

20.38 AC

TEXAS MEDICAL CENTER

HOUSTON, TEXAS



TMC | TEXAS
MEDICAL
CENTER
Largest Medical Center
in the World

GALLERIA / UPTOWN

TMC HELIX PARK

Houston
Zoo

HERMANN PARK
CONSERVANCY

MD Anderson
Cancer Center Facility
(Under Construction)

20 AC TMC

Alameda Rd

Old Spanish Trail

Alice St

Grand Blvd

Cayuga St

Corder St

Ardmore St

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.



PROPERTY DESCRIPTION



SITE SIZE

20.38 Acres

BUILDING SIZE

74,623 SF

UTILITIES

City of Houston

SCHOOLS

Houston Independent School District

- Whidby Elementary School
- Cullen Middle School
- Yates High School

DETENTION

On-Site Detention Required

ZONING

No zoning restrictions

VEHICLES PER DAY

- Corder St - 2,083 VPD
- Grand Blvd - <1,000 VPD
- Hwy 288 - 173,535 VP

FLOOD PLAIN

Outside of 100-YR & 500-YR Flood Plain

EXCELLENT DEMOGRAPHICS



TMC | TEXAS
MEDICAL
CENTER

Largest Medical Center
in the World

DOWNTOWN CBD

Houston
Zoo

HERMANN PARK
CONSERVANCY

TMC Innovation Center

20 AC TMC

VIRTUO
MED CENTER
326 UNITS

MD Anderson
Cancer Center Facility
(Under Construction)

Grand Blvd

Corder St

Ardmore St

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2010 Population	15,915	126,571	353,030
2010-2025 Population Growth	6.9%	19.1%	18.4%
2025 Population	17,010	150,798	418,125
2025-2030 Est. Population Growth	1.0%	2.8%	3.2%
2030 Est. Population	17,187	155,012	431,665
2025 Median Age	32.0	33.1	34.9
2025 Average Household Income	\$75,731	\$114,175	\$135,857

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

8TH

Largest Business District in the
United States

\$3 BILLION

In Construction
Projects Underway

9,200

Total Patient Beds

20

Universities
and Colleges

60+

Member Institutions

50 MILLION+

Developed Square Feet

\$25 BILLION

Annual Budget

106,000+

Jobs in Healthcare
& Life Sciences

1,400

Acres of TMC & Member
Institution Campuses

300+

Research Labs



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

FAVORABLE TAX CLIMATE

0% State & Local income tax

HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time

GLOBAL TRADE CITY

Houston's ship channel ranks #1 in the nation | 1st in domestic & foreign waterborne tonnage | 1,700 foreign owned firms

CRITICAL MASS OF HQS & REGIONAL OFFICES

50+ corporate headquarters relocations since 2017

MAGNET FOR TOP TALENT IN THE U.S.

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

LARGEST MEDICAL COMPLEX IN THE WORLD

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



CONTACTS

DAVIS ADAMS

Managing Director

+1 713 852 3558

Davis.Adams@jll.com

DAWSON HASTINGS

Analyst

+1 713 425 1801

Dawson.Hastings@jll.com



4200 Westheimer, Suite 1400 | Houston, Texas 77027
www.us.jll.com/capitalmarkets

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. 2025. Jones Lang LaSalle IP, Inc. All rights reserved.

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYS. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

