

LAND FOR SALE ±3.23 AC | 7979 FANNIN ST



JEFF G. PEDEN, SIOR
EXECUTIVE MANAGING DIRECTOR
713.231.1640

jeff.peden@transwestern.com

SCOTT E. MILLER
SENIOR DIRECTOR
713.231.1637

scott.miller@transwestern.com

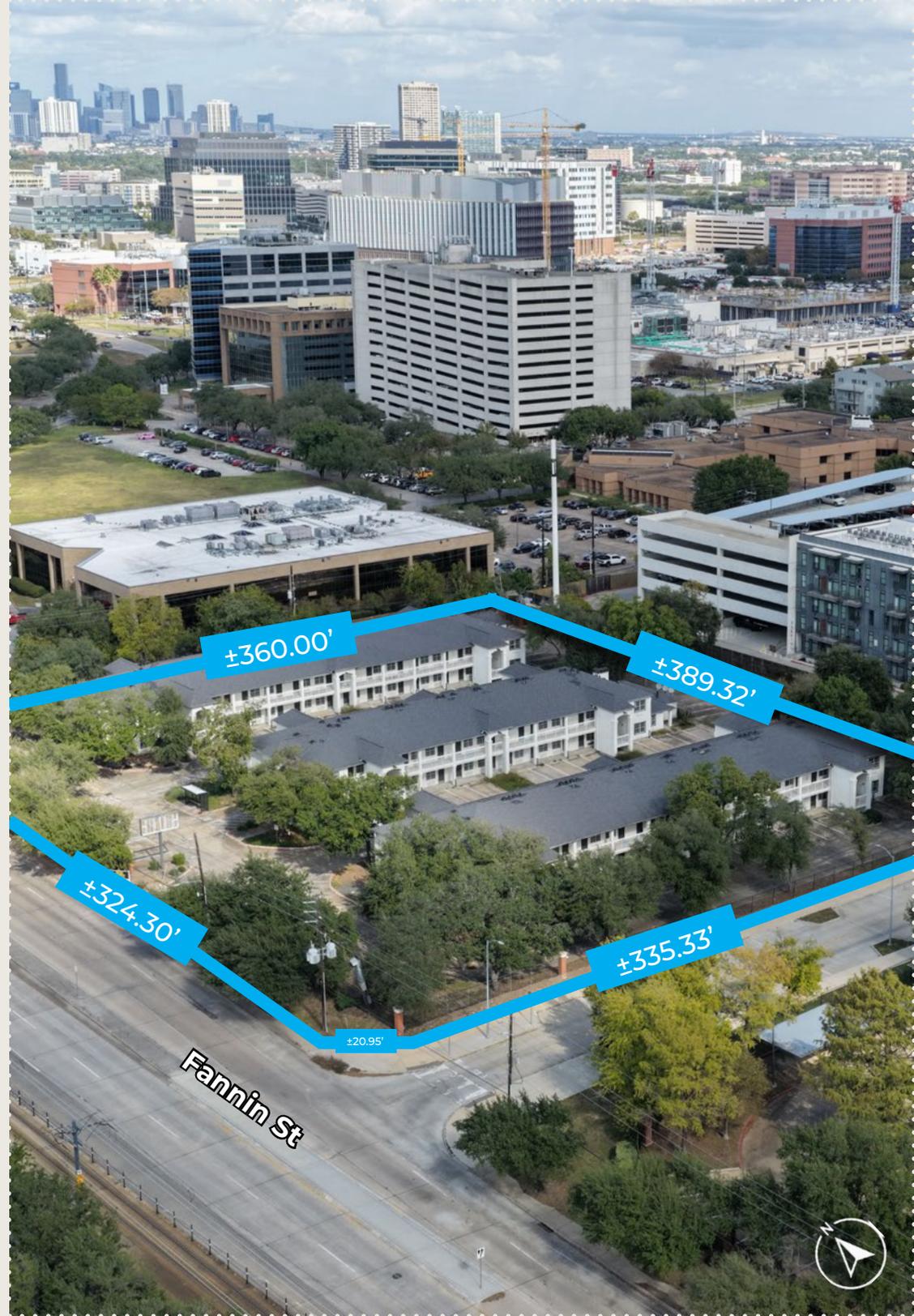
JUSTIN BRASELL
EXECUTIVE MANAGING DIRECTOR
713 231 1595

justin.brasell@transwestern.com



PROPERTY HIGHLIGHTS

Type	Land for Sale
Land Size	±3.23 AC (±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

HOUSTON ASTRODOME

NRG STADIUM

NRG CENTER

HOUSTON METHODIST TRAINING CENTER

Fannin St

Fannin St



LOOKING SOUTHEAST



Revl Med Center

Fannin St

Fannin St



LOOKING NORTH

TEXAS MEDICAL CENTER

DOWNTON HOUSTON

THE WOMAN'S HOSPITAL OF TEXAS

Revl Med Center

Fannin St



LOOKING NORTHWEST

GALLERIA

SMITHLANDS SITE
(TMC)

THE WOMAN'S
HOSPITAL OF TEXAS

Fannin St

Fannin St

Revl Med Center



LOOKING NORTHEAST

HELIX PARK

BAYLOR
COLLEGE
OF MEDICINE

UT HEALTH
THE UNIVERSITY
OF TEXAS

Revl Med Center

Fannin St

Fannin St



NRG HOUSTON

NRG 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.

NRG CENTER

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

NRG ARENA

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

NRG ASTRODOME

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





DOWNTON HOUSTON

TEXAS MEDICAL CENTER

HELIX PARK

UT HEALTH SYSTEM RESEARCH THE UNIVERSITY OF TEXAS

THE WOMAN'S HOSPITAL OF TEXAS

7979 FANNIN

Old Spanish Trail

NRG CENTER

NRG STADIUM

HOUSTON ASTRODOME

Fannin St

NRG ARENA

nrp park

INTERSTATE 610



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 Soace

350-Unit

Residential Tower

521-Room

Hotel with 65,000 SF Conference Center

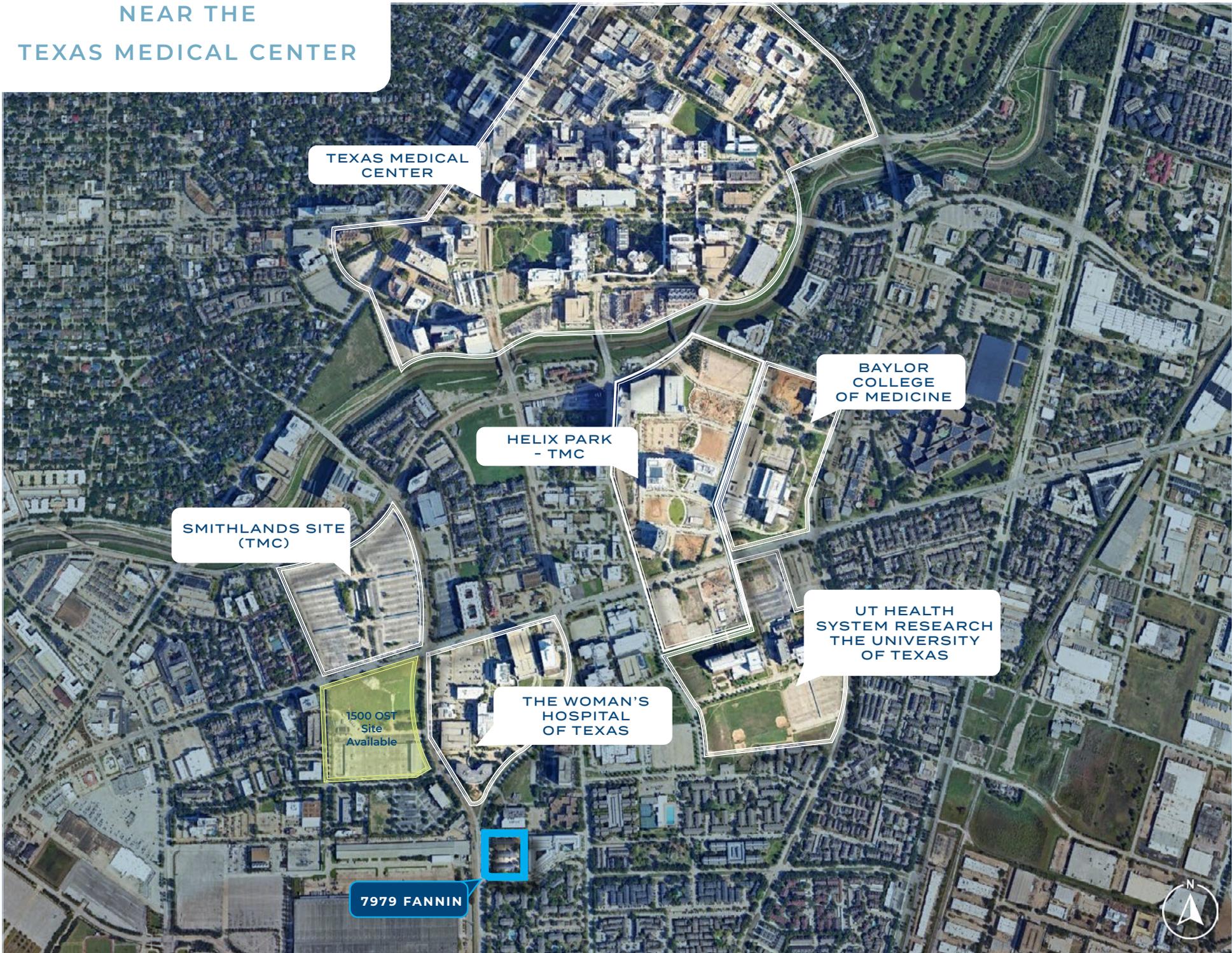
250,000 SF

of TMC3 Collaborative Building

1

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

NEAR THE
TEXAS MEDICAL CENTER



TEXAS MEDICAL CENTER

BAYLOR COLLEGE OF MEDICINE

HELIX PARK - TMC

SMITHLANDS SITE (TMC)

UT HEALTH SYSTEM RESEARCH THE UNIVERSITY OF TEXAS

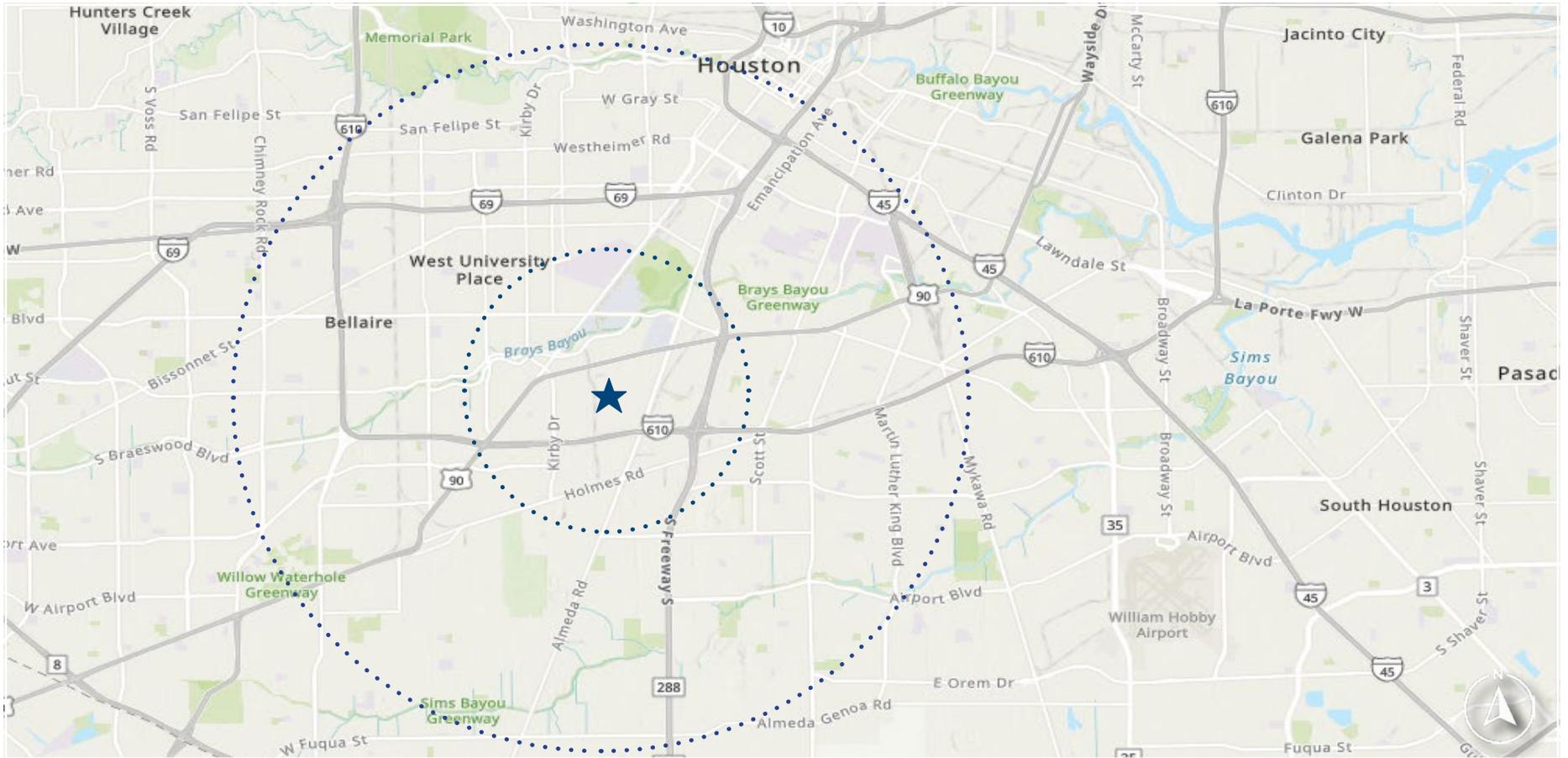
1500 OST Site Available

THE WOMAN'S HOSPITAL OF TEXAS

7979 FANNIN



DEMOGRAPHICS



POPULATION

2 miles

59,675

5 miles

416,508

MEDIAN AGE

2 miles

35

5 miles

37

AVG. HOUSEHOLD INCOME

2 miles

\$108,243

5 miles

\$130,105

PROPERTY TAX

2024

\$95,148

LAND FOR SALE

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±3.23 AC (±140,847 SF)

FOR MORE INFORMATION:

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1900 W Loop S #1300 | Houston, TX 77027
T 713.270.7700 | www.transwestern.com

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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.

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