

# LAND FOR SALE

7121 FANNIN ST & 1105 SAINT AGNES ST

TEXAS MEDICAL CENTER

BERTNER AVE

S BRAESWOOD BLVD

LEHALL ST

SAINT AGNES ST

FANNIN ST



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CBD

Prime location nestled  
between the Texas  
Medical Center & Helix  
Park

TEXAS MEDICAL  
CENTER

MD  
ANDERSON

BLOSSOM  
HOTEL

HELIX  
PARK

HYATT  
PLACE

SITE

WOMAN'S  
HOSPITAL  
OF TEXAS

S BRAESWOOD BLVD

FANNIN ST

GREENBRIAR DR

OLD SPANISH TRAIL

Unique development  
opportunity in the tightest  
submarket in Houston



PROPERTY HIGHLIGHTS

**Submarket:** Texas Medical Center

**Type:** Land for Sale

**Address:** 7121 Fannin St & 1105 Saint Agnes  
Houston, TX 77030

**Land Size:** ±45,960 SF (±1.06 AC)

Tract A: ±35,960 SF

Tract B: ±10,000 SF

OWNERS MAY DIVIDE

**Utilities:** City of Houston

**Flood Zone:** 500 Year

**Zoning/Restrictions:** None

**Tax ID:** 051 110 003 0003; 051 110 003 0002;  
051 110 003 0001; 051 110 003 0005; 051 110 003 0026;  
051 110 003 0022

**Asking Price:** Contact broker





Texas Medical Center  
(TMC)



Smithlands Site  
(TMC)

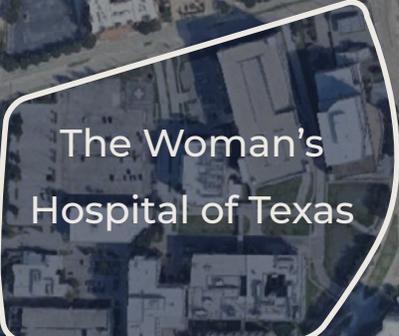
1500 OST  
MIXED USE -  
SITES AVAILABLE

7121 FANNIN ST

1105 SAINT AGNES



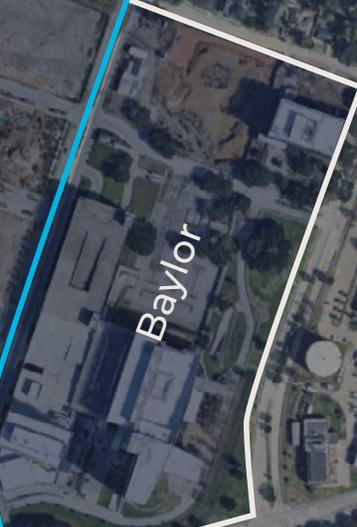
Helix Park  
(SEE MORE INFO ON  
FOLLOWING PAGES)



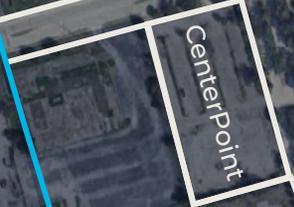
The Woman's  
Hospital of Texas



UT System Research Park  
(MD Anderson + UT Health)



Baylor



Centerpoint



HOTEL AND  
CONFERENCE CENTER

TMC<sup>3</sup> RESIDENTIAL

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

MD ANDERSON  
UNDER CONSTRUCTION

FUTURE  
BEACON SITE

UT HEALTH  
UNDER CONSTRUCTION

# TMC | HELIX PARK

Helix Park is a dynamic mixed-use development focused on life sciences, biotechnology, and healthcare innovation. Situated near the Texas Medical Center, the park offers state-of-the-art research facilities, office spaces, and labs, fostering collaboration between companies, academic institutions, and medical organizations. In addition to its scientific focus, Helix Park features residential units, retail spaces, and dining options, creating a vibrant, walkable community. The development emphasizes sustainability with green spaces and eco-conscious design. Aimed at driving advances in health and technology, Helix Park is a hub for innovation, attracting startups and established companies in the biotech and healthcare sectors.



**\$5.4 Billion**

Economic Impact

**6**

Future Industry & Institutional Research  
Buildings

**18.7 Acres**

Public Space Including 6 Helix Parks

**700,000 SF**

of Dynamic One & Two 5 Million SF of  
Developed Soace

**350-Unit**

Residential Tower

**521-Room**

Hotel with 65,000 SF Conference Center

**250,000 SF**

of TMC3 Collaborative Building

**1**

Mixed-use Building with Retail & 2,000 Parking  
Spces



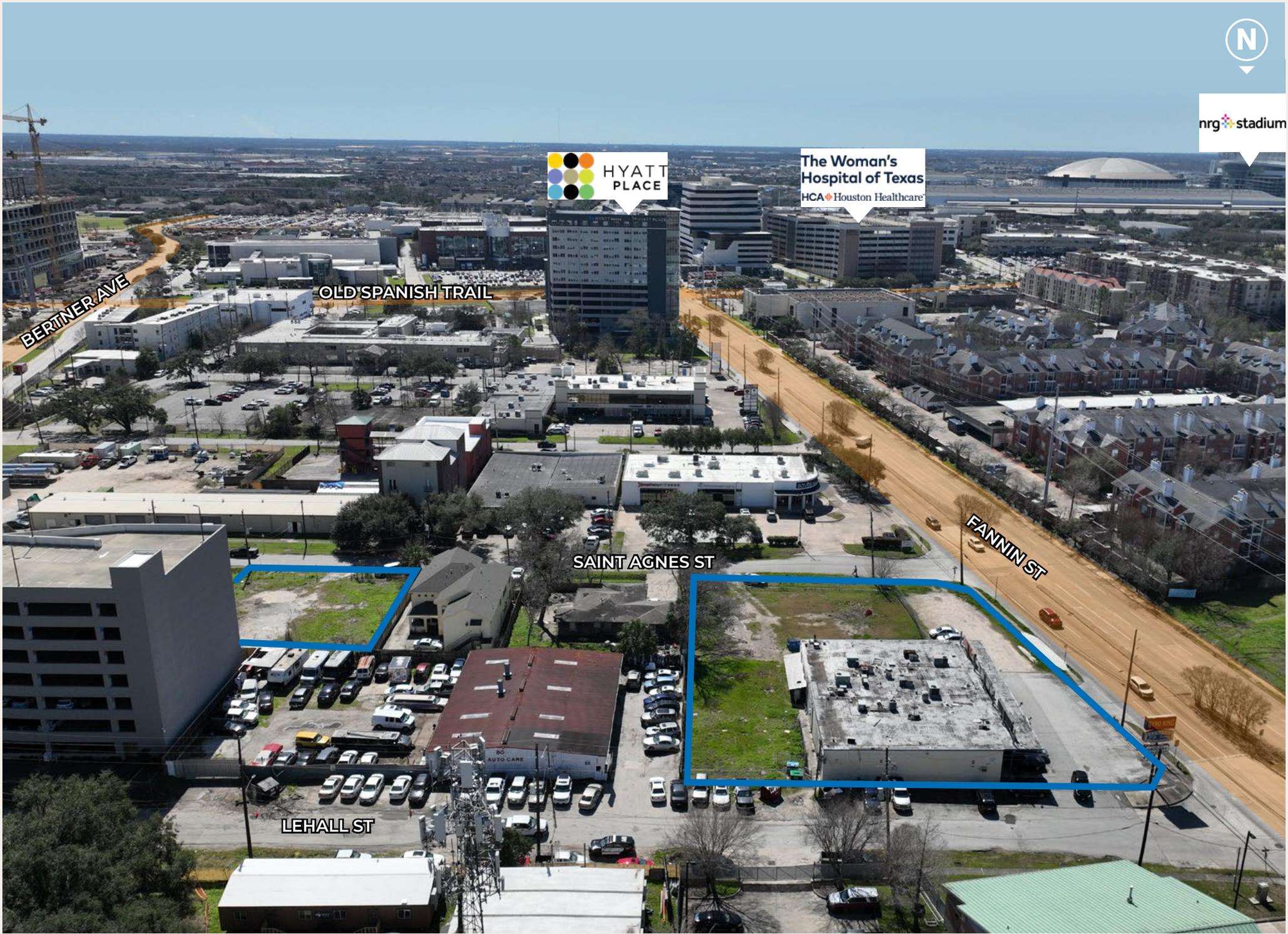
BERTNER AVE

OLD SPANISH TRAIL

SAINT AGNES ST

FANNIN ST

LEHALL ST



# SOUTHEAST FACING AERIAL



THE UNIVERSITY OF TEXAS  
**MD Anderson  
Cancer Center**  
Making Cancer History®

**Baylor St. Luke's Medical Center**  
CHI St. Luke's Health

HARRIS COUNTY  
**INSTITUTE  
OF FORENSIC SCIENCES**

THE UNIVERSITY OF TEXAS  
**MD Anderson  
Cancer Center** | **UTHealth  
Houston**  
Graduate School of Biomedical Sciences

**HYATT  
PLACE**

**HELIX  
PARK**

**BLOSSOM  
Houston**

**BERTNER AVE**

**OLD SPANISH TRAIL**

**SAINT AGNES ST**

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TEXAS MEDICAL CENTER



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## FOR MORE INFORMATION:

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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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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