

5001 / 5115

MAIN STREET

HOUSTON, TX

DEVELOPMENT SITES FOR SALE

TWO FULL CITY BLOCKS

5001 MAIN ST - 1.079 AC

5115 MAIN ST - 1.079 AC

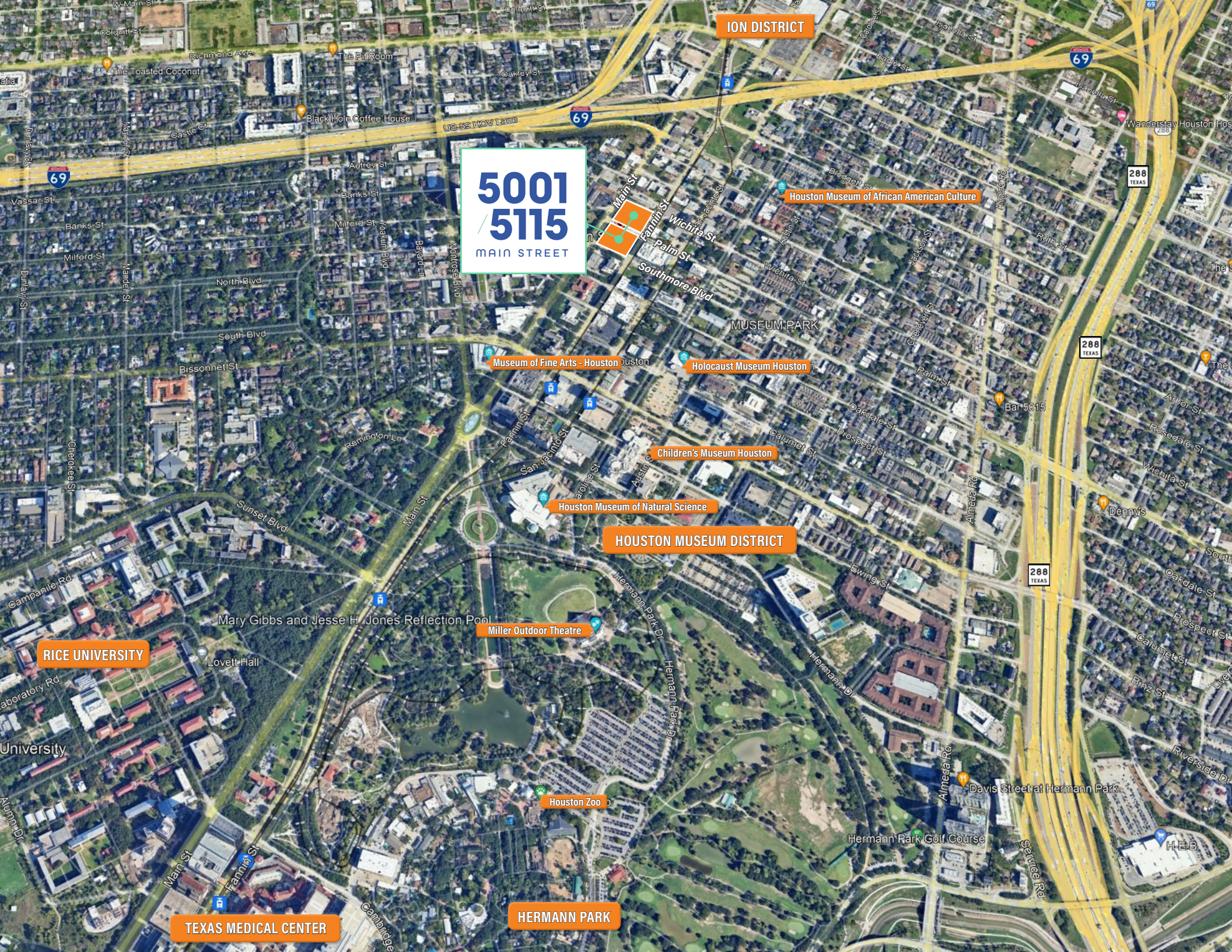
1.079 AC

1.079 AC

MAIN STREET

FANNIN STREET

CBRE



THE OFFERING

Excellent Development Opportunity

CBRE is pleased to offer for sale 5001/5115 Main Street (the "Property"), which consists of two (2) full city blocks. Each block can be purchased together or separately. This is an excellent opportunity to redevelop the land for residential, medical, hospitality or office. Sitting in the bustling Museum District, the area provides excellent transportation, culture, education, health & wellness, and community all around. The Property has easy access from Main St and Fannin St to Interstate 69 and Highway 288 and sits in one of the largest concentrations of cultural institutions in the country with a collection of 19 museums. In addition, prestigious Rice University is just 3 minutes away, the Texas Medical Center (the largest medical complex in the world) is 5 minutes away and the Central Business District is 8 minutes away.

PROPERTY OVERVIEW

- ◇ Property: 5001 / 5115 Main Street, Houston, TX 77004
- ◇ Land Acres: 5001 Main St (1.079 ac) and 5115 Main St (1.079 ac)
- ◇ There are two (2) medical office buildings located on 5115 Main St consisting of a total of 29,950 SF (25,050 SF / 4,900 SF), built in 1979
- ◇ Property fronts on Main Street and Fannin Street, the main arteries in and out of the Museum District and Texas Medical Center
- ◇ 4 blocks north of the Museum District Metro Light Rail station
- ◇ Utilities are through City of Houston, no pipelines run through the tracts, and the Property is outside the 500 year floodplain
- ◇ Houston ISD school district (MacGregor Elementary School, Cullen Middle School, Lamar High School)
- ◇ Tax Rate: \$2.129811 (2023)



\$171,610

2023 AVG
HOUSEHOLD
INCOME



\$737,519

2023 AVG
HOUSING
VALUE



207,542

2023
DAYTIME
POPULATION

S I T E M A P

CLICK TO VIEW
THE SURVEYS:

5001 MAIN ST

5115 MAIN ST

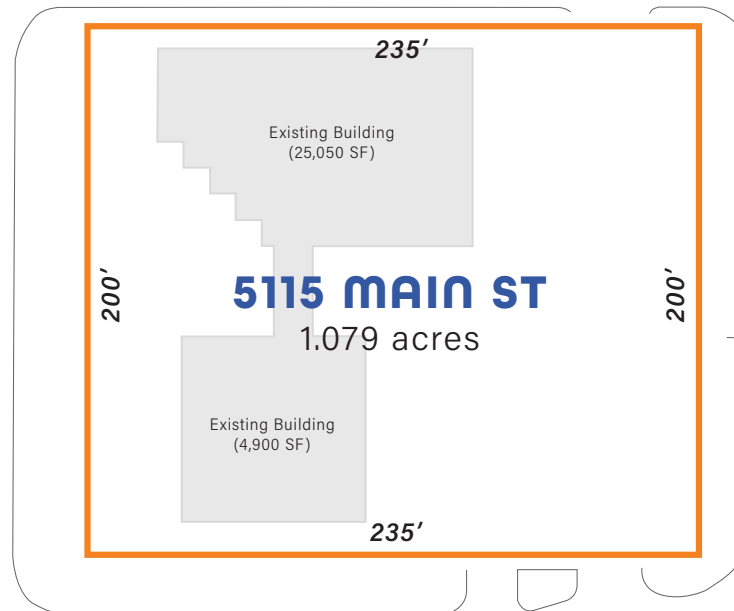
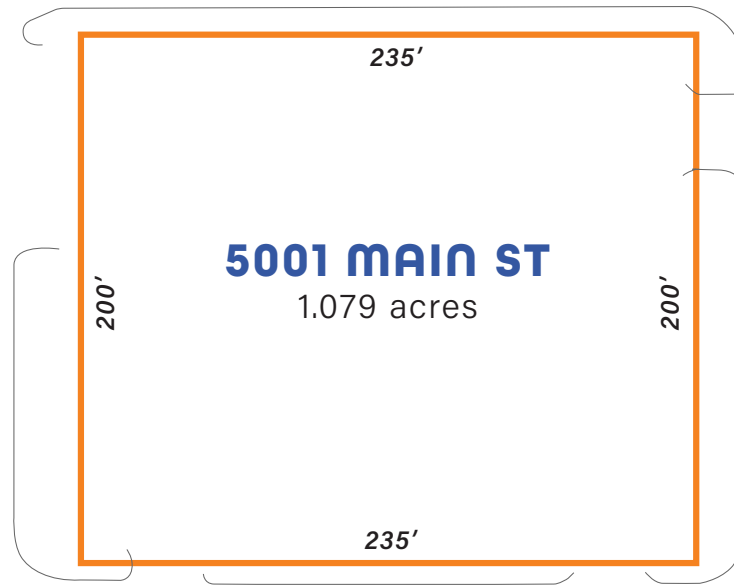
WICHITA AVENUE

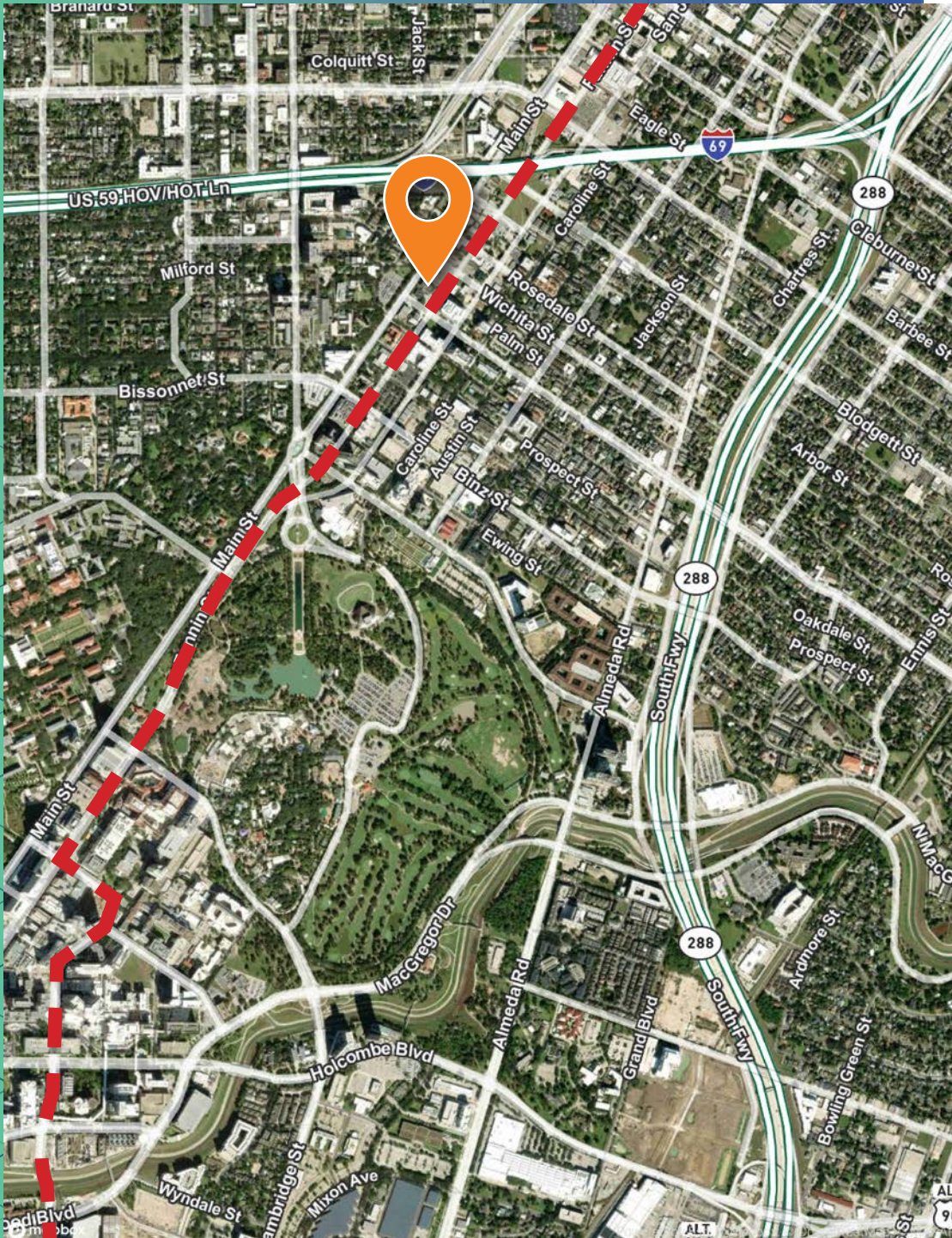
MAIN STREET

FANNIN STREET

PALM STREET

SOUTHMORE BLVD





ACCESSIBILITY

5001/5115 Main St is easily accessible from I-69/US 59, State Highway 288 and Main Street. Conveniently located next to the METRORail on Fannin Street, the major artery connecting Downtown Houston to the Texas Medical Center. 5001/5115 Main St is located in the Museum District between the Texas Medical Center and Houston CBD



TRAFFIC COUNT

- ◇ Main Street - 26,637 VPD
- ◇ Fannin Street - 10,758 VPD



METRORAIL LINES

 Light Rail - Red Line

MARKET AREA

GATEWAY TO THE MUSEUM DISTRICT

The Museum District is a thriving and eclectic community that captures the essence of Houston's cultural presence and progressive efforts of inclusion, collective entertainment and advancing technology. Known for its walkability, the Museum District is a melting pot for local attractions, budding eateries, and unique storefronts within walking distance.

Not only are there 19 museums within a 1.5-mile radius, but the magnificent 445-acre Hermann Park is now in full bloom with the opening of the McGovern Centennial Gardens.

NEIGHBORHOOD HIGHLIGHTS

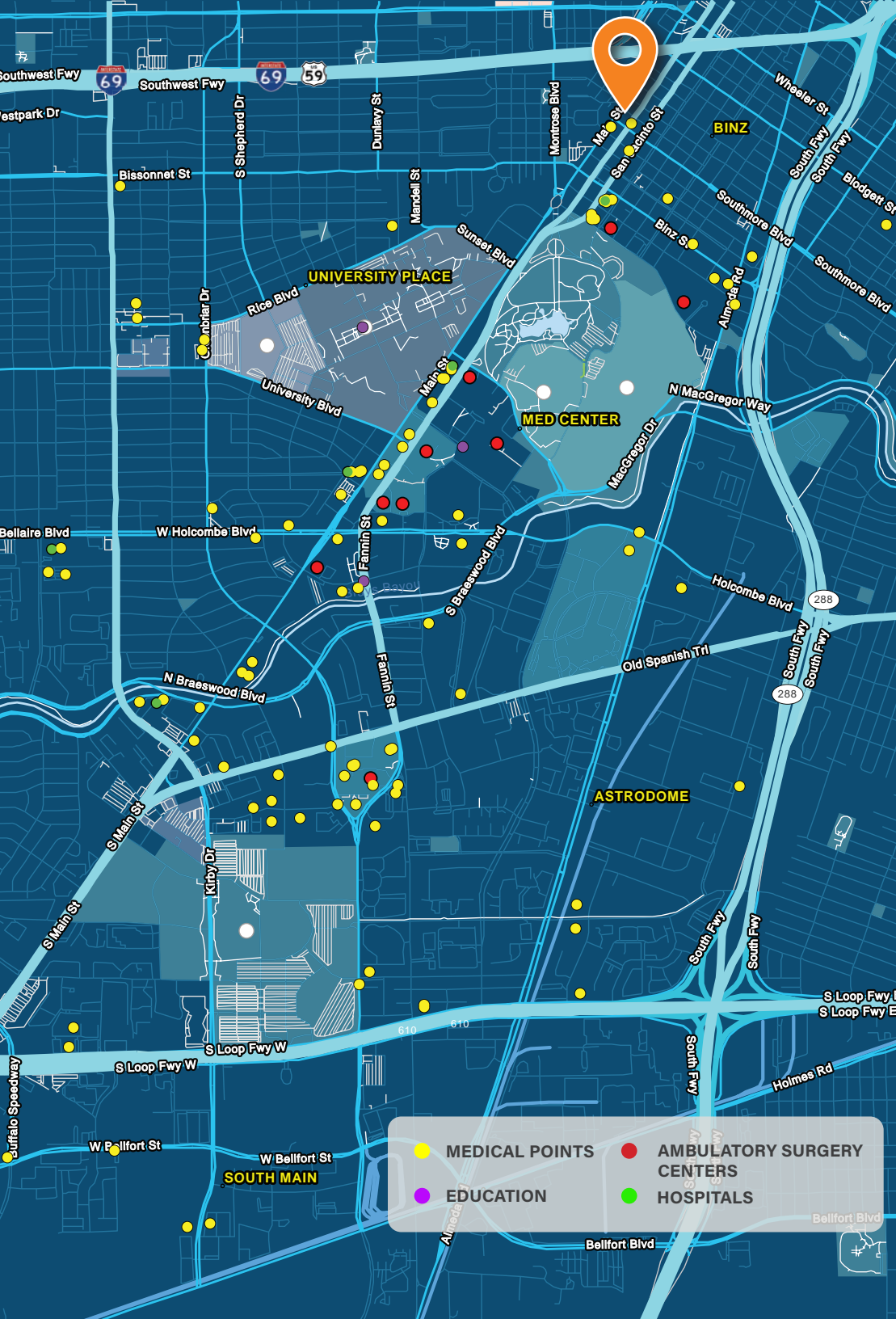
Top Ranked Restaurants Nearby: Lucille's, Bodegas, Monarch, The Park Grill, Barnaby's Cafe Museum District, Raven Grill, Tiny Boxwoods, Hungry's, Houston's

Popular Neighborhood Venues: Children's Museum, Miller Outdoor Theatre, Museum of Natural Science, Museum of Fine Arts, Houston Zoo, Rice University

Trails & Parks: Hermann Park, Museum Park, Hermann Park Golf Course, Rice University Running Trails

Multiple public transit options, easy freeway access and a short trip to the Texas Medical Center.





TEXAS MEDICAL CENTER

Texas Medical Center (TMC) — the largest medical city in the world—is at the forefront of advancing life sciences. Home to the world's largest children's hospital & world's largest cancer hospital, TMC nurtures cross-institutional collaboration, creativity and innovation because together, we can push the limits of what's possible.

TMC FACTS & FIGURES

8 Million

Patients visits per year

180,000+

Annual surgeries

750,000

ER visits per year

9,200

Total patients beds

50 Million

Developed square feet

13,600+

Total heart surgeries

\$3 Billion

In construction projects underway

106,000+

Total employees

8th Largest

Business district in the U.S.

Source: <https://www.tmc.edu/about-tmc/>

5001 / 5115

MAIN STREET

5001 MAIN ST
1.079 ACRES

5115 MAIN ST
1.079 ACRES

CLICK FOR MAPS:

FLOOD PLAIN

PIPELINES

UTILITIES



WICHITA AVENUE

PALM STREET

MAIN STREET

FANNIN STREET

SOUTHMORE BLVD

AERIALS

WEST VIEW



SOUTHEAST VIEW

**5001
/ 5115**
MAIN STREET

C O N T A C T S

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NORTHWEST VIEW

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