

OFFERING MEMORANDUM

±1.36 Acre Medical Center Development Site

7807 Main Street | Houston, Texas 77030

Medical Center



OFFERED EXCLUSIVELY BY



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Real Estate Investment Sales • Financing • Research • Advisory Services

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TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188,
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

PROPERTY OVERVIEW

 **PRICE**
\$8,585,595

Price/SF (Land):	\$145.00
Land Size:	±1.36 Acres (±59,211 SF)
Existing Improvements:	±47,918 SF of Shell Flex Office
Submarket:	Medical Center
Utilities:	City of Houston
Flood Zone:	500 Year and 100 Year
Zoning:	No zoning restrictions
Frontage:	±301 Feet of Main Street Frontage (±197 Feet of Parcel Depth)

INVESTMENT HIGHLIGHTS

Marcus & Millichap is pleased to exclusively offer for sale ±1.36 acres of land, located at 7807 Main Street in Houston, Texas 77030. The subject property is an irreplaceable land site, benefitting from ±301 feet of retail frontage to Main Street (approximately 53,606 vehicles per day). The ±59,211 square feet of land is situated at the eastern quadrant of Main Street and Kirby Drive, situated approximately $\frac{3}{4}$ of a mile from the Medical Center and $\frac{1}{2}$ of a mile from NRG Stadium. Given its ample frontage to a primary retail thoroughfare of the Medical Center and NRG Stadium, the property is well positioned for development of high-rise multifamily, hospitality, medical/life science facilities, retail, or mixed use. The subject property also currently has ±47,918 square feet of flex/office shell improvements that could be built out or redeveloped for an owner-user opportunity at an attractive cost-basis or demolished for ground-up development.



AERIAL



Less Than One Mile from Subject Property

NRG Center

NRG Astrodome

nrg stadium

Residence Inn Marriott 16 floors

Old Spanish Trail - 28,678 VPD

Domain at Kirby Apartments 293 Units

Walgreens

Capital One

Smash Burger

Kirby Drive - 23,095 VPD

Main Street - 53,606 VPD

Braeswood Park Condominiums 240 Units / 3 Stories

THE CO-OP AT THE MED CENTER 200 Units

Kroger

GameStop

PETSMART

ROSS DRESS FOR LESS

GNC LIVE WELL

five BELOW

Office DEPOT

Fiesta

Olive Garden

Jollibee

Smoothee Point

KOLACHE FACTORY

AERIAL

Medical Center

Housing Value
500K- \$ Millions

Texas Orthopedic
Hospital

SOUTH MAIN
BUILDING
186 Units / 11 Stories

The Braeswood Condominiums
26 Units

COURTYARD
Marriott
197 Units / 8 Stories

Southside Medical Plaza

The Reside Houston
36 Units

Braeswood Park Condominiums
240 Units / 3 Stories

Domain at Kirby Apartments
293 Units / 4 Stories

THE
CO-OP
AT THE MED CENTER
200 Units

KROGER
PHARM & G

Kroger

Main Street - 53,606 VPD



AERIAL

Domain at Kirby
Apartments

NRG
Astrodome

nrg stadium

Residence INN
BY MARRIOTT

KOLACHE
FACTORY

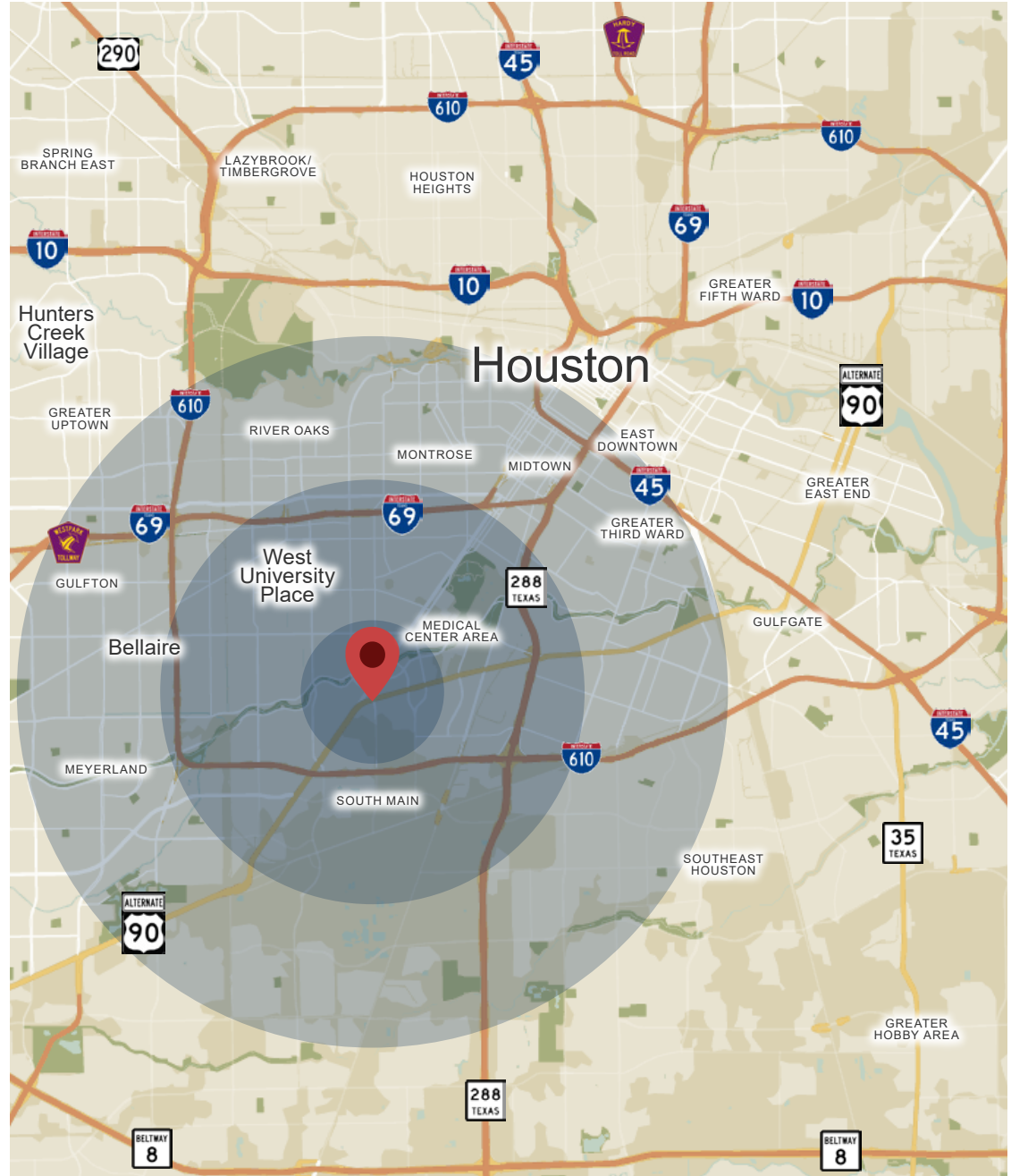
Smash
BURGER

Main Street - 53,606 VPD



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 PROJECT. POPULATION	21,700	159,648	481,170
2025 EST. POPULATION	21,126	154,911	463,975
CHANGE 2025-2030	2.71%	3.06%	3.71%
2025 MEDIAN AGE	34.0	37.0	36.0
POPULATION BY RACE	1 MILE	3 MILE	5 MILE
WHITE	41.16%	45.35%	39.30%
BLACK	14.28%	20.80%	24.61%
ASIAN	29.23%	17.35%	11.76%
AMERICAN INDIAN, ESKIMO, ALEUT	0.40%	0.42%	0.78%
HAWAIIAN, PACIFIC ISLANDER	0.07%	0.06%	0.08%
MULTI-RACE	10.98%	10.86%	12.20%
OTHER	3.89%	5.17%	11.27%
HISPANIC ORIGIN	14.96%	15.62%	25.56%
HOUSEHOLDS BY INCOME	1 MILE	3 MILE	5 MILE
\$200,000 OR MORE	12.95%	21.29%	17.62%
\$150,000 - \$199,999	6.87%	7.26%	7.47%
\$100,000 - \$149,999	13.94%	14.22%	14.33%
\$75,000 - \$99,999	11.64%	10.97%	11.42%
\$50,000 - \$74,999	21.15%	17.15%	16.30%
\$35,000 - \$49,999	9.63%	8.18%	9.41%
\$25,000 - \$34,999	5.79%	5.19%	6.91%
\$15,000 - \$24,999	4.37%	4.53%	5.72%
\$10,000 - \$14,999	2.39%	3.58%	3.86%
UNDER \$9,999	11.28%	7.64%	6.96%
AVERAGE HOUSEHOLD INCOME	\$108,951	\$135,282	\$115,369
MEDIAN HOUSEHOLD INCOME	\$87,891	\$114,272	\$94,418
PER CAPITA INCOME	\$58,513	\$62,477	\$54,406
MEDIAN PROPERTY VALUE	\$412,873	\$536,821	\$370,593



MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

Marcus & Millichap Capital Corporation (MMCC) is a subsidiary of Marcus & Millichap (NYSE:MMI). We source and structure financing for a wide variety of net lease and multi-tenant retail properties across the nation. Whether for acquisitions, development or recapitalizations, appropriate debt structuring is critical for not only favorable returns but to also prevent over-leveraging and create flexibility to respond to market trends.

Ultimately, our Debt Placement capabilities drive lenders to work in partnership with our retail clients to achieve a balanced capital stack that results in favorable leverage levels, loan pricing, terms, and options.



Lagos-Wolansky sales listing financed by Jamie Safier



NATIONAL PLATFORM OPERATING WITHIN THE FIRM'S **81** BROKERAGE OFFICES



414 UNIQUE CAPITAL SOURCES FUNDED MMCC DEALS



1,557 CLOSED DEBT & EQUITY FINANCINGS



\$11.6B TOTAL FINANCING NATIONAL VOLUME

Year Ending December 31, 2025

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Marcus & Millichap Capital Corporation



Information About Brokerage Services

11-03-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

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Marcus & Millichap

LAGOS-WOLANSKY RETAIL GROUP

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