LAND FOR SALE ±3.23 AC | 7979 FANNIN ST



Transwestern

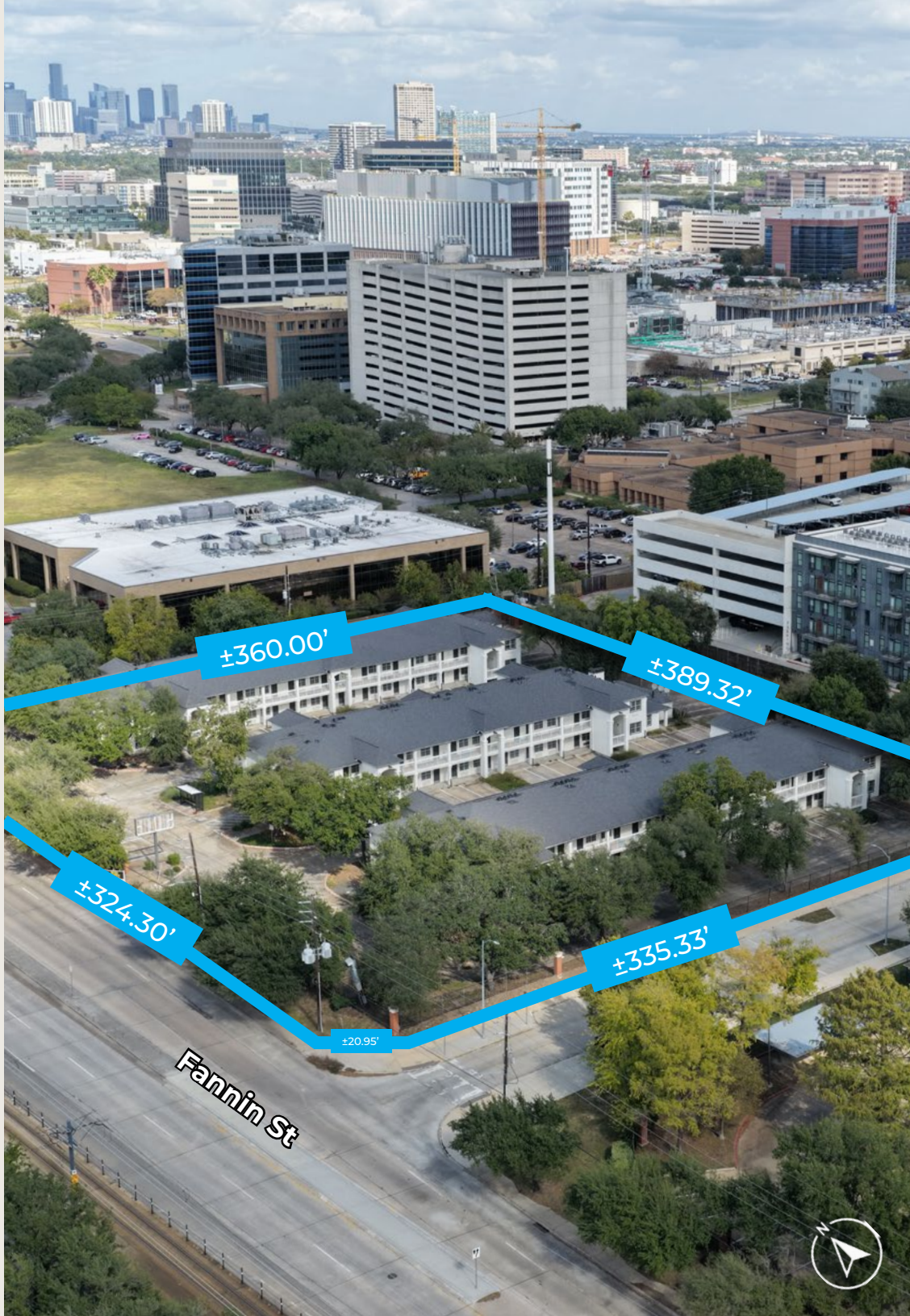
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713 231 1595
justin.brasell@transwestern.com

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
Total Rooms	166 Rooms
Total Parking Spots	168 Spots
Asking Price	$29 Million



LOOKING SOUTHWEST



LOOKING SOUTHEAST



LOOKING NORTH

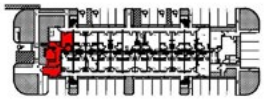


LOOKING NORTHWEST

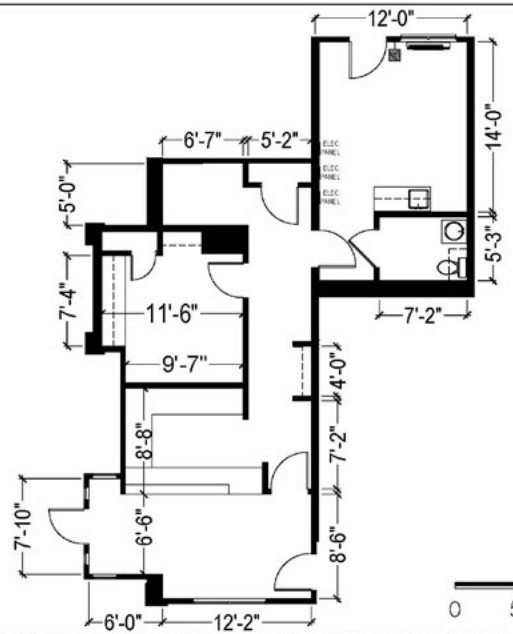


LOOKING NORTHEAST





797 NUA
884 NRA



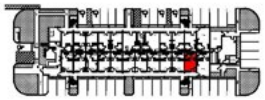


Floor plans are for conceptual purposes only; they are not to scale and may not reflect existing conditions. As-builts must be verified. Not for regulatory approval, permitting, or construction.

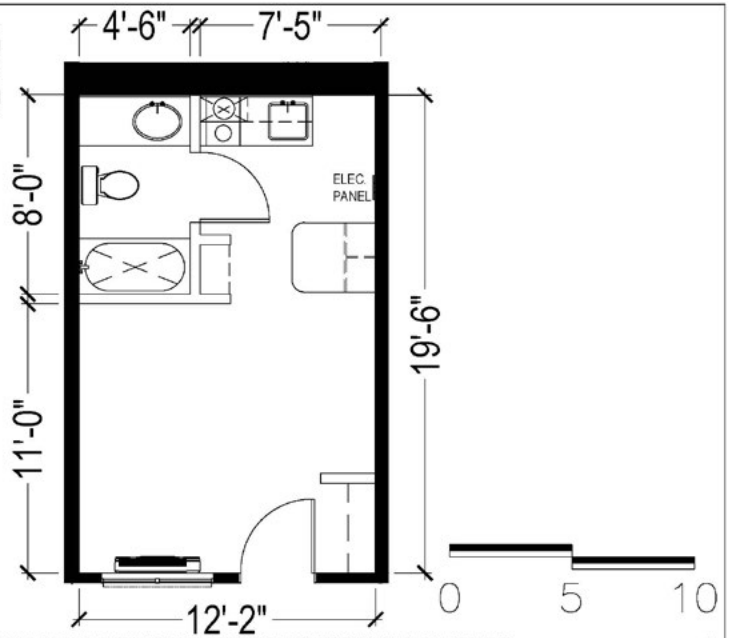
7979 FANNIN ST.
LOBBY

CB22601.79-S.H AUGUST 4, 2026

CDI



TYP. 236 NUA
TYP. 261 NRA



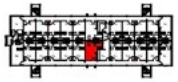


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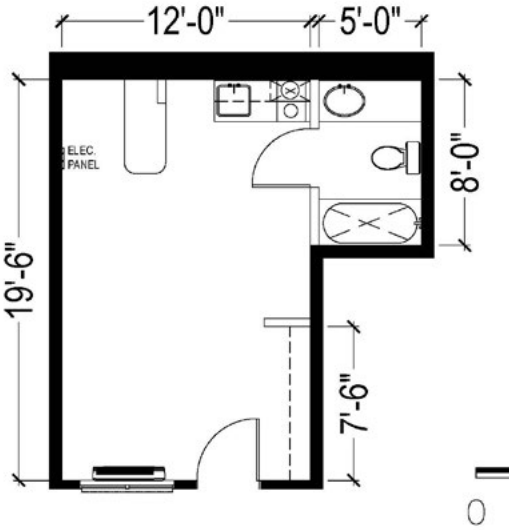
7979 FANNIN ST.
TYPICAL SINGLE ROOM

CB22601.79-S.H AUGUST 4, 2026

CDI



TYP. 279 NUA
TYP. 302 NRA



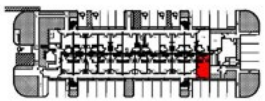


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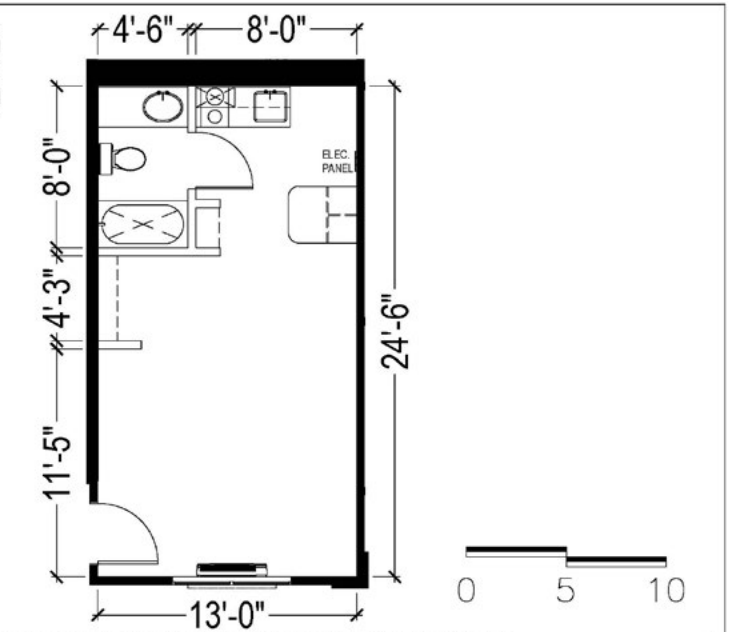
7979 FANNIN ST.
TYP. DELUXE ROOM

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CDI



TYP. 298 NUA
TYP. 352 NRA



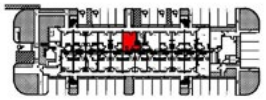


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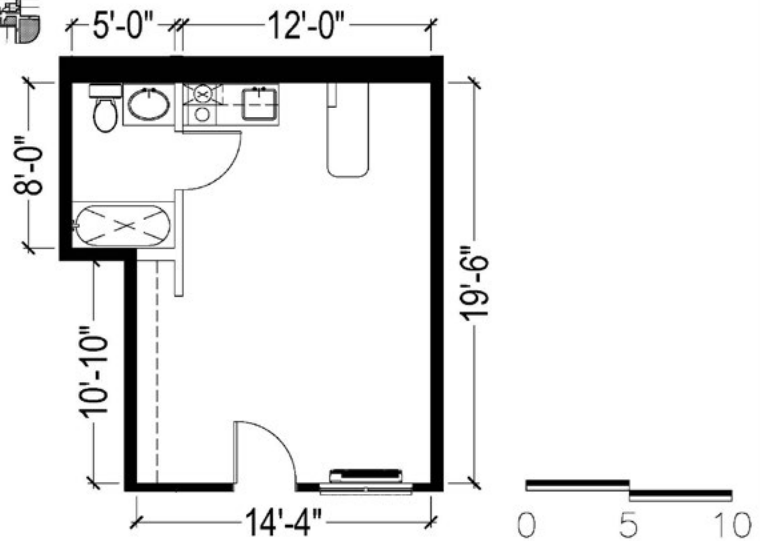
7979 FANNIN ST.
TYPICAL DOUBLE ROOM

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CDI



TYP. 305 NUA
TYP. 328 NRA





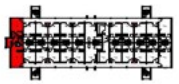
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7979 FANNIN ST.
MODIFIED SINGLE ROOM A

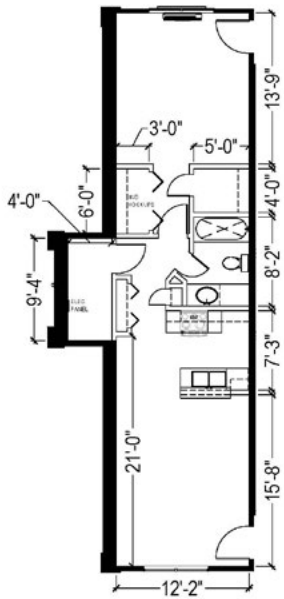
CB22601.79-S.H

AUGUST 4, 2026

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TYP. 653 NUA
TYP. 752 NRA





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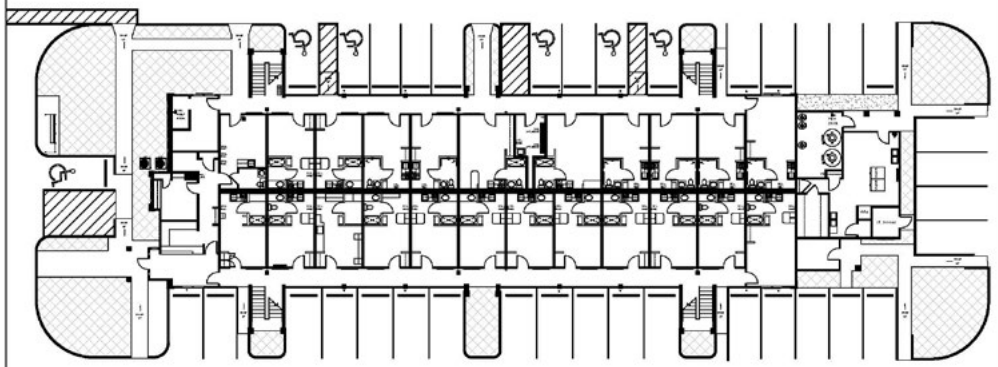
7979 FANNIN ST.
CONNECTING ROOM

CB22601.79-S.H

AUGUST 4, 2026

CDI

AS-BUILT PLAN





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0 5 10 20 50

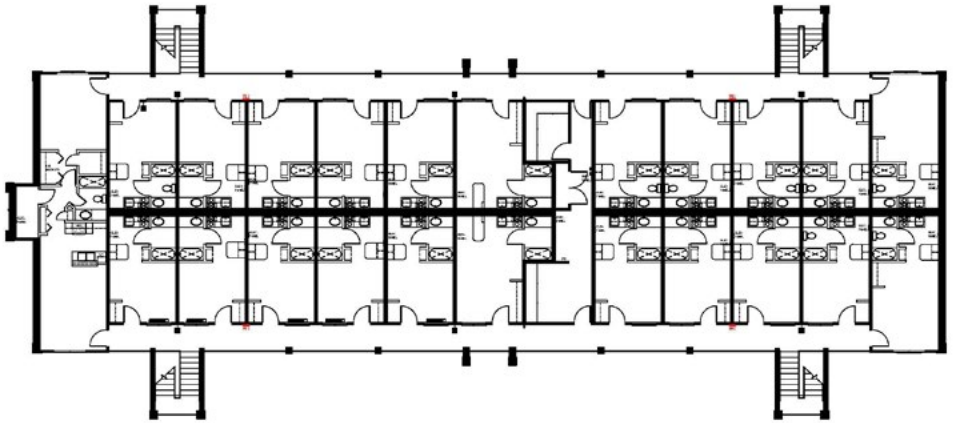
7979 FANNIN ST.
BUILDING #1, LEVEL 01

CB22601.79-S.H. , J.D. , I.H.

AUGUST 7, 2026

CDI

AS-BUILT PLAN





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0 5 20 50

7979 FANNIN ST.
BUILDING #1, LEVEL 02

CB22601.79-S.H. , J.D. , I.H.

AUGUST 7, 2026

CDI

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
nrg park
INTERSTATE
610
N

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

Resdiential Tower

521-Room

Hotel with 65,000 SF Conference Center

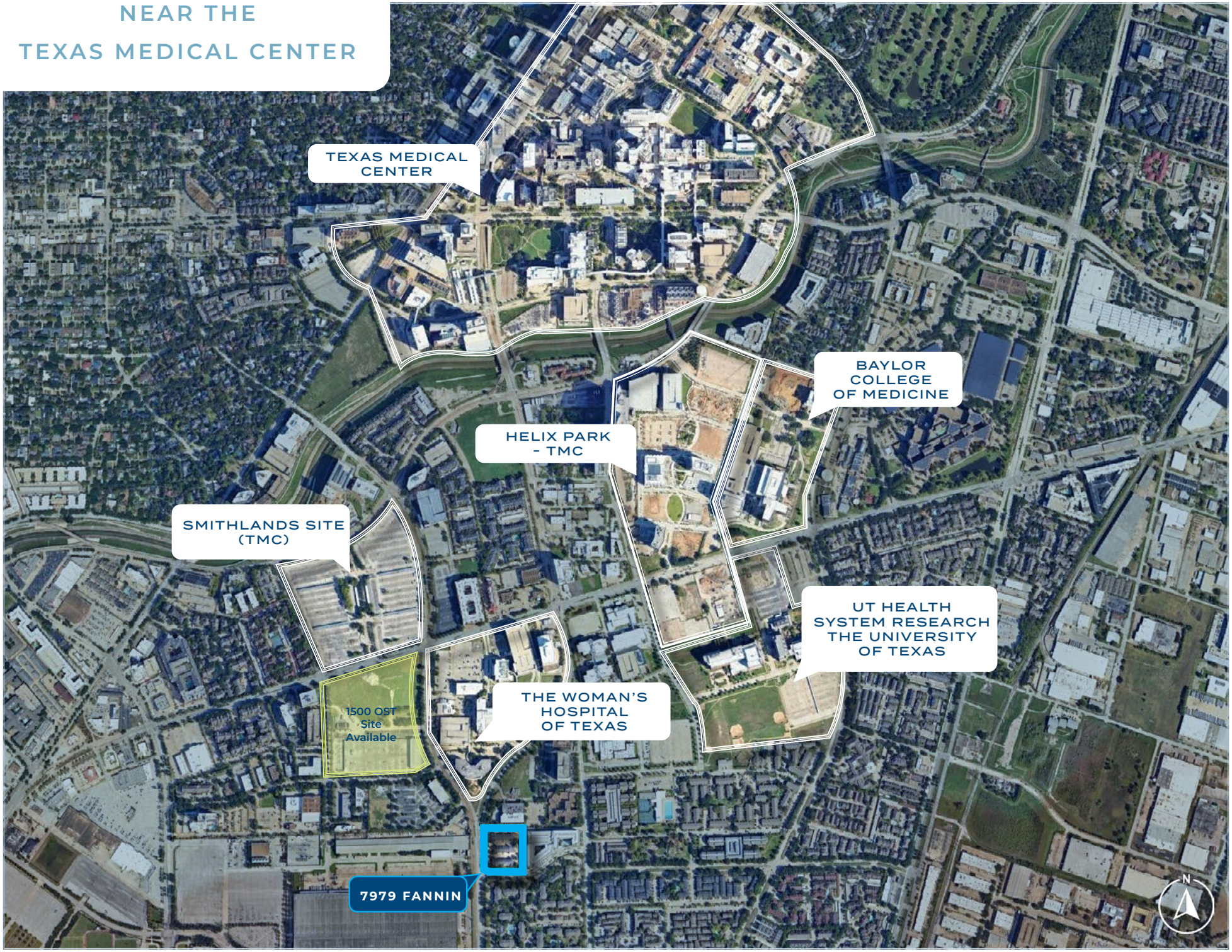
250,000 SF

of TMC3 Collaborative Building

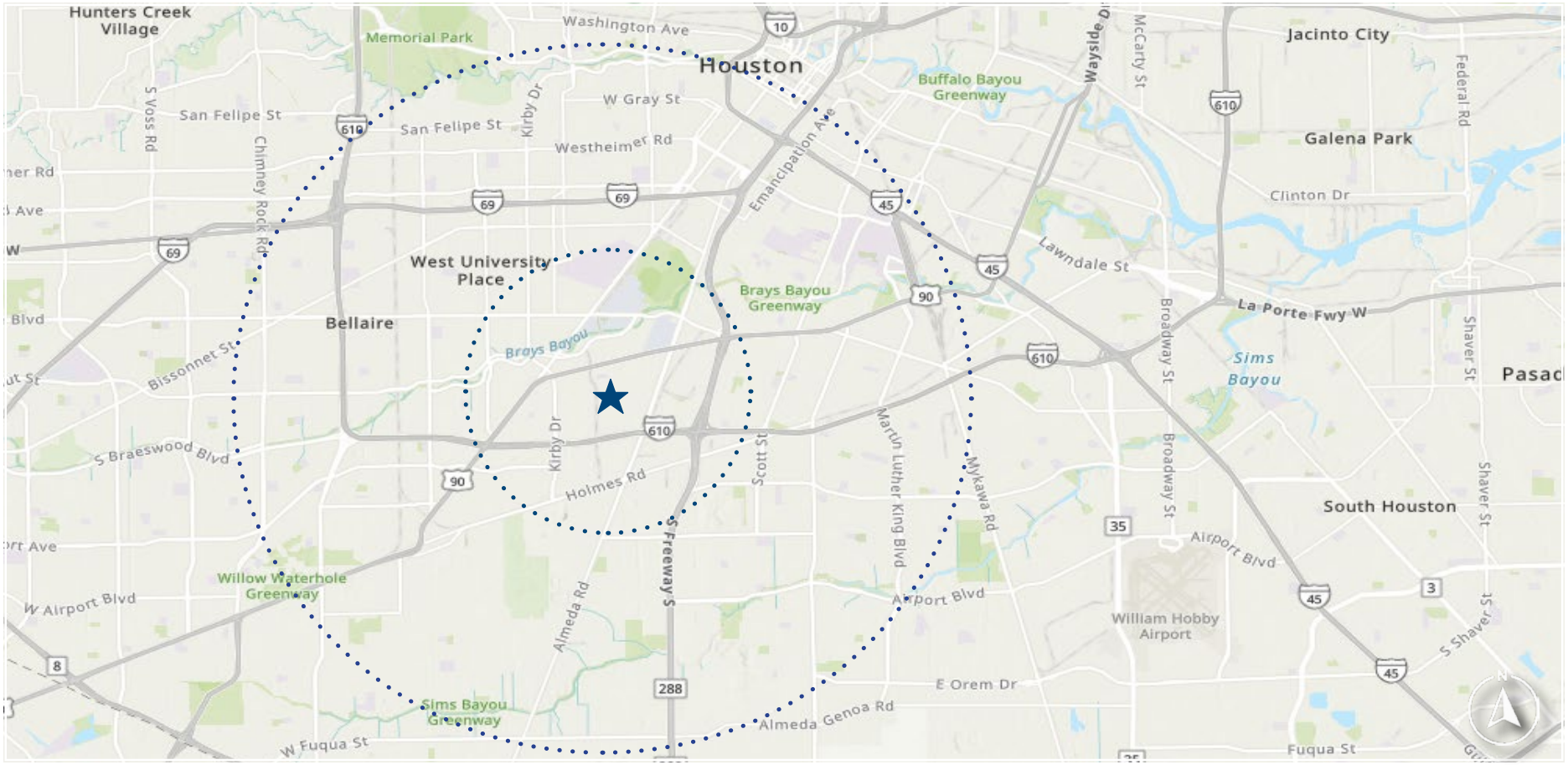
1

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

NEAR THE TEXAS MEDICAL CENTER



DEMOGRAPHICS



POPULATION		MEDIAN AGE		AVG. HOUSEHOLD INCOME		PROPERTY TAX
2 miles	5 miles	2 miles	5 miles	2 miles	5 miles	2024
59,675	416,508	35	37	$108,243	$130,105	$95,148

LAND FOR SALE

7979 FANNIN ST HOUSTON, TX 77054

±3.23 AC (±140,847 SF)

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