

TMC

LAND FOR SALE

7301 FANNIN ST

HELIX
PARK

S BRAESWOOD BLVD

BERTNER AVE

SITE

EARLE ST

FANNIN ST

OLD SPANISH TRAIL



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 **TRANSWESTERN** REAL ESTATE SERVICES

Property Highlights

GREAT LOCATION !

Submarket: Texas Medical Center, One Block West of Helix Park

Type: Land for Sale

Address: 7301 Fannin St. Houston, TX 77030

Property Size: ±0.296 acres/ ±12,892 SF

Utilities: City of Houston

Flood Zone: 500 Year

Zoning/Restrictions: None

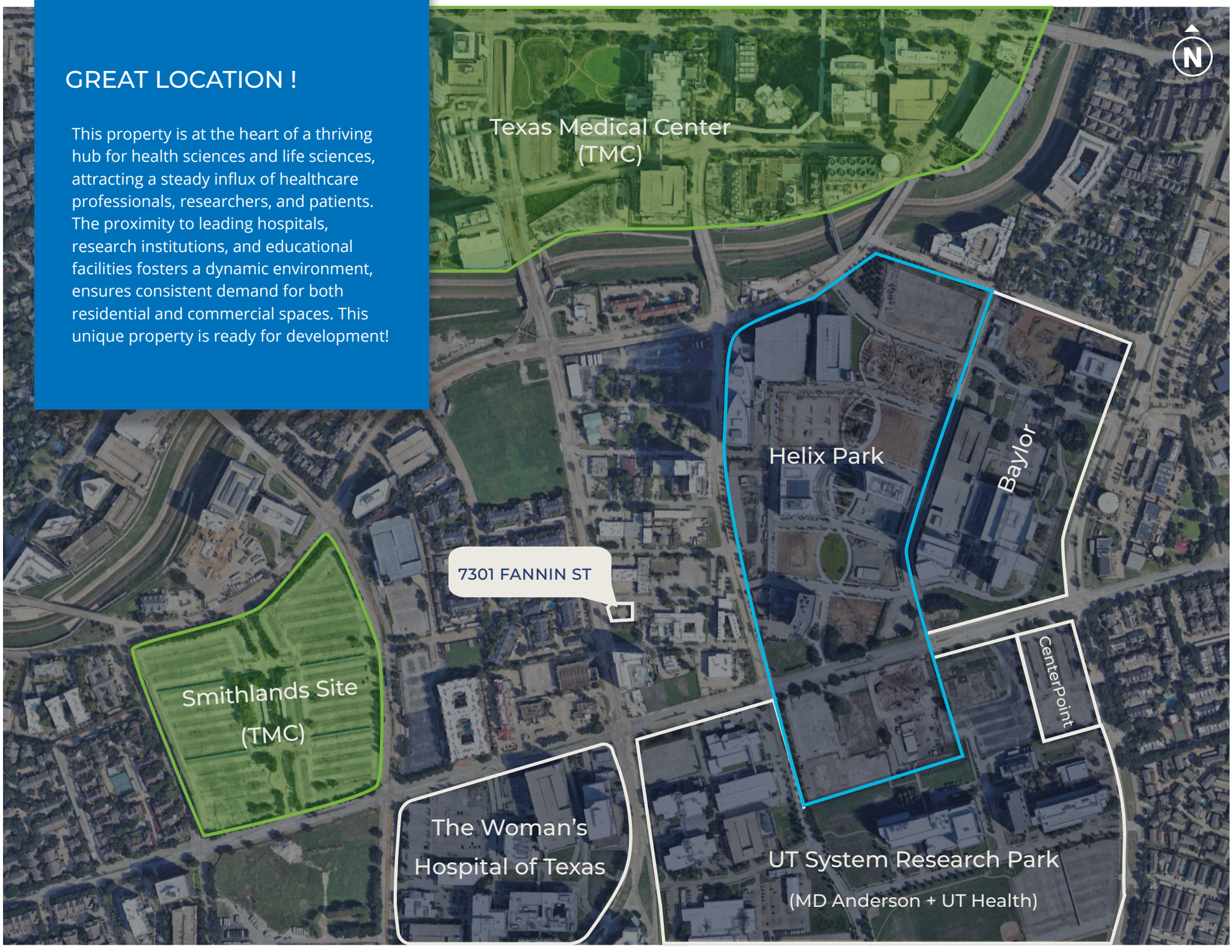
Tax ID: 136 335 001 0001

Asking Price: ±\$200 psf (±\$2,278,400)



GREAT LOCATION !

This property is at the heart of a thriving hub for health sciences and life sciences, attracting a steady influx of healthcare professionals, researchers, and patients. The proximity to leading hospitals, research institutions, and educational facilities fosters a dynamic environment, ensures consistent demand for both residential and commercial spaces. This unique property is ready for development!



Texas Medical Center
(TMC)

Helix Park

Baylor

7301 FANNIN ST

Smithlands Site
(TMC)

The Woman's
Hospital of Texas

UT System Research Park
(MD Anderson + UT Health)

Centerpoint

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.





LIFE SCIENCES

The Texas Medical Center (TMC) is a leader in life sciences, housing over 60 institutions focused on medical research, education, and healthcare. It fosters innovation through collaborations between hospitals, research organizations, and universities, driving advancements in pharmaceuticals, biotechnology, and medical devices. TMC is home to cutting-edge facilities and laboratories, making it a hub for life sciences research and development. This vibrant ecosystem not only attracts top talent but also supports a robust job market, enhancing the region's appeal for investment and growth in the life sciences sector.



DRIVETIMES

5 - 10 Minutes

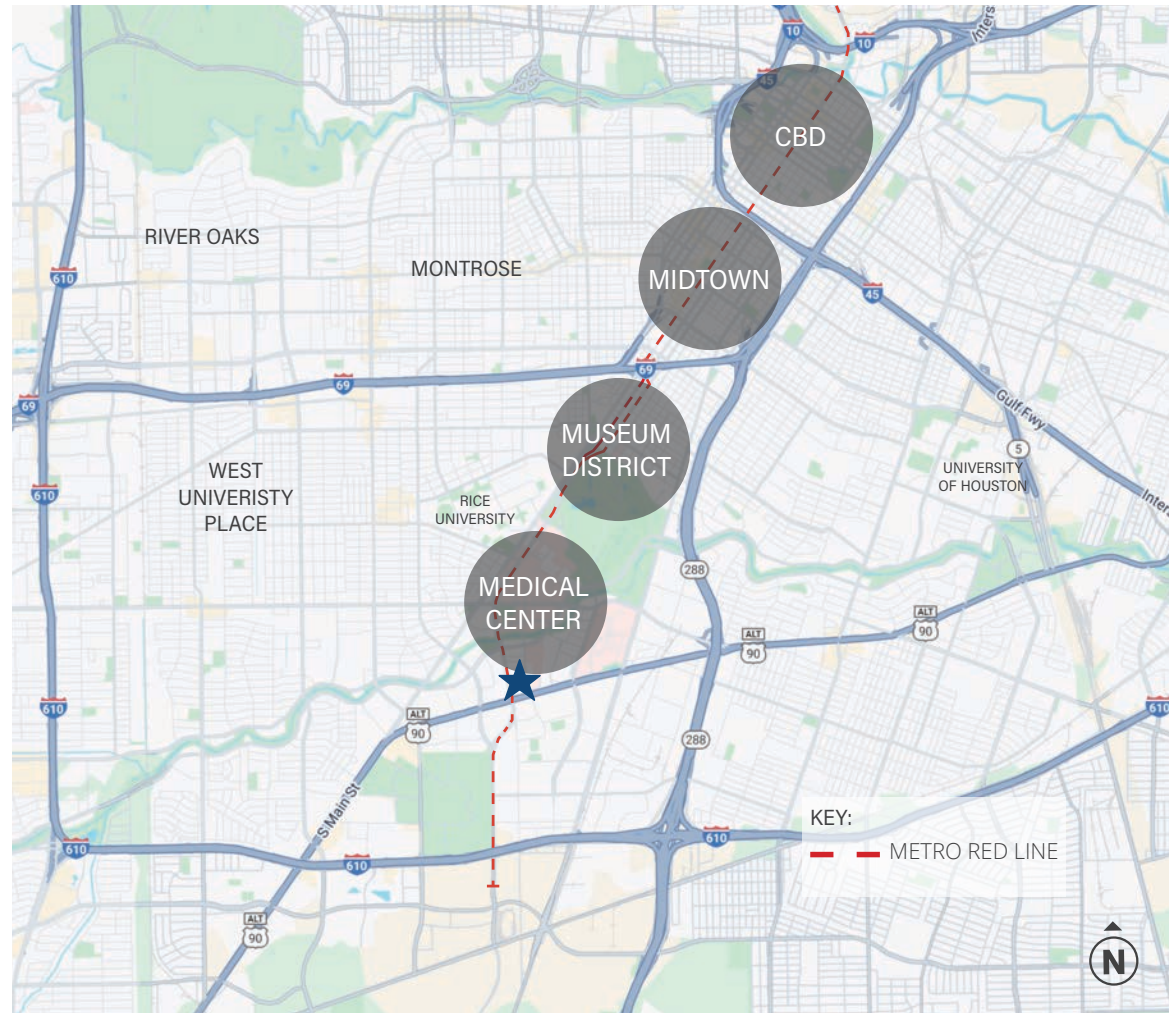
West University | Texas Medical Center

15 - 20 Minutes

Downtown Houston | Midtown | Galleria/Uptown
Pearland | William P Hobby Airport (HOU)

30+ Minutes

George Bush Intercontinental Airport (IAH) | Memorial |
Katy | Sugar Land | League City | Baytown | Richmond



DEMOGRAPHICS

	2 Mile Radius	5 Mile Radius
Average Household Income	\$96,832	\$110,209
2023 Total Households	26,445	205,564
Population Growth Since 2010	24.28%	28.83%
Projected Population Growth Through 2027	0.7%	0.7%
Average Household Value	\$489,979	\$419,576
Education & Health Services Employees	133,299	14,675
Some College or Degree	68%	57%

LAND FOR SALE

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FOR ADDITIONAL INFORMATION PLEASE CONTACT:

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