

Land For Sale | 2306 S MACGREGOR WAY



HELIX PARK

TEXAS MEDICAL CENTER

HERMANN PARK



ALAMEDA RD

CAMDEN DR

S MACGREGOR RD

N MACGREGOR RD

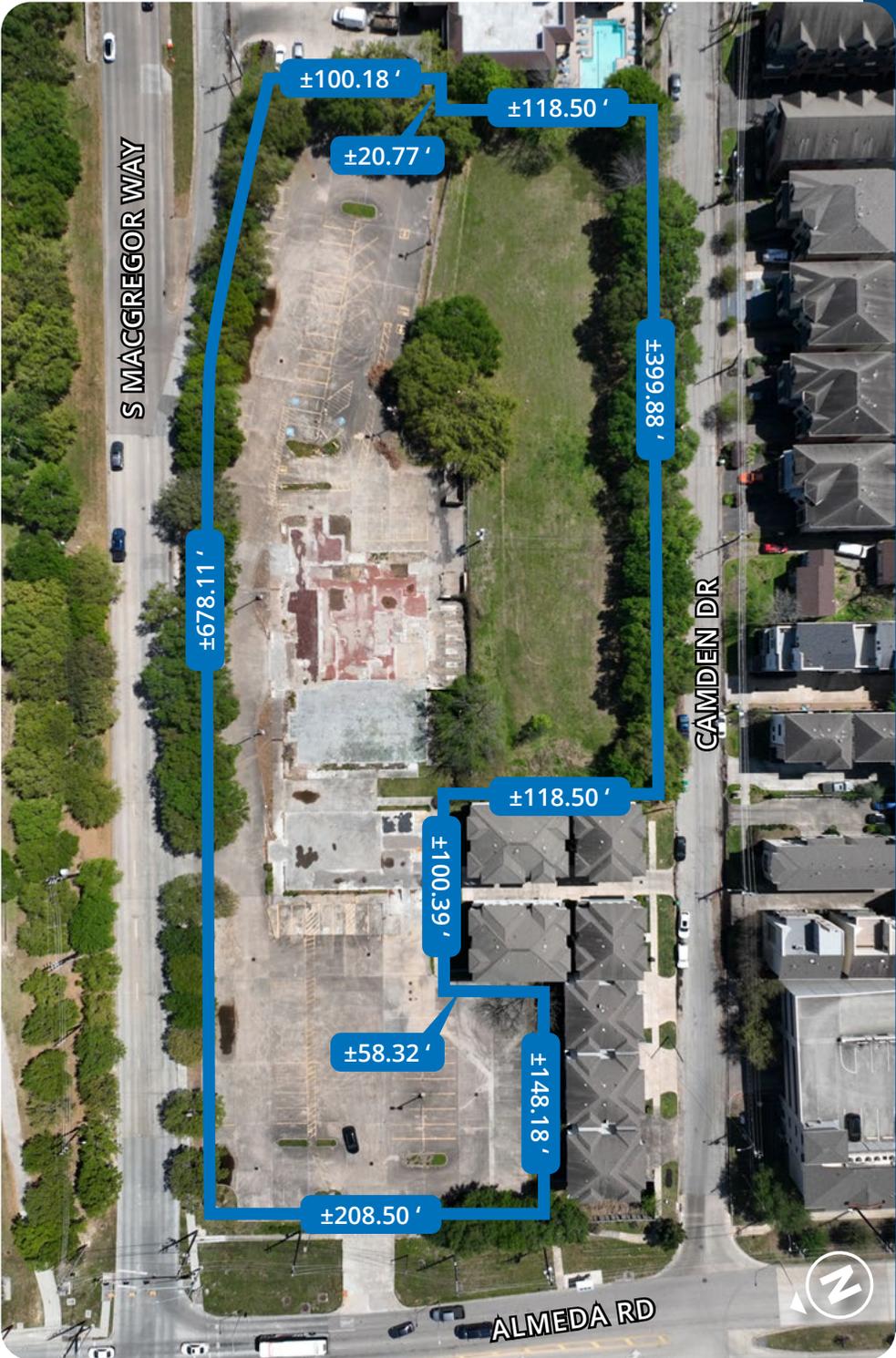


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Property Information



Submarket : MacGregor

Type : Land for Sale

Address : 2306 S. MacGregor Way
Houston, TX 77021

Land Size : ±3.45 AC (±150,325 SF)

Utilities : Available - City of Houston

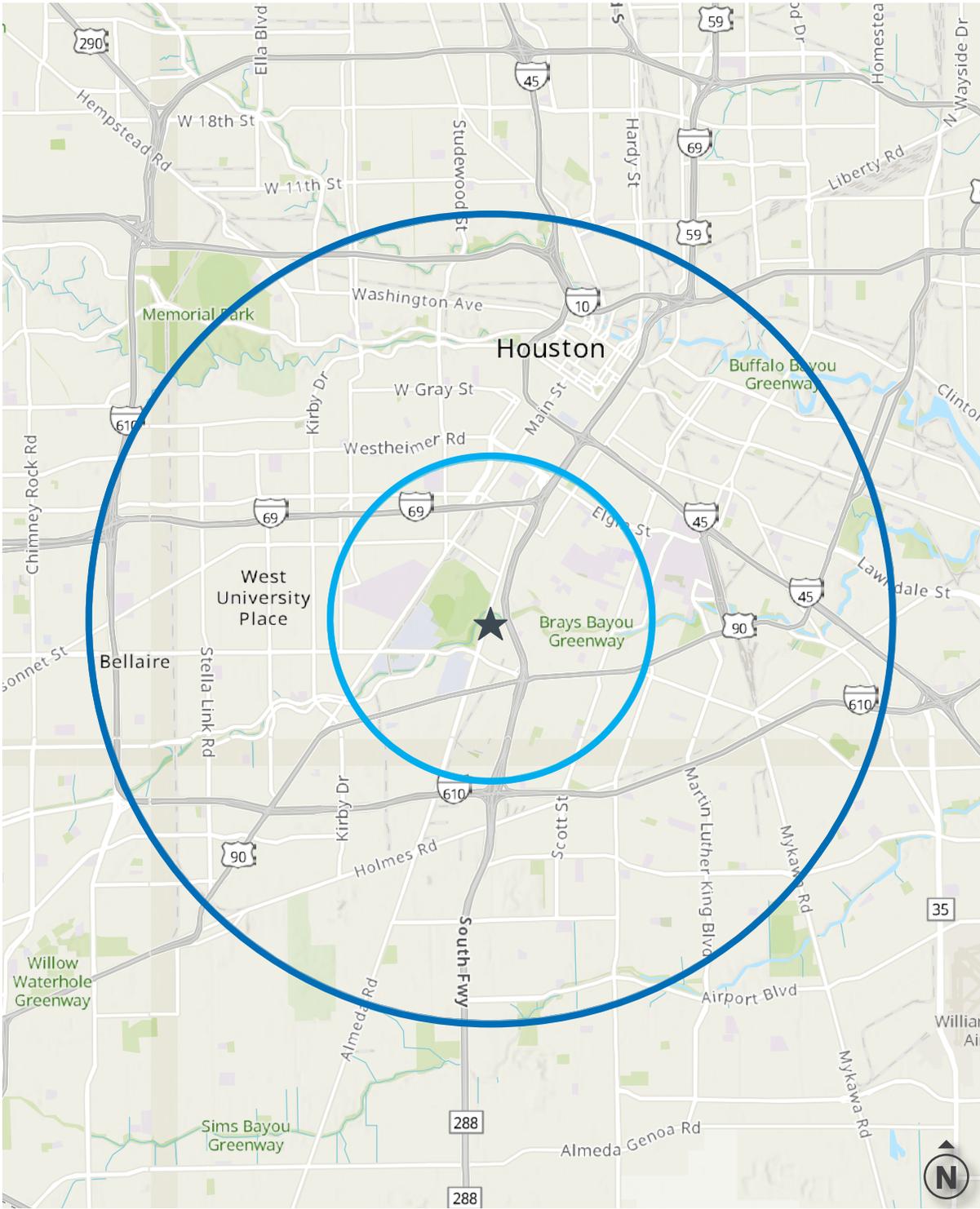
Flood Plain : 100 year

Tax ID : 134 495 001 0001

Zoning : None - Unrestricted

Asking Price : Call Broker

Demographics

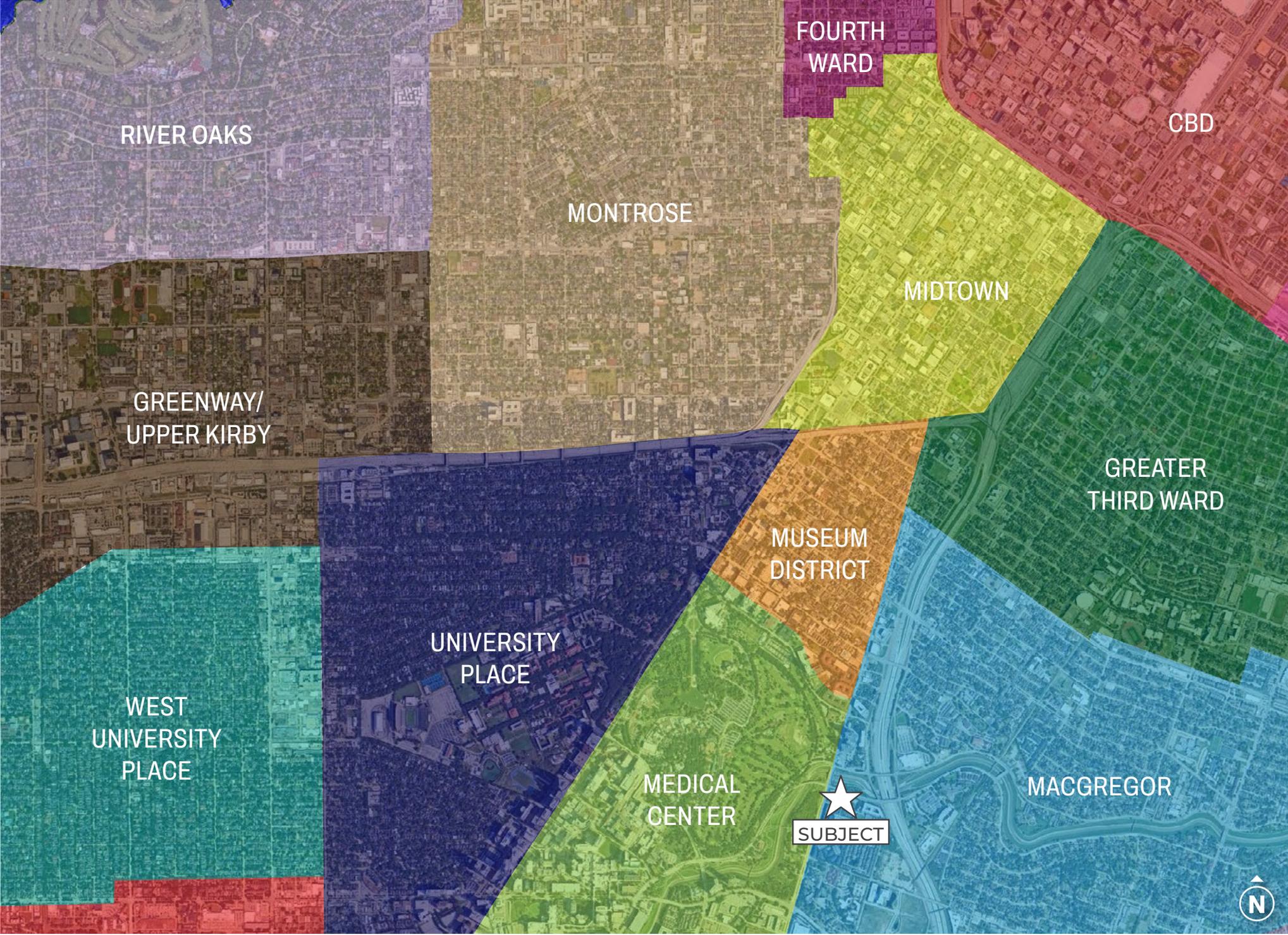


	2 mile radius	5 mile radius
Average HH Income	\$94,034	\$109,469
Total Consumer Spending	\$1.1B	\$6.4B
2024 Total HH	39,564	213,551
Renter to Homeowner Ratio	2 : 1	1 : 1
Median Age	33	35
Median HH Value	\$383,544	\$404,202
Some College or Degree	58%	54%

DEVELOPMENT HIGHLIGHTS

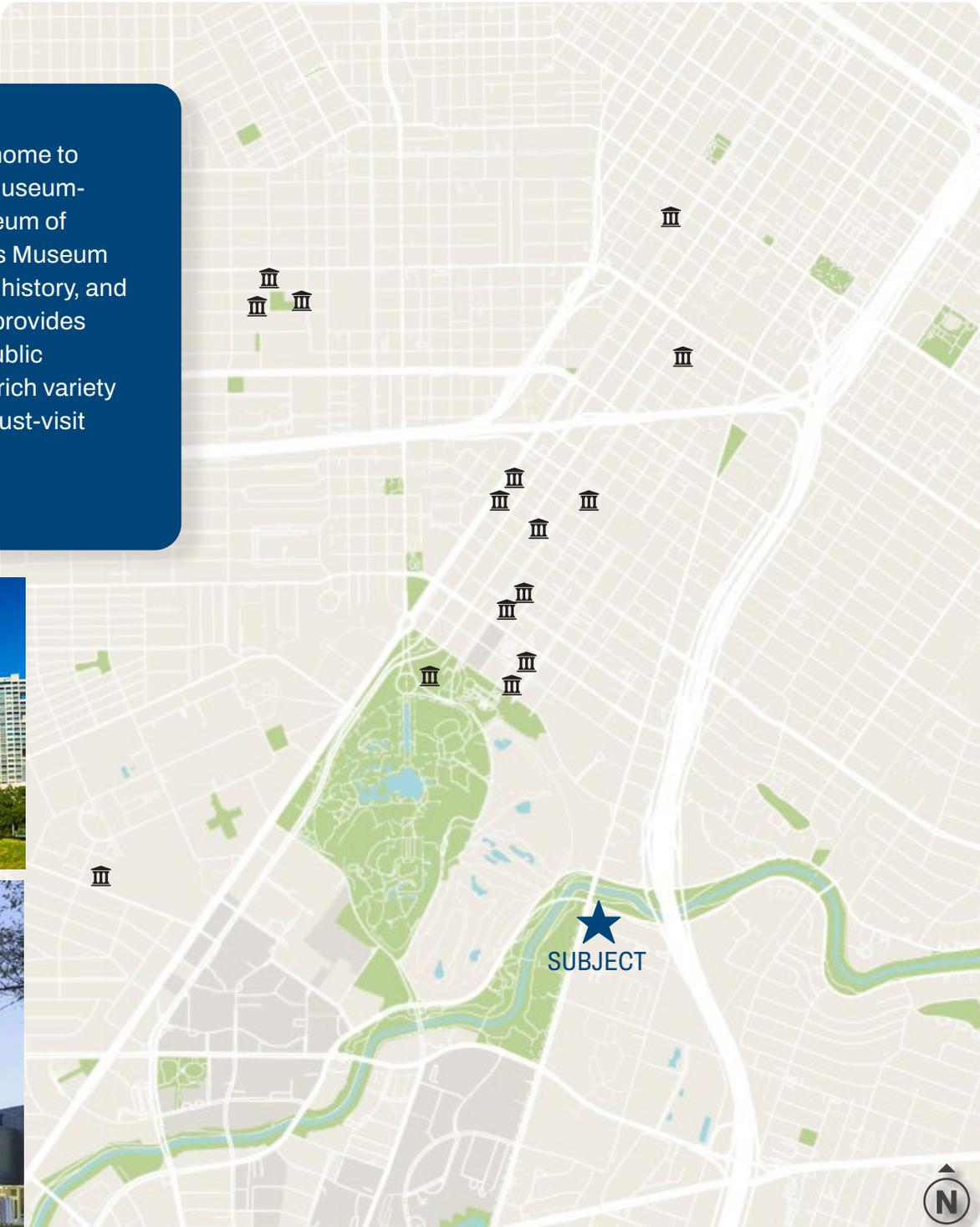
- ◇ **Unrestricted** development site
- ◇ **Prime location** near the Texas Medical Center with easy access to Hwy 288
- ◇ **High visibility & traffic exposure** along MacGregor Way and Almeda Road
- ◇ **Growing neighborhood** with nearby HEB and Hermann Park

Surrounding Neighborhoods

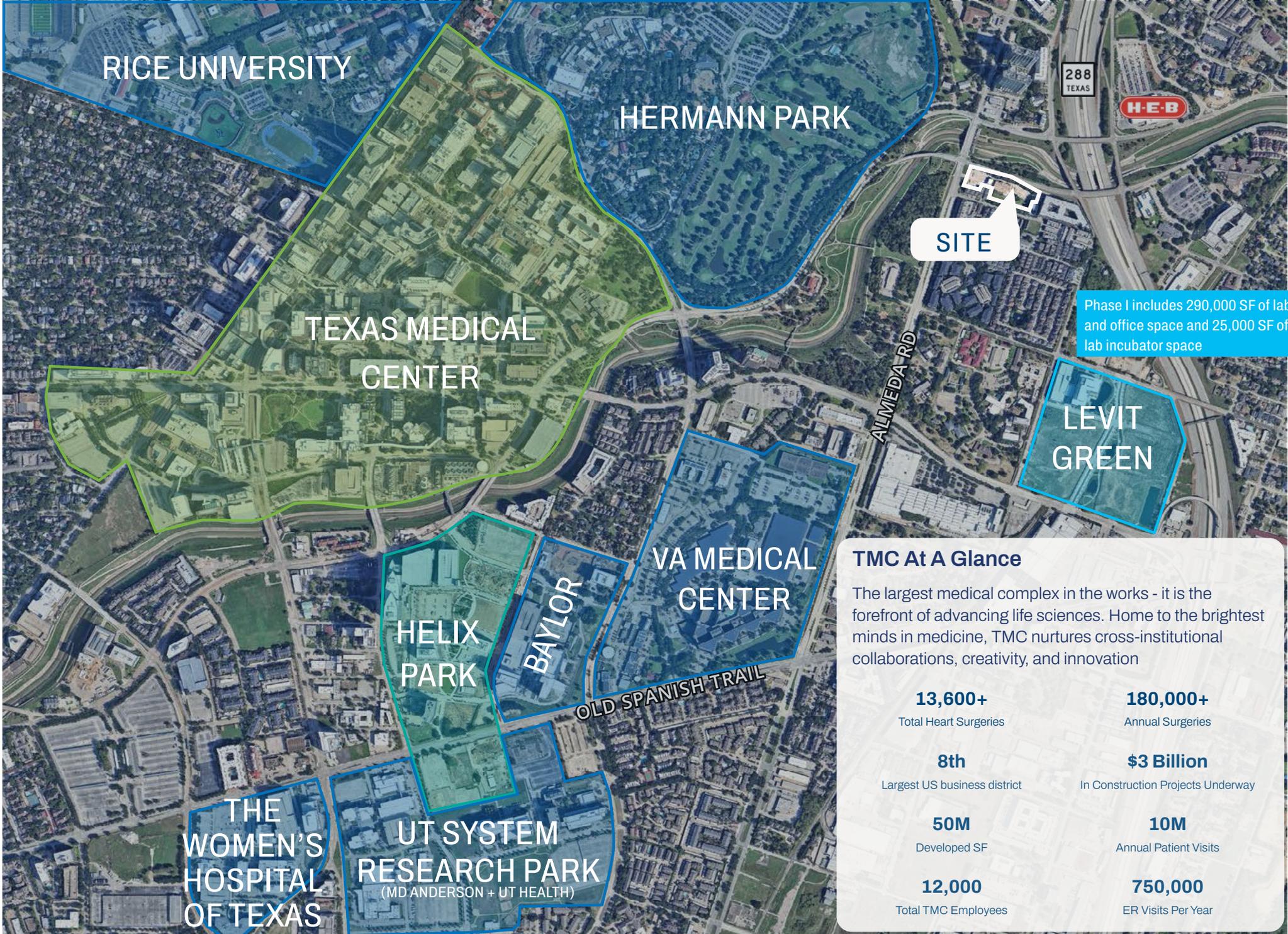


Museum District

The Museum District in Houston, Texas, is a vibrant cultural hub home to 19 museums within a 1.5-mile radius, making it one of the most museum-dense areas in the U.S. Key attractions include the Houston Museum of Natural Science, the Museum of Fine Arts, the Contemporary Arts Museum Houston, and the Menil Collection, offering a diverse range of art, history, and science exhibits. The area is also home to Hermann Park, which provides green space and outdoor activities, and is easily accessible via public transportation and walking paths. With its educational programs, rich variety of exhibits, and nearby dining options, the Museum District is a must-visit destination for both locals and tourists.



Texas Medical Center



RICE UNIVERSITY

HERMANN PARK

TEXAS MEDICAL CENTER

SITE

Phase I includes 290,000 SF of lab and office space and 25,000 SF of lab incubator space

LEVIT GREEN

VA MEDICAL CENTER

HELIX PARK

BAYLOR

OLD SPANISH TRAIL

THE WOMEN'S HOSPITAL OF TEXAS

UT SYSTEM RESEARCH PARK (MD ANDERSON + UT HEALTH)

TMC At A Glance

The largest medical complex in the works - it is the forefront of advancing life sciences. Home to the brightest minds in medicine, TMC nurtures cross-institutional collaborations, creativity, and innovation

13,600+

Total Heart Surgeries

180,000+

Annual Surgeries

8th

Largest US business district

\$3 Billion

In Construction Projects Underway

50M

Developed SF

10M

Annual Patient Visits

12,000

Total TMC Employees

750,000

ER Visits Per Year

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.



30,000+
Permanent Jobs Created

\$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

AERIAL



MUSEUM DISTRICT

MIDTOWN

CBD

ALLURE HERMANN
PARK AT
MED CENTER

MOSAIC
RESIDENTIAL
NORTH
CONDOMINIUM
ASSOCIATION

HERMANN PARK

288
TEXAS

H-E-B

ALAMEDA RD

N MACGREGOR WAY

VENDIR AT
HERMANN PARK

S MACGREGOR WAY

CAMDEN DR



AERIAL

TEXAS
SOUTHERN
UNIVERSITY

UNIVERSITY
OF HOUSTON

H-E-B

288
TEXAS

N MACGREGOR WAY

S MACGREGOR WAY

ALMEDA RD



AERIAL



TEXAS MEDICAL CENTER

GALLERIA

GREENWAY PLAZA

HOUSTON ZOO

RICE UNIVERSITY

HERMANN PARK

HERMANN PARK GOLF COURSE

ALMEDA RD

CAMDEN DR

S MACGREGOR WAY



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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.

2-10-2025



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
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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