

1500 Old Spanish Trail
21.3 ACRES OF LAND

DEVELOPMENT /
INVESTMENT OPPORTUNITY

Endless
possibilities in
the Heart of
Houston's Texas
Medical Center

 TRANSWESTERN REAL ESTATE SERVICES

1500 OLD SPANISH TRAIL, HOUSTON, TX 77054



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Downtown Houston

Executive Summary

This 21.3-acre site offers unlimited opportunity for development. With the potential to attract life science office, retail, residential, and beyond, this unrestricted site marks the beginning of a development that will greatly enhance the Texas Medical Center and the entire Houston area.

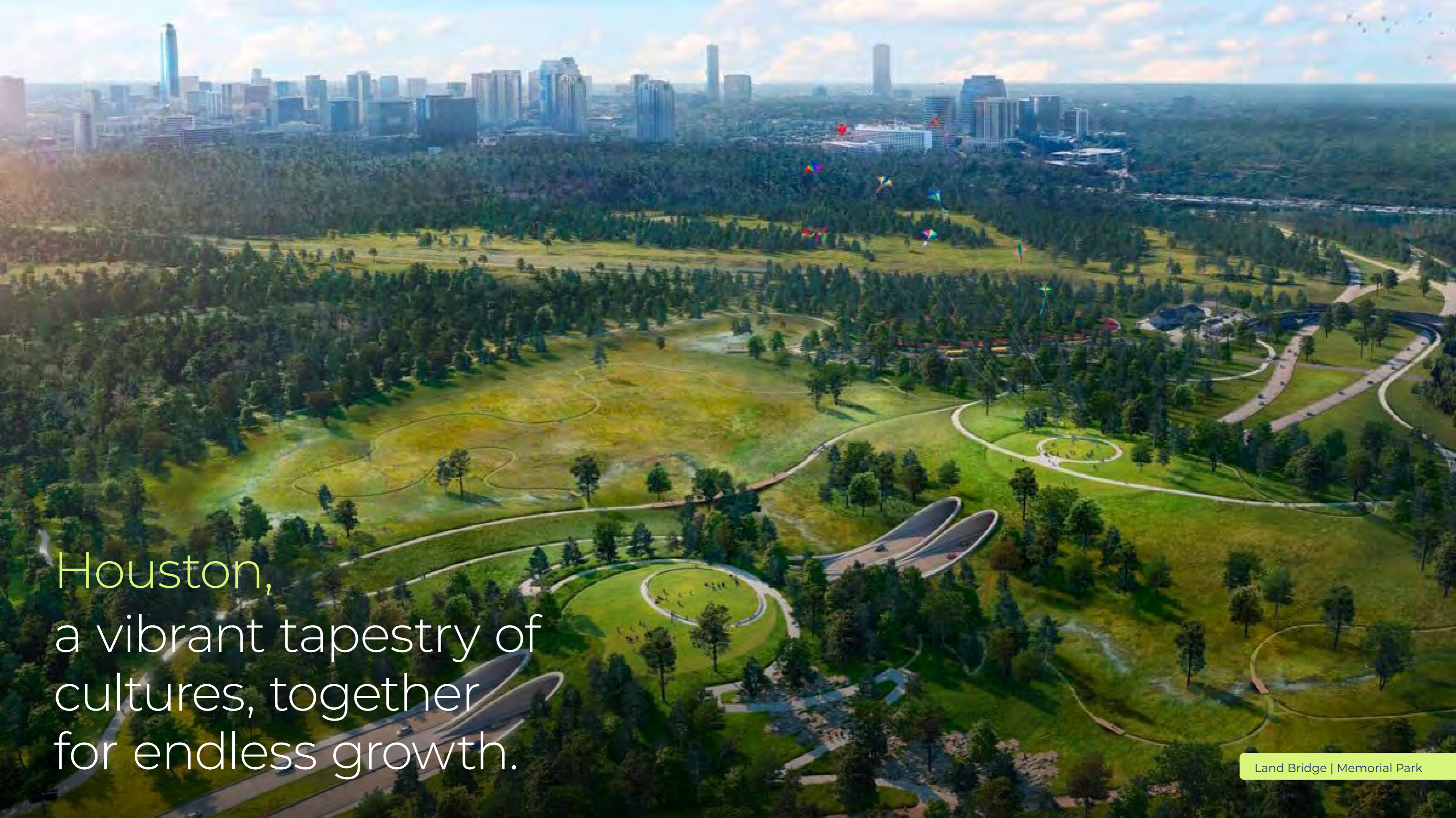


DOWNTOWN
HOUSTON

HELIX PARK

TEXAS MEDICAL CENTER

1500 OLD
SPANISH TRAIL



Houston,
a vibrant tapestry of
cultures, together
for endless growth.



NRG Stadium | Texans

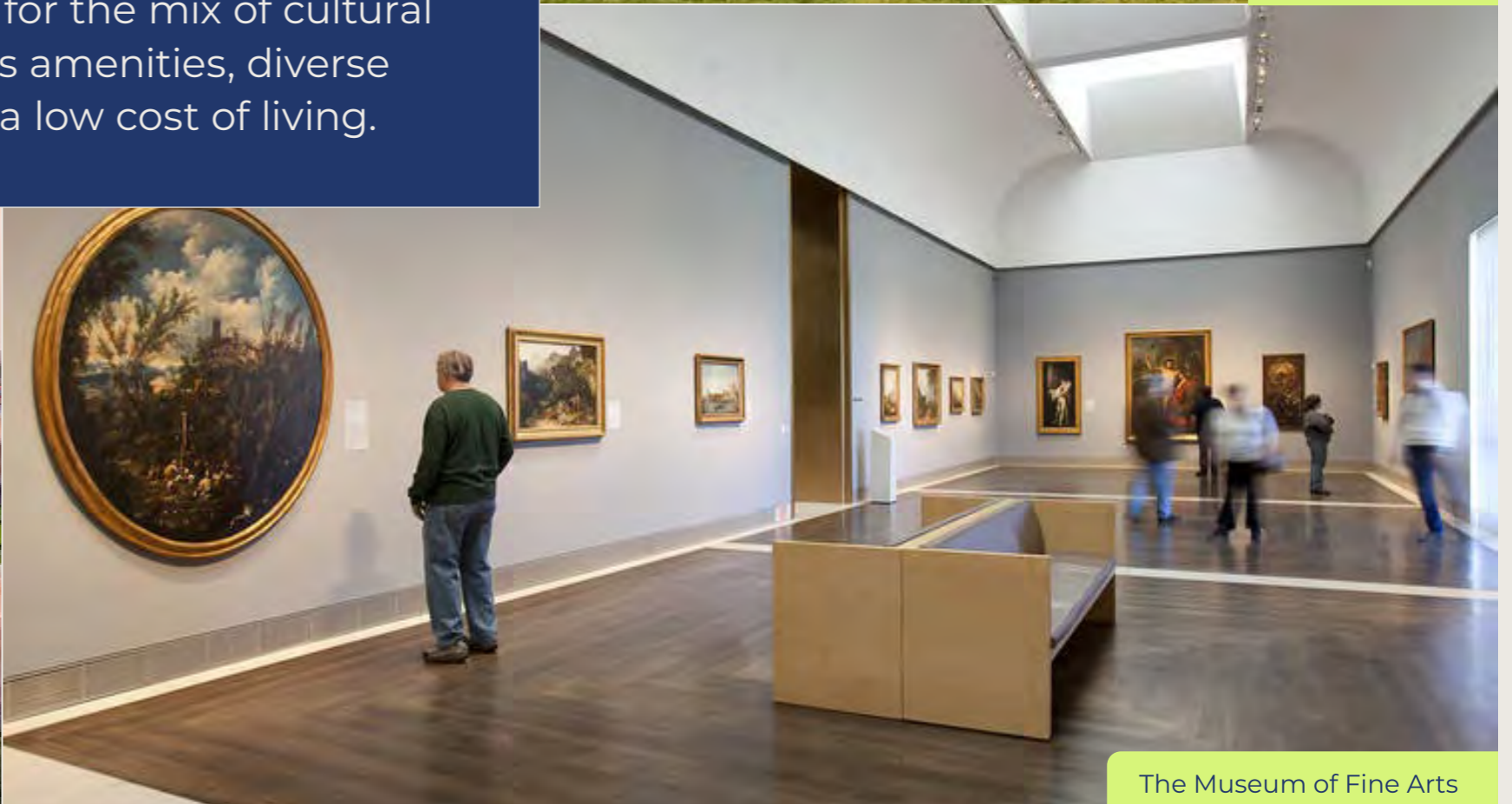


Hermann Park

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

Houston At A Glance

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

Educated + Talented

69%

Percentage of population that hold a Bachelor's Degree or higher

2.9MM

Working Population

748K

Houstonians with a science, engineering or related degree

20+

Universities and colleges, including three Tier 1 universities

35

Median age of Population

#5

"CNBC America's Top States for Business 2022" rankings

Business Friendly

200

Number of countries Houston traded with in 2022

8,200

Hotel rooms in Downtown Houston

26th

World's largest economy - if Houston were an independent nation

Tax Benefits

Texas is one of the few states without a personal, state or corporate income tax. Business friendly regulation environment.

Employee Friendly

Ranked #1 in the country by Millennials for best overall value: diversity, ease of meeting new people, fair income taxes, everyday expenses, salary potential and amenities for children.

Sophisticated + Welcoming

13K+

Restaurants - 80
Categories
of cuisine

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

35.5%

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

-18.1%

Houston's housing
costs are below the
nationwide average

Open for Business

26

Fortune 500
Companies call
Houston home

#3

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

Green

566+

Parks and public
green spaces
in the Greater
Houston area

#4

in the nation
for total land
devoted to parks

Diverse + International

145

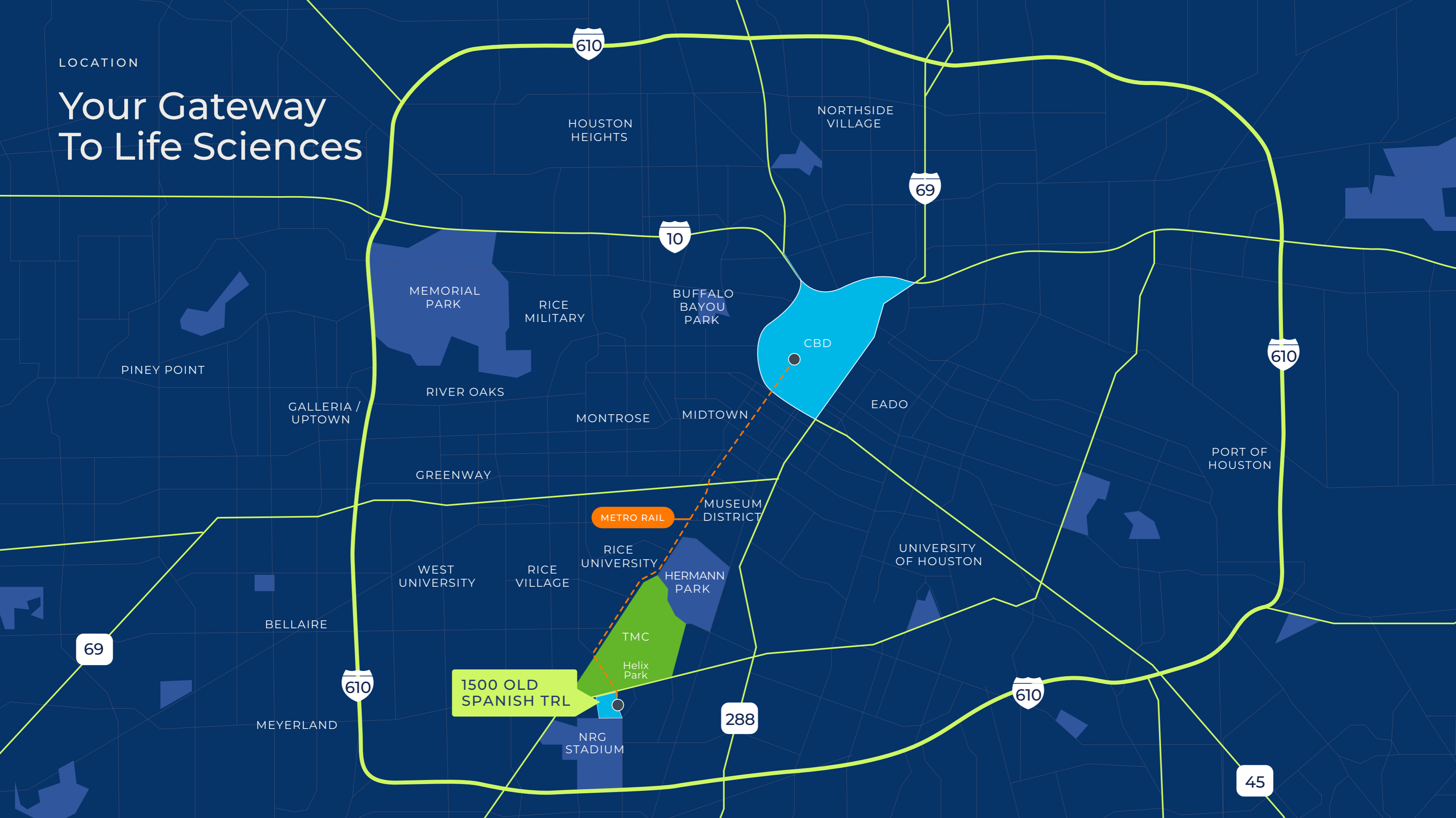
Different languages
are spoken in Houston



Texas Medical Center
The largest medical
complex in the world.

LOCATION

Your Gateway To Life Sciences



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.

13,600+
Total Heart Surgeries

180,000+
Annual Surgeries

8th
Largest US business district

\$3 Billion
In Construction Projects Underway

50M
Developed SF

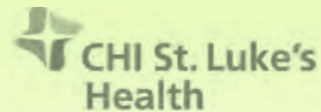
10M
Annual Patient Visits

120,000
Total TMC Emploeyss

750,000
ER Visits Per Year

9,200
Total Patient Beds

Member Institutions





TMC's Helix Park
Houston's
new medical
research hub



TMC³ RESIDENTIAL

HOTEL AND
CONFERENCE
CENTER

FUTURE
BEACON SITE

MD ANDERSON

CAMPUS PARKING

TEXAS A&M
UNIVERSITY

BAYLOR ST. LUKE'S
MEDICAL CENTER

DYANMIC I & II

FUTURE
BEACON SITE

TMC COLLABORATIVE
RESEARCH BUILDING

FUTURE
BEACON SITE

MD ANDERSON
UNDER CONSTRUCTION

UT HEALTH
UNDER CONSTRUCTION



MD Anderson | James Allison



J&J Center for Device Innovation



Baylor College of Medicine



Rice University



\$5.4 Billion

Economic Impact

18.7 Acres

Public Space Including
6 Helix Parks

700,000

SF of Dynamic
One & Two

37

Acres

5 Million

SF of Developed Space
(950,000 SF in Phase One)

350-Unit

Residential Tower

521-Room

Hotel with 65,000-SF
Conference Center

250,000

SF of TMC3
Collaborative
Building

6

Future Industry
and Institutional
Research Buildings

1

Mixed-use Building
with Retail and 2,000
Parking Spaces

Helix Park

1500 OST is less than half a mile west of Helix Park and adjacent to Houston's medical research campus at the world's largest medical complex. Inspiring innovation and opportunity permeates in the city's growing life science ecosystem with anchor research institutions.

LOCATION

1500 OST

The subject property's location is just minutes away from Houston's major freeways, making travel throughout the Greater Houston area easier and more convenient. Situated in an international gateway with two major airports nearby, accessibility is excellent. Additionally, the Port of Houston, ranked as the number one port in the United States, is located just twenty miles east of the property.

DRIVETIMES FROM 1500 OST

5 - 10 Minutes

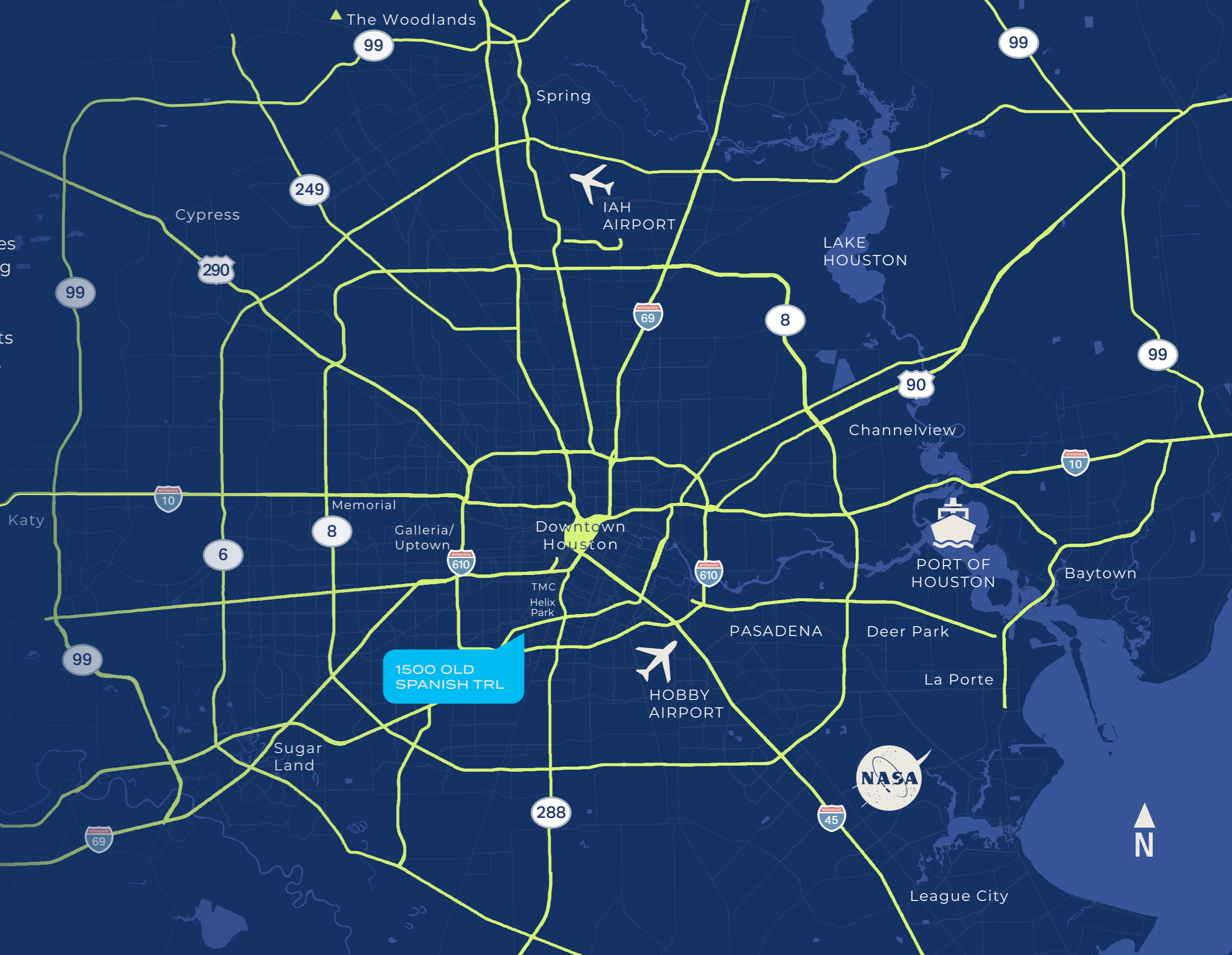
West University | Texas Medical Center

15 - 20 Minutes

Downtown Houston | Midtown | Galleria/Uptown
The Port of Houston | William P Hobby Airport (HOU)

30+ Minutes

George Bush Intercontinental Airport (IAH)
The Woodlands | NASA Memorial | Katy
Sugar Land | League City | Baytown



TEXAS MEDICAL CENTER

BAYLOR

UT SYSTEM RESEARCH PARK

HELIX PARK

THE WOMAN'S HOSPITAL OF TEXAS

1500 OLD SPANISH TRL

1500 OST
Limitless
Possibilities

Subject to Continued Evolution

1500 OST

Property Highlights

Submarket: Texas Medical Center

Type: Land for Sale/JV/BTS - May Divide

Address: 1500 Old Spanish Trail, Houston, TX 77054

Property Size: ±21.34 acres/ ±929,666 SF

Utilities: City of Houston

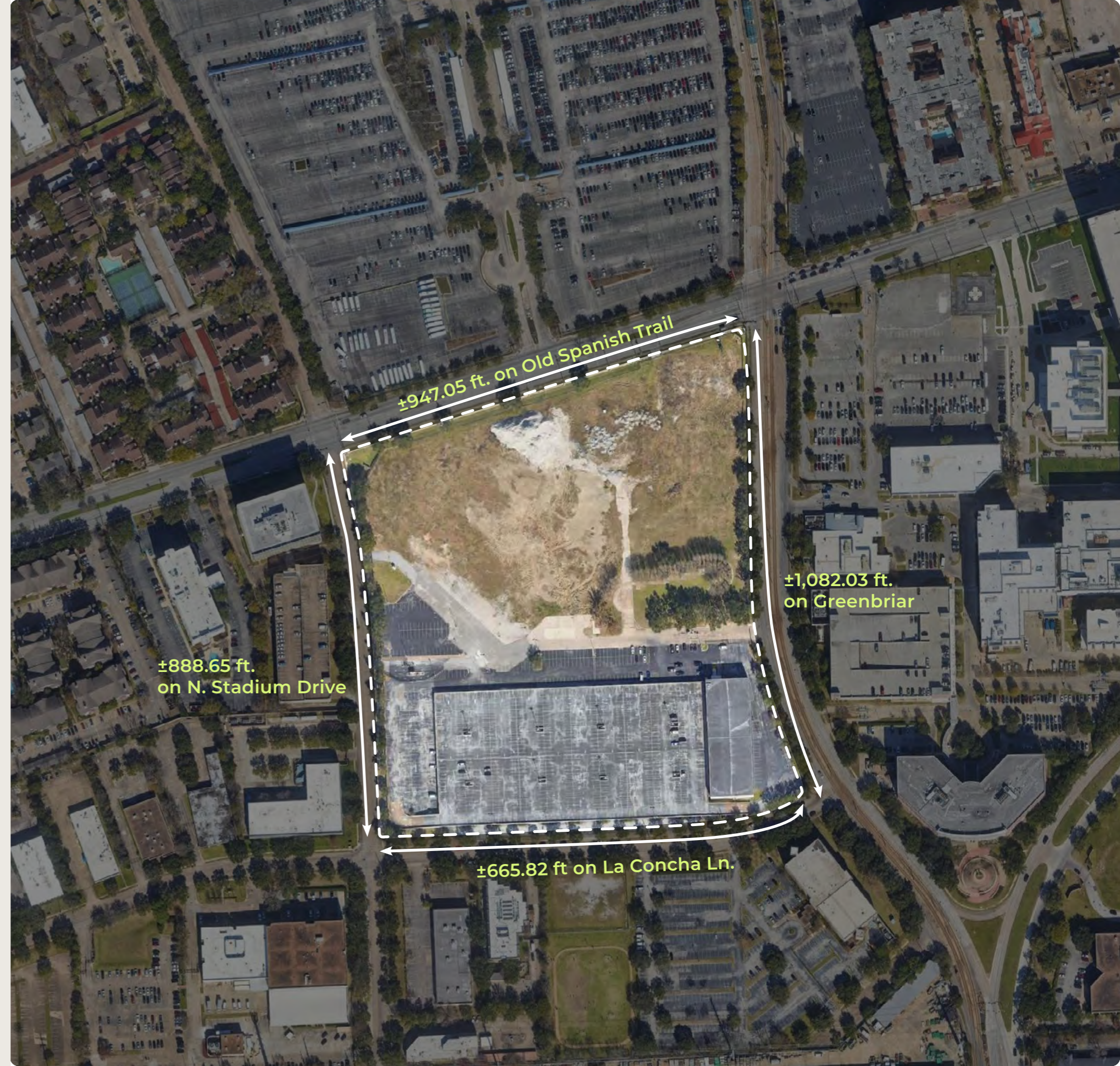
Flood Zone: 500 Year

Zoning/Restrictions: None

Tax ID: 104 084 000 0001

Asking Price: Contact broker

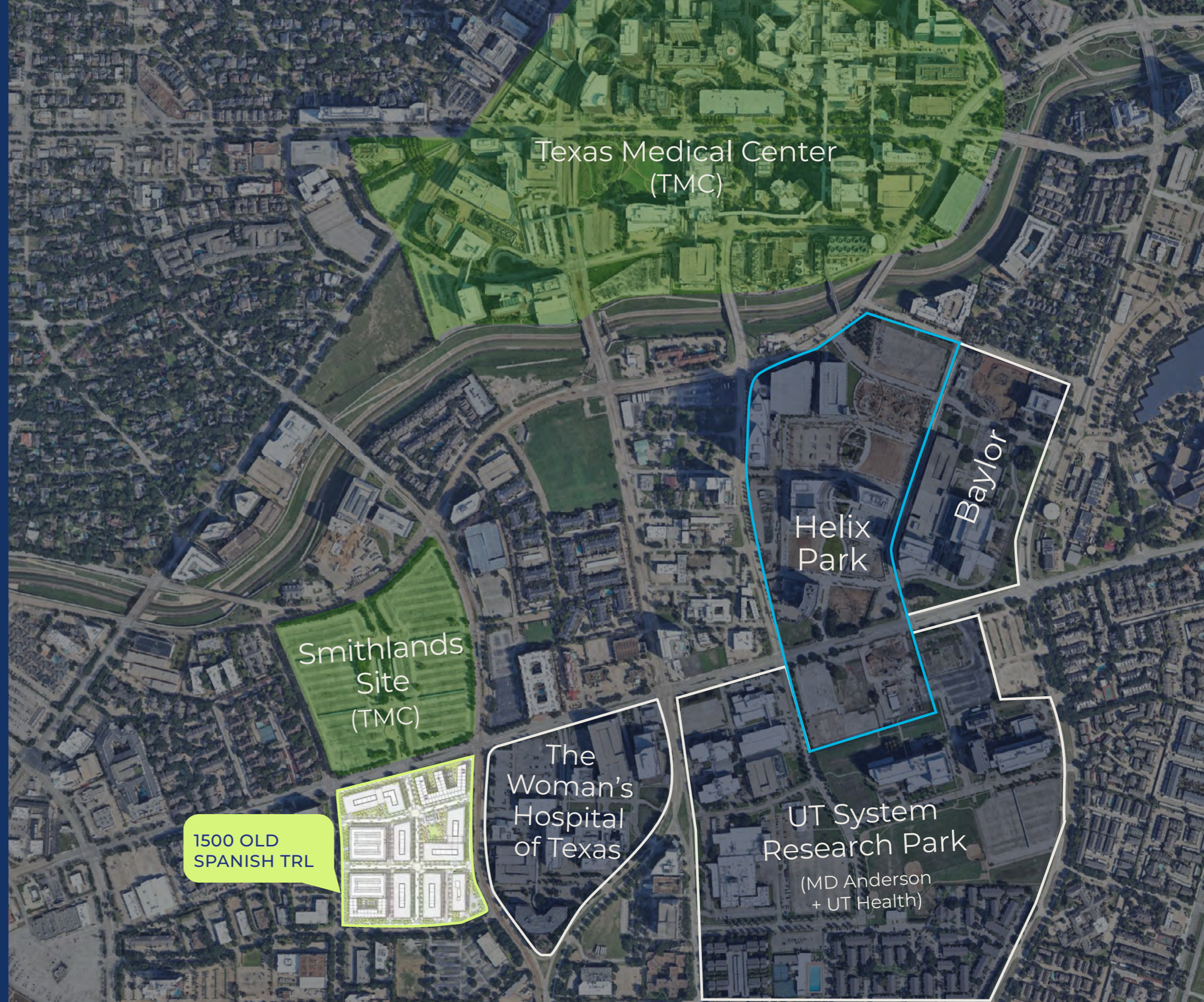
DEMOGRAPHICS	1500 OST (5 Mile Radius)	Houston MSA
Average Household Income	\$110,865	\$132,946
2023 Total Households	186,431	2,657,115
Population Growth Since	27.98%	33.63%
Average Household Value	\$556,883	\$337,834
Some College or Degree	77.6%	63.2%



LOCATION

We are in the Center of Activity

Unlock unparalleled potential with 1500 Old Spanish Trail – the ultimate land opportunity near America’s top medical center, this location is perfect for companies of any scale to grow and prosper. With its prime location, this site offers the Texas Medical Center’s premier development opportunity.



The Vision

The site offers a unique opportunity to create a sense of place within the burgeoning Texas Medical Center. A future development can create a true live-work-play environment that will enrich the experience for residents, employees, and visitors alike.

As one of the largest employment bases in Houston, there is a need for retail and residential development in support of healthcare professionals within the Texas Medical Center.

The Texas Medical Center is already a hub for healthcare and research institutions, but incorporating more flexible workspaces, coworking areas, and startup incubators can further catalyze innovation and collaboration.

Offering green spaces, retail shops, restaurants and entertainment venues can create a lively atmosphere conducive to relaxation and socializing.



Dynamic Ecosystem



Active Streetscapes



Flexible Gathering Spaces

Placemaking

Imagine the humming of urban life. A variety of active streetscapes, medical office buildings and public spaces that serve, excite and inspire the communities surrounding the site.



Activated Public Spaces



Subject to Continued Evolution

Lifestyle

The site can accommodate a wide variety of complementary uses from residential to retail to hospitality. When intertwined they can create the modern live-work-play environment so sought after today.



INNOVATION

Life Sciences

Life Science companies can plant their presence in Houston and be a part of the momentum of the advancing life sciences, clinical and medical research. 1500 OST is uniquely positioned in an unrestricted area where research and clinical studies are allowed to further medical breakthroughs.



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