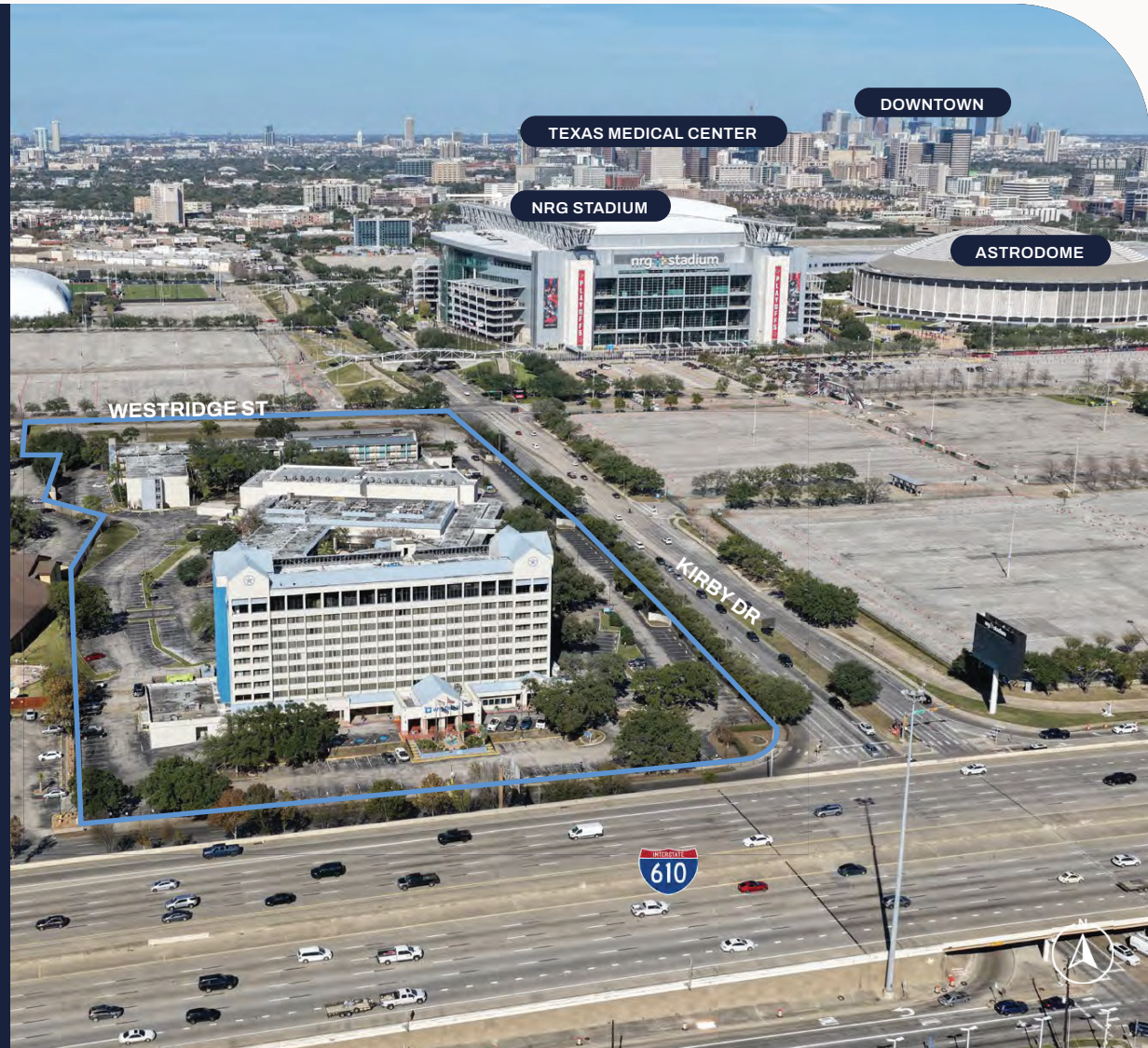


A LANDMARK DEVELOPMENT/ INVESTMENT OPPORTUNITY

# 8686 Kirby Dr 15.72 Acres of Land

Gateway to Houston's Sports &  
Entertainment District

 Transwestern



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# 8686 Kirby Dr

## +15.72 Acres



### Property Highlights

This irreplaceable ±15.72-acre site in Houston's urban core offers direct adjacency to NRG Park and premier I-610 and Kirby Drive frontage, with land value that supports a generational redevelopment opportunity.

Type	Land for Sale
Address	8686 Kirby Drive, Houston, TX 77054
Land Size	±15.72 AC (±685,069 SF)
Utilities	City of Houston
Flood Zone	None
Traffic Counts	I-610: 189,568 Kirby Dr: 30,424
Asking Price	Call Broker

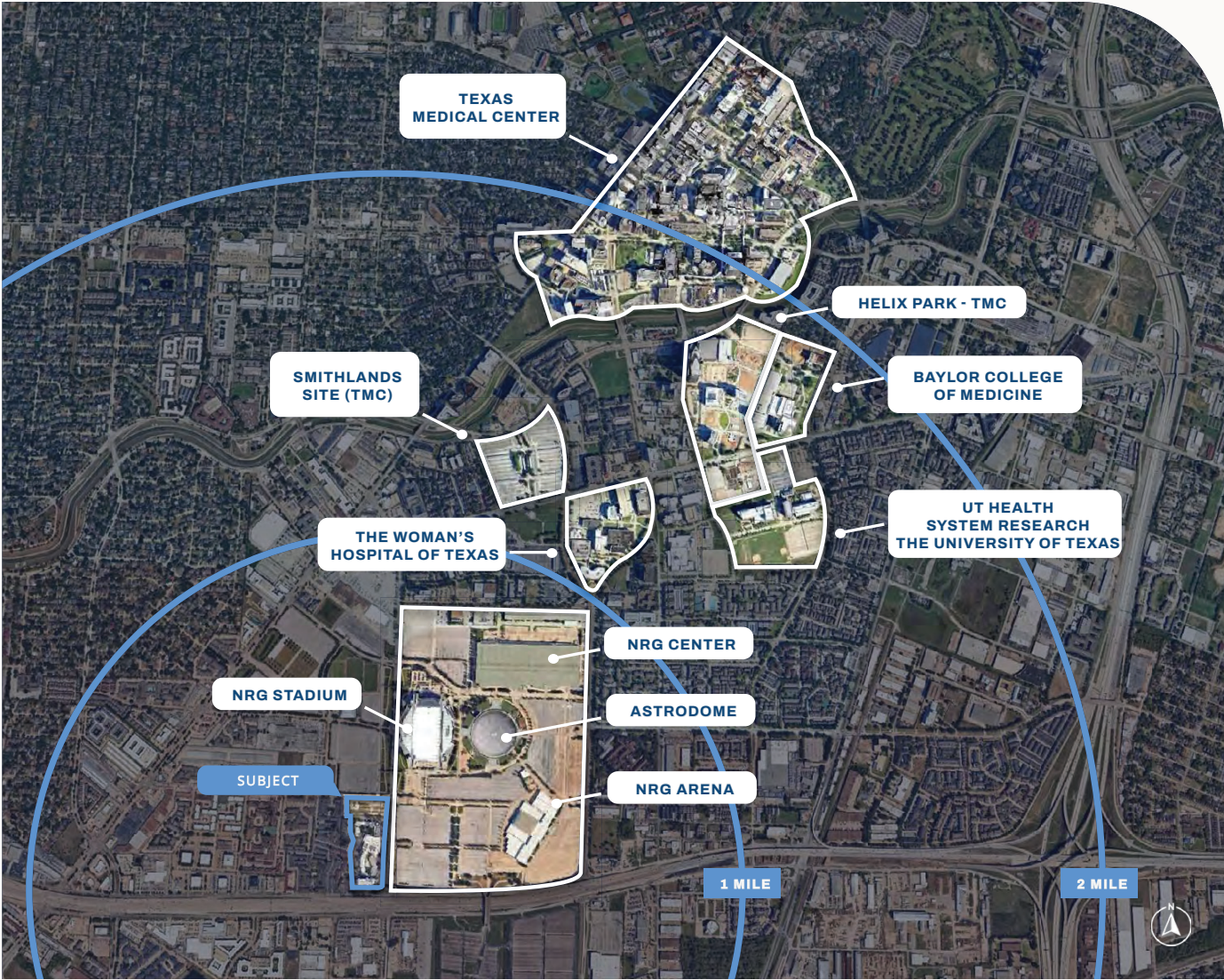
### Market Access & Demographics

The site serves high-income neighborhoods, the 125,000-plus TMC workforce, and millions of annual NRG event visitors—supporting diverse revenue and tenant demand.

	1 Mile	3 Miles	5 Miles
Population (Current)	11,732	116,735	417,145
Population (5 yr. Forecast)	12,502	124,050	443,385
Median Age	37	37	37
Average Household Income	\$71,815	\$135,819	\$124,913
Households	6,579	51,875	175,884

# Centralized

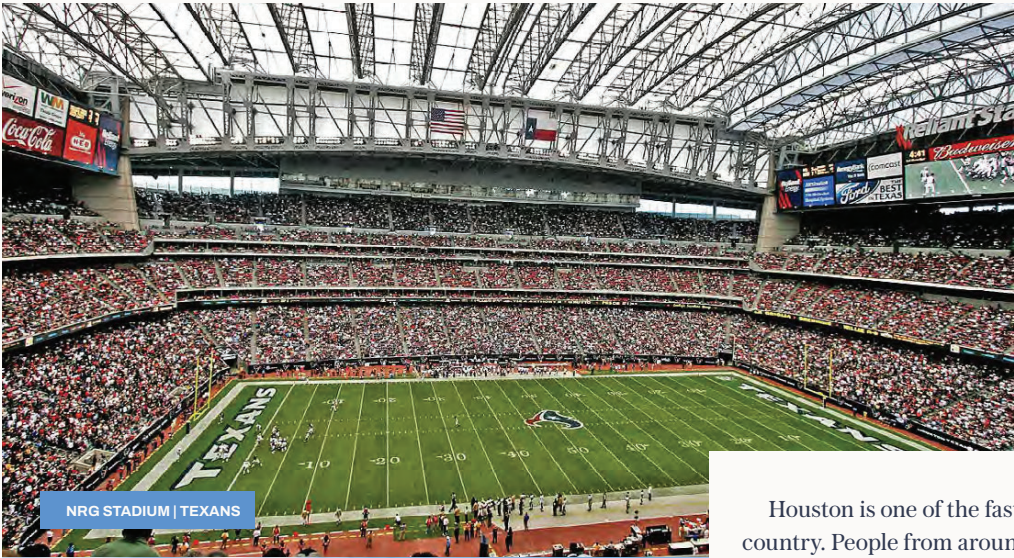
Smithlands Site (TMC)	1.7 Miles
UT Health System Research - The University of Texas	2.1 Miles
Helix Park	2.4 Miles
Baylor College of Medicine	3.0 Miles
Texas Medical Center	3.1 Miles
Downtown	5.9 Miles
Galleria	7.0 Miles



A large Ferris wheel is the central focus on the left, its white metal structure and dark passenger cars illuminated against a dark blue night sky. To the right, a vibrant parade float is lit up with warm yellow and orange lights. The float features several tall, narrow banners and a large, glowing sign that reads 'MUSTARDS DOWN HERE'. Below this, other signs for 'FRENCH FRIES' and 'HOT DOGS' are partially visible. The overall scene captures the festive atmosphere of a night event.

Houston, where  
big events and  
big ideas happen

HOUSTON LIVESTOCK SHOW & RODEO



NRG STADIUM | TEXANS



HERMANN PARK

Houston is one of the fastest growing cities in the country. People from around the globe live in Houston for the mix of cultural districts, world-class amenities, diverse communities, and a low cost of living.



RICE UNIVERSITY



THE MUSEUM OF FINE ARTS

# A Global City

## DYNAMIC, DIVERSE, EXPANDING, YOUNG POPULATION

<b>7.5M</b> Population	<b>4.6M</b> Young workers (median age 35)
<b>395K</b> New residents by 2028	<b>140K</b> New residents in 2023 (2nd highest in U.S.)

## STRONG AND LOCAL EDUCATION EPICENTER

<b>40+</b> Four-year and two-year college universities	<b>50+</b> Trade/business schools enrolling 20,000+ students
--	--

## THE PLACE TO DO BUSINESS

<b>3rd</b> Most Fortune 500 HQs in U.S. (26)	<b>1,700</b> International-owned companies
 <b>Energy Capital of the World</b>	<b>2</b> International airports



# A Cultural Destination



HOUSTON LIVESTOCK SHOW & RODEO

# A Global City Designed to Host the World

Houston boasts a multicultural, young, and well educated workforce that drives innovation and creativity. The city's rich culinary scene has earned global recognition, while the Museum District and Theater District offer world-class arts and cultural experiences that rival any major metropolitan area.

## Sophisticated + Welcoming

With an abundance of world-renowned amenities

**13K+**

Restaurants  
(70 Countries represented)

**19**

Different arts and cultural institutions that make up the Museum District

**9**

Professional Sports teams

**#2**

Largest performing arts district in the nation (next to NYC)

## Low Cost of Living

**-24.6%**

Below the average of the nation's 20 most populous metropolitan areas

**#3**

Lowest living costs among the most populous U.S. metro areas

## Open for Business

**26**

Fortune 500 Companies call Houston home

**#3**

Houston ranking among U.S. metro areas in Fortune 500 headquarters

## Green

**382**

Parks and public green spaces in the Greater Houston area

**64%**

Houston residents live within a 10-minute walk of park

## Diverse + International

More ethnically diverse than the rest of the nation

**145+**

Different languages are spoken in Houston

**90**

Nations have consular representation in Houston

NRG PARK

# The power of place



NRG PARK

# The Power of Place

5.6M

Annual visitors

140,000+

Seat venue

750+

Events annually

NRG Park represents one of the most active event destinations in the United States, generating unmatched foot traffic and visibility throughout the year. This premier location serves as a convergence point for sports, entertainment, healthcare, and innovation.



PROVEN, SCALED, AND EVENT-READY

Houston is home to major league franchises and a host city for the 2026 FIFA World Cup and Final Four, Houston is a proven global sports capital built to welcome millions.





### HOUSTON LIVESTOCK & RODEO SHOW

2.7M

Visitors in  
3 weeks

200,000+

People in a single day

\$600M

In annual revenue





37

Acre Mixed-use  
at full build-out

6

Programmed  
parks equal to 6  
football fields

5.4M

Square feet of  
development

123K

Square feet of retail

## TMC Helix Park

Minutes from Helix Park and the world's largest medical complex, 8886 Kirby sits at the epicenter of Houston's expanding life-science and medical innovation ecosystem.

# TMC At a Glance

The largest medical complex in the world – it is at the forefront of advancing life sciences. Home to the brightest minds in medicine, TMC nurtures cross-institutional collaboration, creativity, and innovation.

8th

Largest US business district

\$3B

In Construction Projects Underway

50M

Developed SF

10M

Annual Patient Visits

750,000

ER Visits Per Year

120K

Total TMC Employees

9,200

Total Patient Beds

13,600+

Total Heart Surgeries

180,000+

Annual Surgeries

## Member Institutions



LOCATION

# Unmatched Access to Houston's Economic Drivers

The site connects seamlessly to the Texas Medical Center, major academic institutions, and Houston's primary freeway and METRORail network—fueling sustained demand across office, residential, retail, and hospitality.





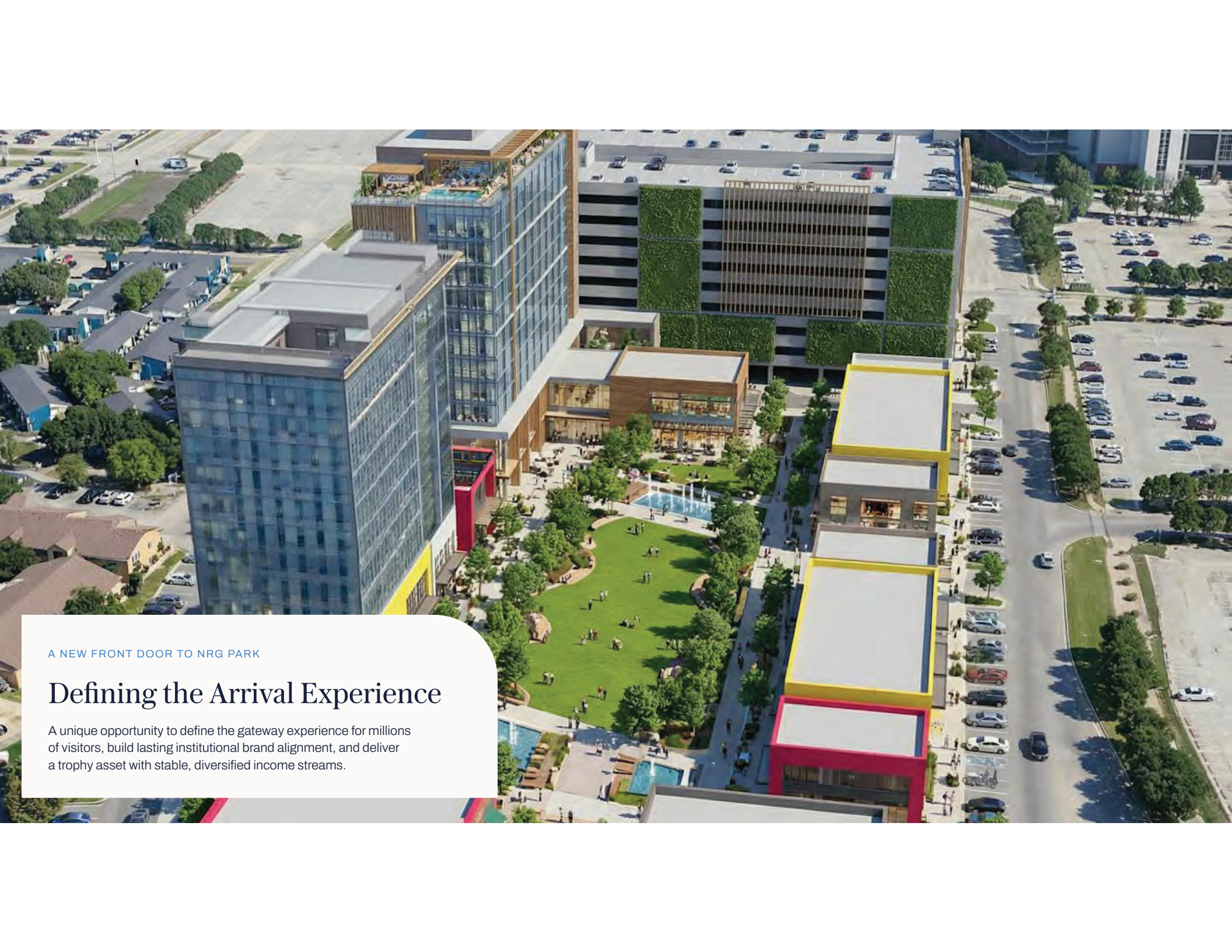
THE VISION

# Landmark Destination

This site presents the opportunity to create a signature mixed-use ecosystem that serves as the new front door to the NRG Park, welcoming millions of visitors annually while providing best-in-class amenities for residents, workers, and guests.

## Mixed-use Ecosystem Potential

- Experiential Retail & Chef-driven dining
- Entertainment & Game-Day Activation
- Residential / Hospitality Towers
- Ground-Floor Activation & Public Realm
- Designed as a vibrant 18-hour environment



A NEW FRONT DOOR TO NRG PARK

## Defining the Arrival Experience

A unique opportunity to define the gateway experience for millions of visitors, build lasting institutional brand alignment, and deliver a trophy asset with stable, diversified income streams.



RICE UNIVERSITY

HERMANN PARK

TMC | HELIX PARK

Baylor  
College of  
Medicine

UTHealth  
The University of Texas  
Health Science Center at Houston

TMC | TEXAS  
MEDICAL  
CENTER

The Woman's  
Hospital of Texas  
HCA Houston Healthcare

nrg park

NRG CENTER

NRG STADIUM

ASTRODOME

NRG ARENA

8686 KIRBY DR

SOUTH LOOP FWY

# A Once-in-a-Generation Trophy Opportunity

A once-in-a-generation opportunity to secure a trophy property with unmatched positioning at the intersection of Houston's key economic engines, supported by flexible entitlements and diverse demand drivers.

DEVELOPMENT / INVESTMENT OPPORTUNITY 8686 KIRBY DR

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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.*

2-10-2025



**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. **An owner’s agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

**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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date