

FOR GROUND LEASE

+0.67 AC

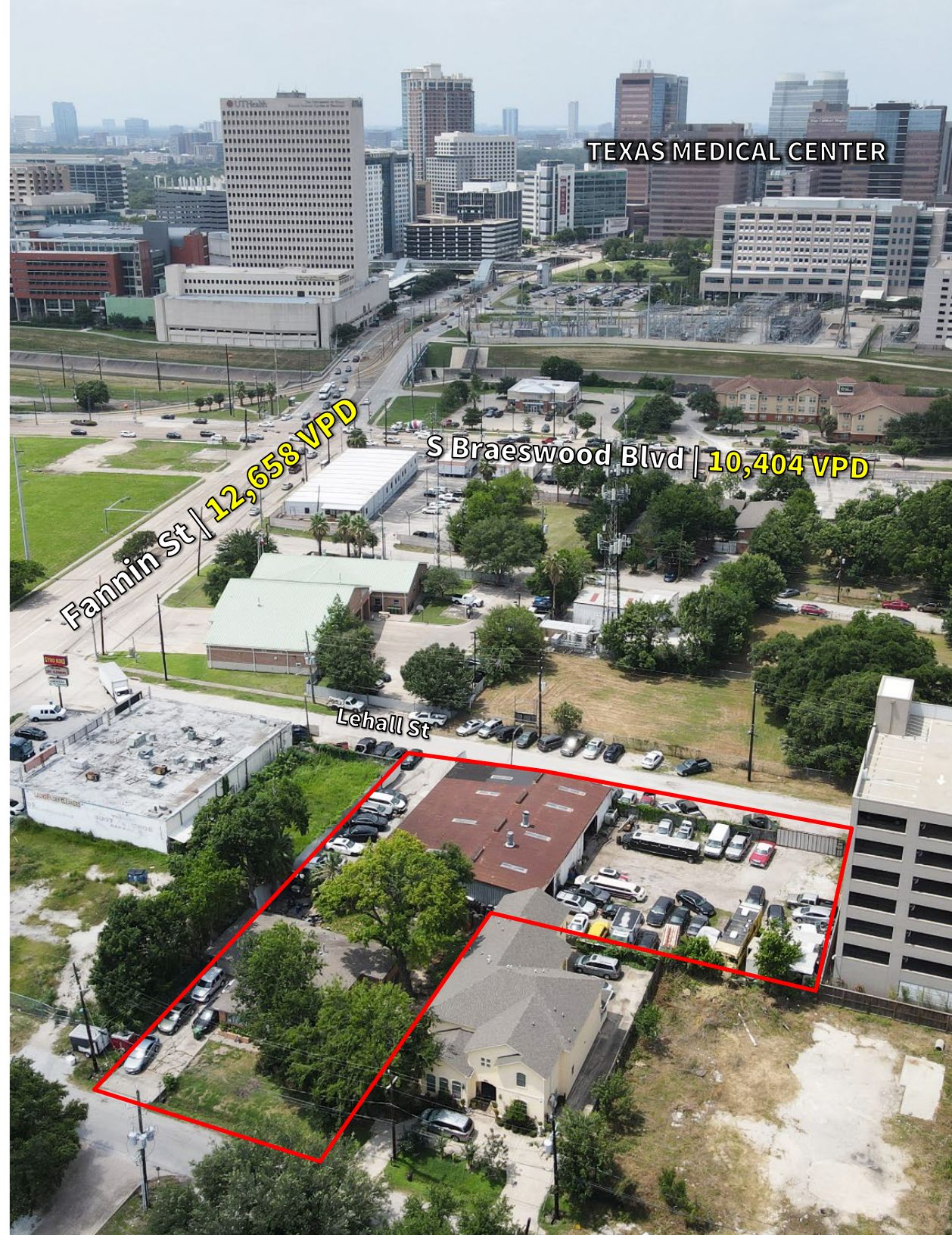
1040 LEHALL ST | HOUSTON, TX 77030

Please do not disturb current tenant.

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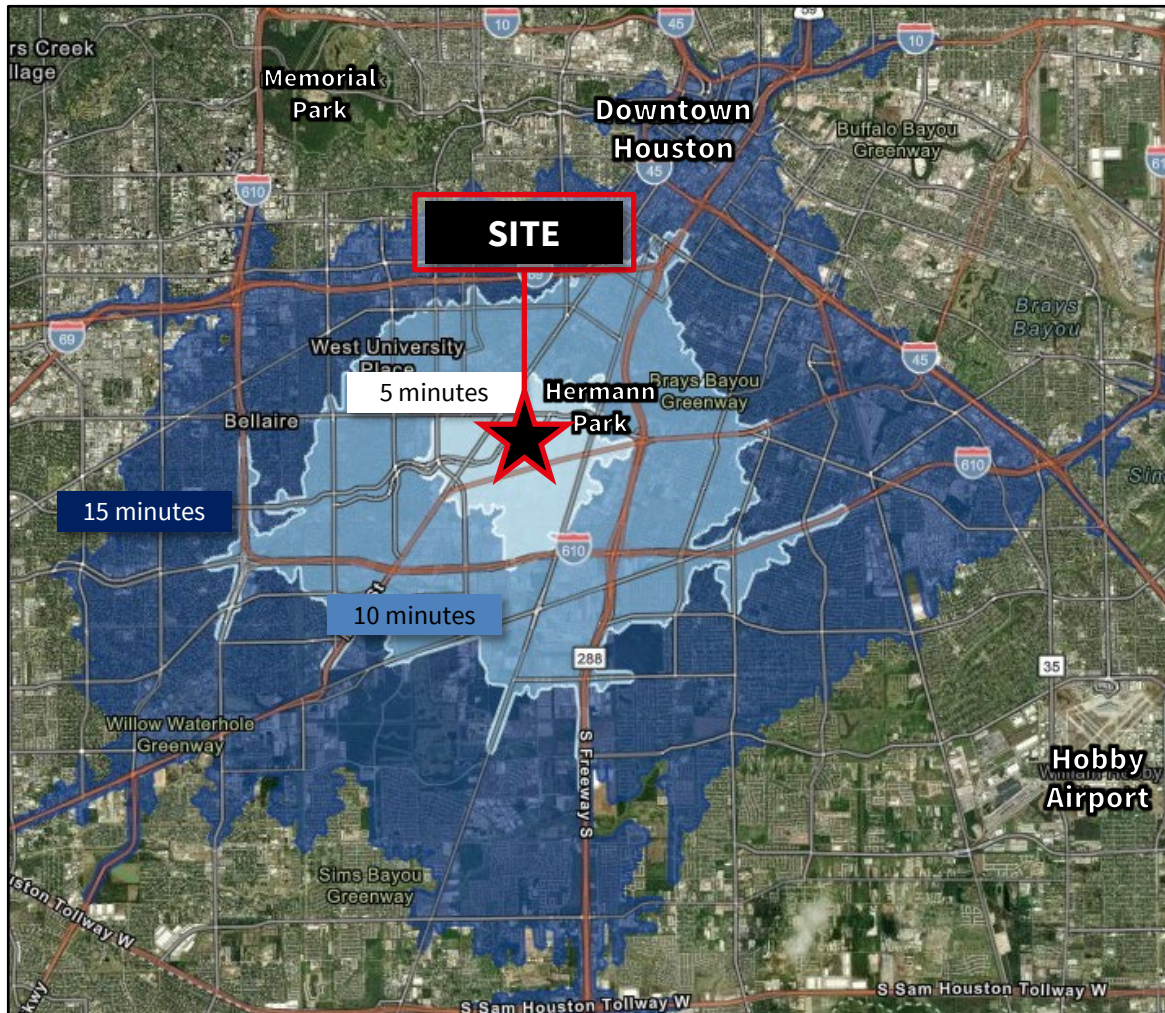
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AREA LOCATION

±0.67 AC | 1040 LEHALL ST | HOUSTON, TX 77030  2



Location

Located in Texas Medical Center, near Helix Park. Site includes both 1040 Lehall and 1015 Saint Agnes St, Houston, TX 77030

Size

±0.67 Acres

Access & Visibility

- ±200' frontage on Lehall St
- ±90' frontage on Saint Agnes St
- Easy access to Fannin St, Bertner Ave, and Helix Park

Utilities

Available from the City

Surrounding Area

The Texas Medical Center (TMC) is a 1,345-acre medical district and neighborhood in south-central Houston, Texas, immediately south of the Museum District and west of Texas State Highway 288. Over sixty medical institutions, largely concentrated in a triangular area between Brays Bayou, Rice University, and Hermann Park – which constitutes the largest medical complex in the world. The TMC has an extremely high density of clinical facilities for patient care, basic science, and translational research.

Pricing

Please contact broker for pricing



Demographics

Population Summary	1-Mile	3-Mile	5-Mile
2023 Population	19,662	164,494	433,589
2023 Median Age	32.7	35.3	35.6
Average Household Income	\$96,683	\$133,759	\$135,044
Average Home Value	\$486,738	\$647,498	\$563,135



Drive Times

Locations	Minutes
NRG Park	3
Rice University	5
University of Houston	10
Downtown Houston	15

PROPERTY AERIAL

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