

LAND FOR SALE ±3.23 AC | 7979 FANNIN ST



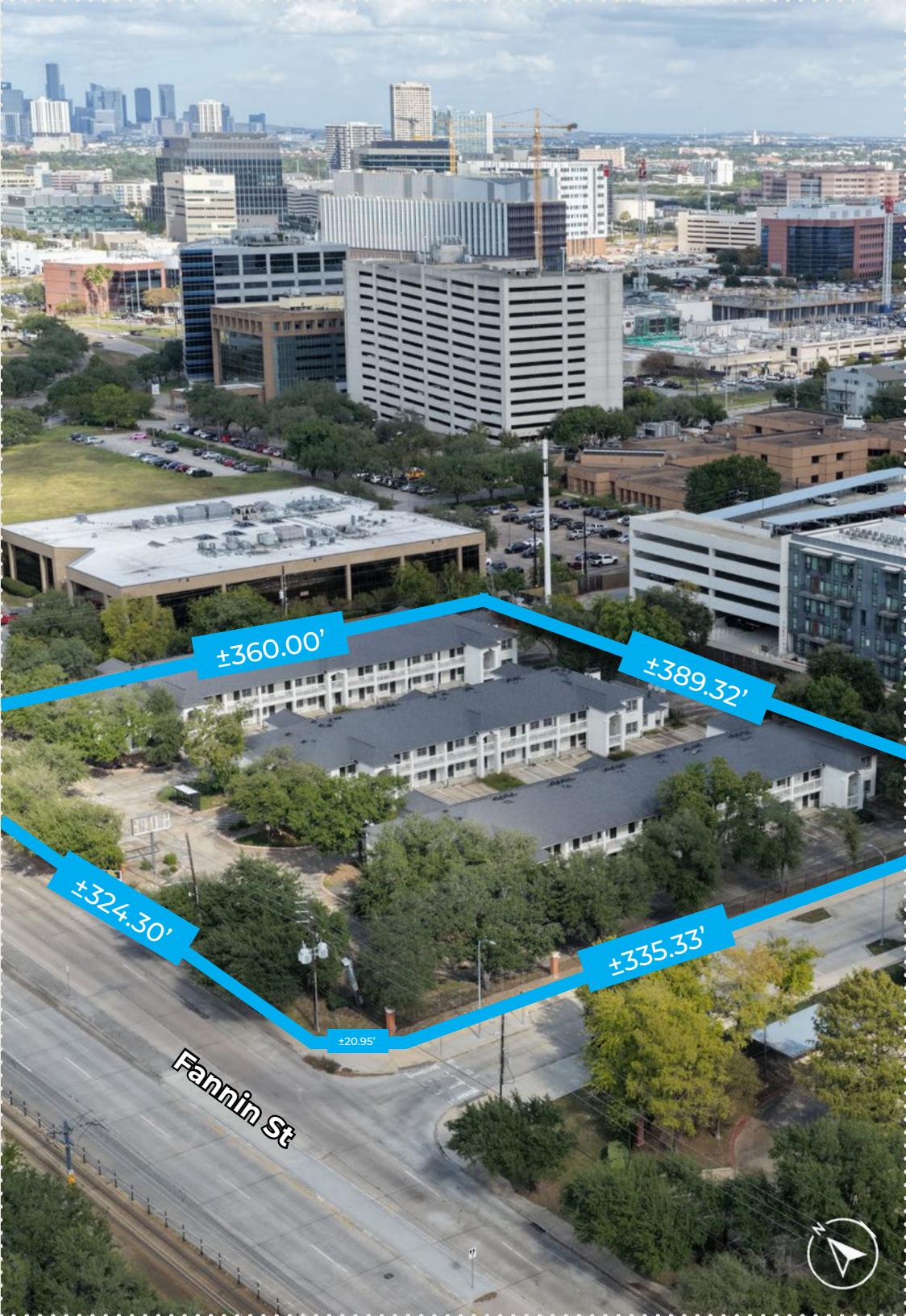
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PROPERTY HIGHLIGHTS

| | |
|------------------|-------------------------------------|
| Type | Land for Sale |
| Land Size | ± 3.23 AC ($\pm 140,848$ SF) |
| Address | 7979 Fannin St Houston, TX 77054 |
| County | Harris |
| Opportunity Zone | Yes |
| Utilities | City of Houston |
| Tax ID | 118 232 001 0001 |
| Asking Price | Call Broker |



LOOKING SOUTHWEST



LOOKING SOUTHEAST



RevMed Center

Fannin St

Fannin St



LOOKING NORTH

TEXAS MEDICAL CENTER

DOWNTON HOUSTON

THE WOMAN'S
HOSPITAL OF TEXAS

Fannin St

Revl Med Center



LOOKING NORTHWEST

GALLERIA

SMITHLANDS SITE
(TMC)

THE WOMAN'S
HOSPITAL OF TEXAS

Revl Med Center

Fannin St

Fannin St



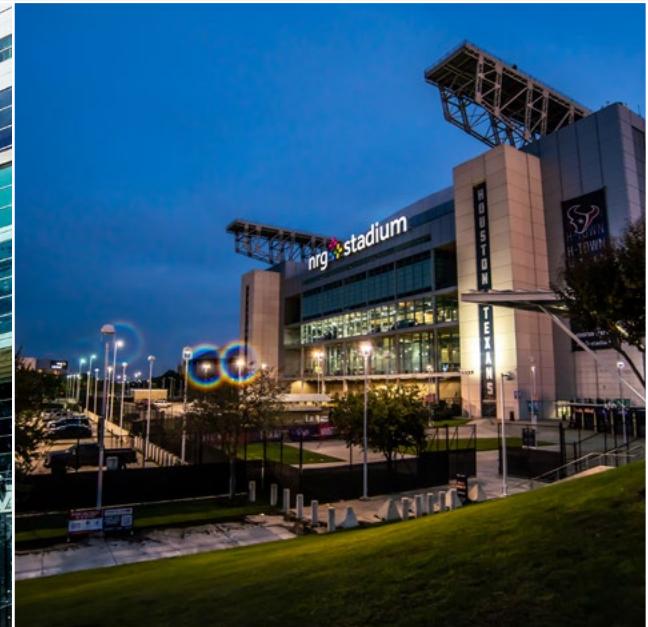
LOOKING NORTHEAST



NGR HOUSTON

NGR STADIUM

The only NFL and rodeo venue with a retractable roof, featuring 125,000 SF of flexible event space, four concourse levels, advanced rigging, and 198 luxury suites for premium experiences.

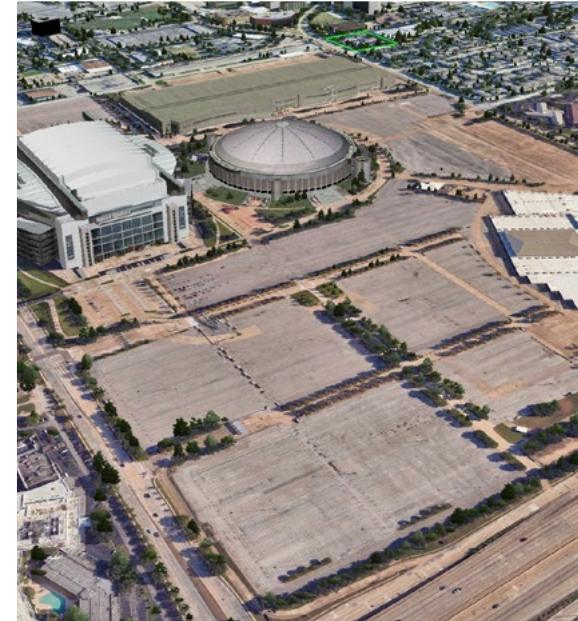


NGR CENTER

1.4 million SF of exhibit and conference space for trade shows, meetings, and conventions.

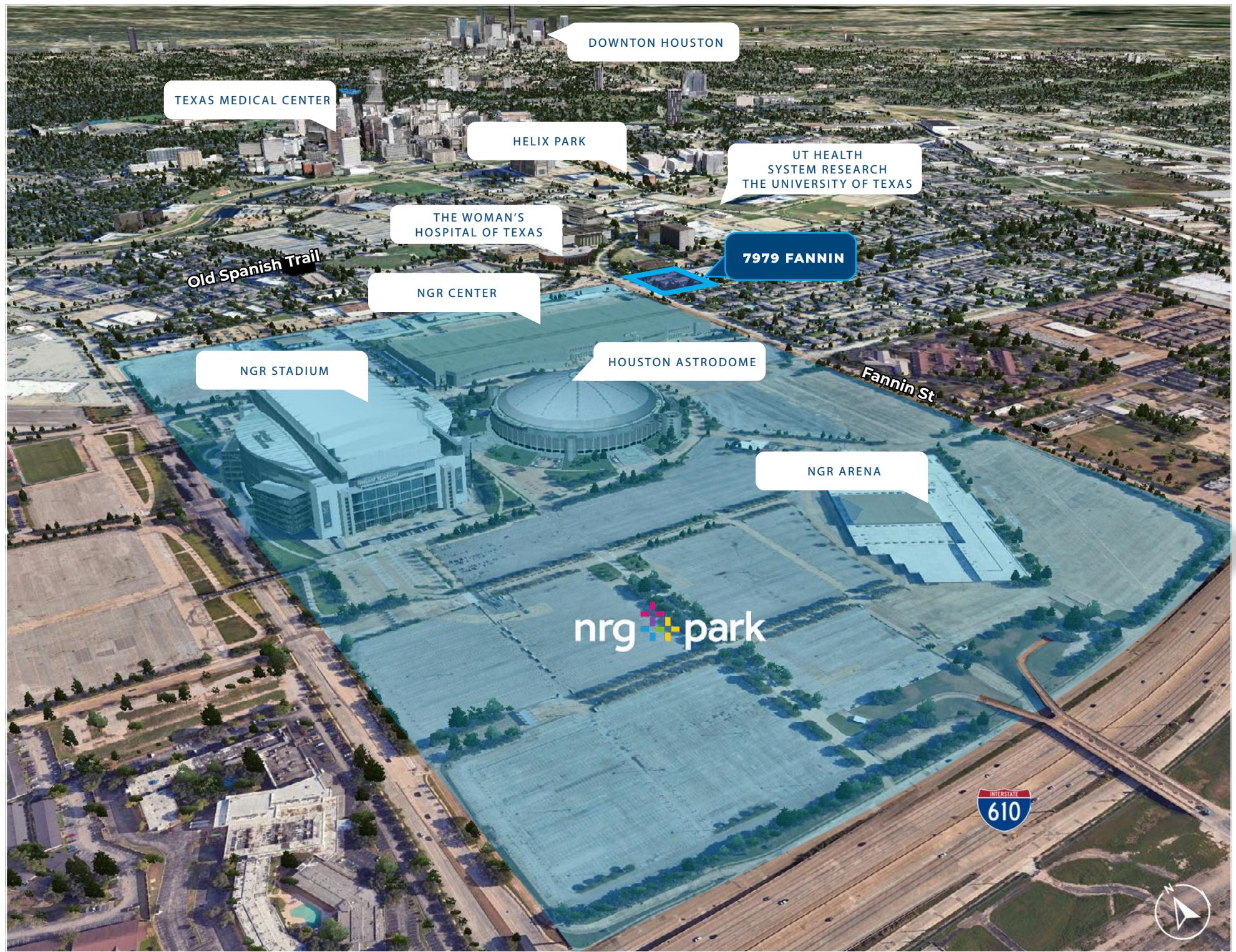
NGR ARENA

349,000 SF multipurpose facility suited for concerts, sporting events, and community events.



NGR ASTRODOME

1 million SF historic venue with seating for up to 70,000 ideal for major entertainment and cultural events.



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.



\$5.4 Billion

Economic Impact

6

Future Industry & Institutional Research
Buildings

18.7 Acres

Public Space Including 6 Helix Parks

700,000 SF

of Dynamic One & Two 5 Million SF of
Developed Space

350-Unit

Residential Tower

521-Room

Hotel with 65,000 SF Conference Center

250,000 SF

of TMC3 Collaborative Building

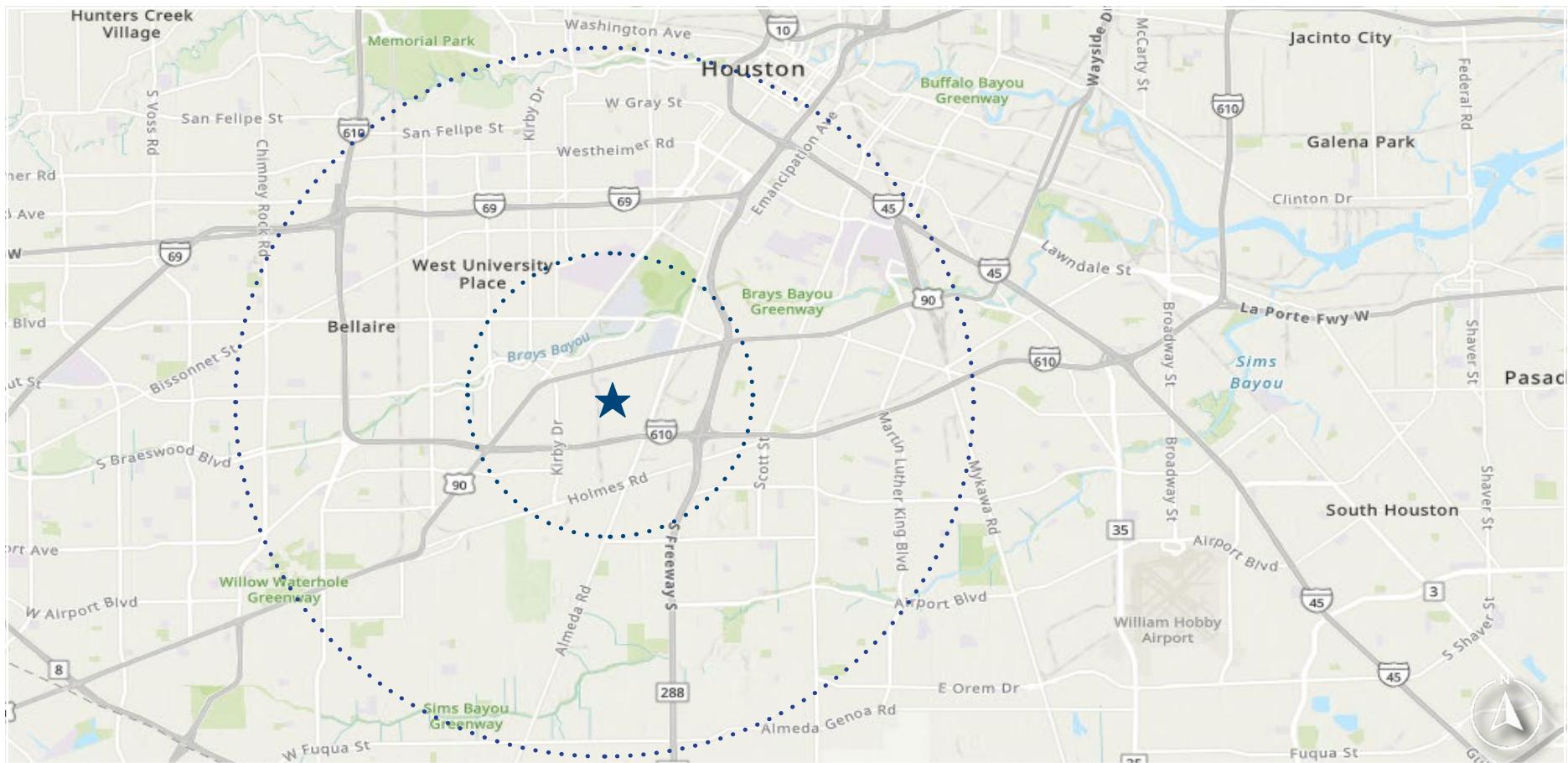
1

Mixed-use Building with Retail & 2,000
Parking Spaces

NEAR THE TEXAS MEDICAL CENTER



DEMOGRAPHICS



POPULATION

| 2 miles | 5 miles |
|---------|---------|
| 59,675 | 416,508 |

MEDIAN AGE

| 2 miles | 5 miles |
|---------|---------|
| 35 | 37 |

AVG. HOUSEHOLD INCOME

| 2 miles | 5 miles |
|---------|---------|
| 35 | 37 |

PROPERTY TAX

| 2024 |
|----------|
| \$95,148 |

LAND FOR SALE

7979 FANNIN ST HOUSTON, TX 77054

±3.23 AC (±140,847 SF)

FOR MORE INFORMATION:

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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|--|-------------|-------|-------|
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |
| Buyer/Tenant/Seller/Landlord Initials | | Date | |