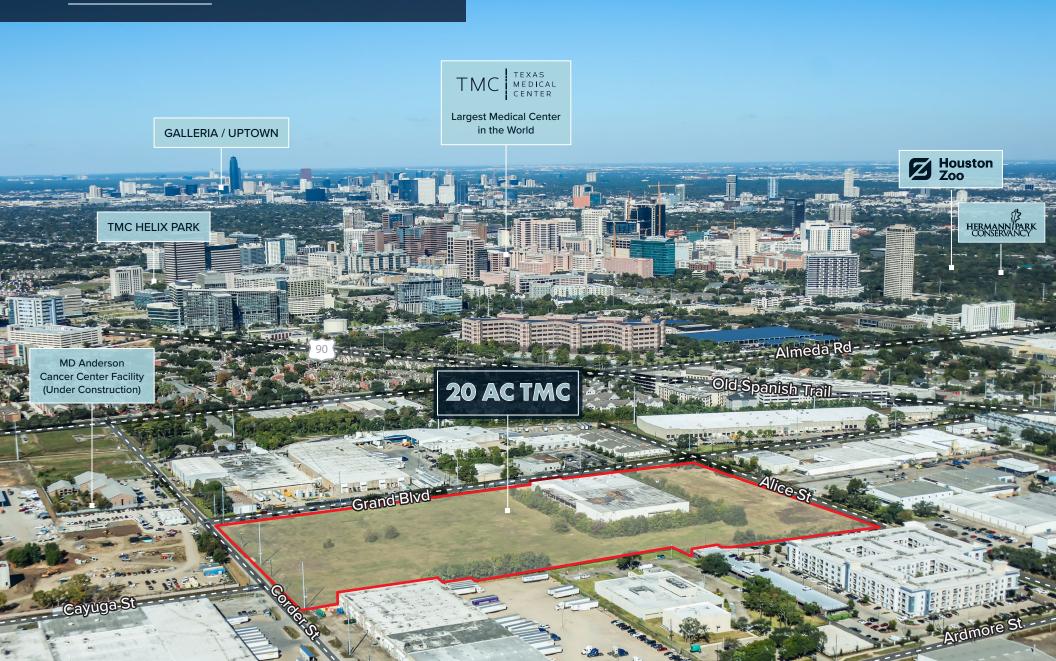
20.38 AC TEXAS MEDICAL CENTER HOUSTON, TEXAS





THE OFFERING

Jones Lang LaSalle ("JLL"), on behalf of the owner, is pleased to present the opportunity to purchase a ± 20.38 acre development site near the Texas Medical Center ("the Property") in Houston, TX. The Property is one of the few remaining large development sites in the Texas Medical Center. The Property is located near Hwy 288 and the 610 Loop, offering great access to the entire Houston MSA. With the potential to attract medical, residential, multifamily, life sciences, and more, this unrestricted site presents a rare opportunity for a large development project in the Texas Medical Center.



INVESTMENT HIGHLIGHTS

- Excellent ingress / egress to two major highways, Highway 288 and the
 610 Loop, that are both located within a mile.
- Rare opportunity to acquire one of the last large development sites in the
 Texas Medical Center.
- Located in the Texas Medical Center, home to over 100k employees.

- Affluent demographics \$135,857 average household income in a 5-mile radius.
- Close proximity to Hermann Park and the Brays Bayou Hike and Bike Trail
 System.





EXCELLENT DEMOGRAPHICS





ADJACENT TO THE TEXAS MEDICAL CENTER

The Texas Medical Center (TMC), the largest medical complex in the world, was founded in 1914 and is at the forefront of advancing life sciences. Home to the brightest minds in medicine, TMC nurtures cross-institutional collaboration, creativity and innovation collectively pushing the limits of what is possible in modern medicine.

Beyond the global medical impact stemming from the work done at TMC, the center serves as the life blood and strength of the economic foundation for Houston and the larger region. The TMC provides economic resiliency, job growth, employment opportunities, and demand for ancillary real estate development.

10 MILLION

Patient Encounters per year

50 MILLION中 Developed Square Feet 8TH

Largest Business District in the United States

\$25 BILLION
Annual Budget

\$3 BILLION

In Construction
Projects Underway

Jobs in Healthcare & Life Sciences 9,200

Total Patient Beds

Acres of TMC & Member
Institution Campuses

20

Universities and Colleges

3000中 Research Labs

Member Institutions



EXCEPTIONAL INGRESS AND EGRESS TO THE HOUSTON MSA



THE HOUSTON STORY

2ND FASTEST GROWING U.S. METRO AREA

Houston MSA's population grew by 95K people from 2023 to 2024

GLOBAL

TRADE CITY

Houston's ship channel ranks #1 in

the nation | 1st in domestic & foreign

waterborne tonnage | 1,700 foreign

CRITICAL MASS OF HQS & REGIONAL OFFICES

50+ corporate headquarters relocations since 2017

FAVORABLE TAX CLIMATE

0% State & Local income tax

MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base

HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time

LARGEST MEDICAL COMPLEX IN THE WORLD

\$25B in local GDP | 8th largest business district in the U.S. | 10M patient encounters/year



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