B
Some College or Degree	48%	46%

LAND FOR SALE | 6897 ARDMORE ST., HOUSTON, TX 77054

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

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