



6219 GRAND BLVD

HOUSTON, TEXAS 77021

TMC
TEXAS
MEDICAL
CENTER

HERMANN PARK
CONSERVANCY



GRAND BLVD.

288
TEXAS

±174,328 VPD






SMAGGREGORWAY

±1.72 Acres of Medical Center Land with Frontage Along Hwy 288



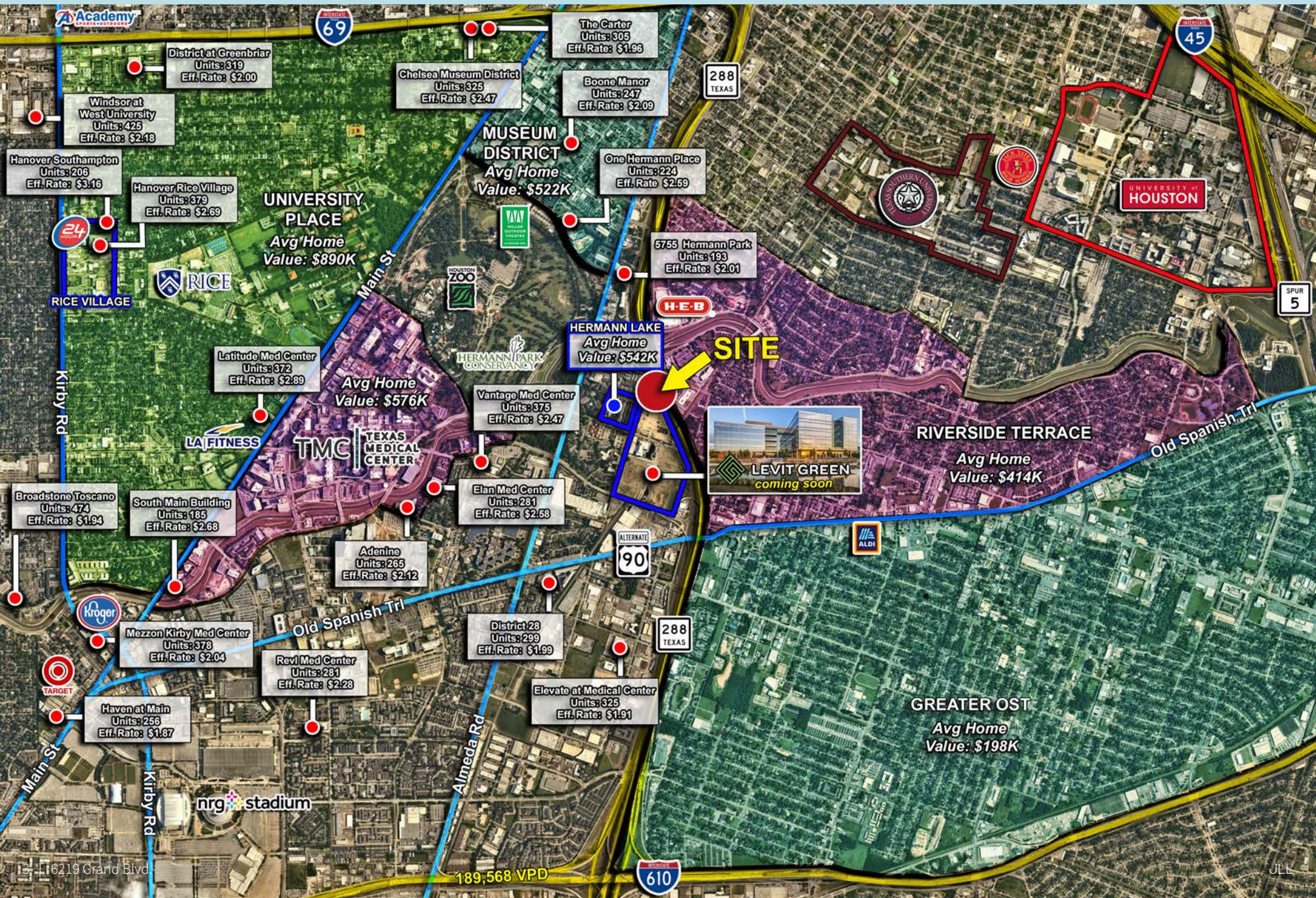
6219 GRAND BLVD

Jones Lang LaSalle ("JLL") is pleased to present this ±1.72 AC Property located inside the loop in the renowned Texas Medical Center trade area. With it's Hwy 288 frontage and proximity to the transformative technology and medical-driven development, this property offers excellent potential. Situated in a high visibility area, the site provides convenient access to key locations such as the Medical Center, Museum District, Midtown Houston, and Downtown Houston. It's strategic location makes it an attractive opportunity for investors and tenants alike.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	14,716	172,517	444,266
 Median Age	37.0	33.8	35.0
 Average Home Value	\$420,221	\$503,917	\$527,201
 Average Household Income	\$108,162	\$115,797	\$128,373
 Education - Bachelor's Degree or Higher	66.4%	64.5%	58.4%



±1.72 Acres of Medical Center Land with Highway 288 Frontage, located inside the loop in the established Texas Medical Center trade area



HERMANN PARK
CONSERVANCY



SITE

288
TEXAS

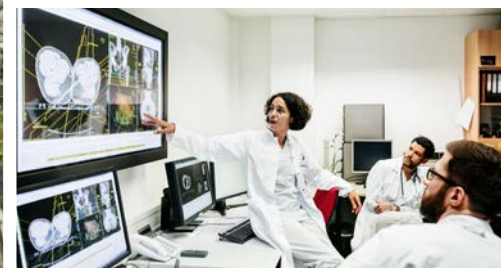
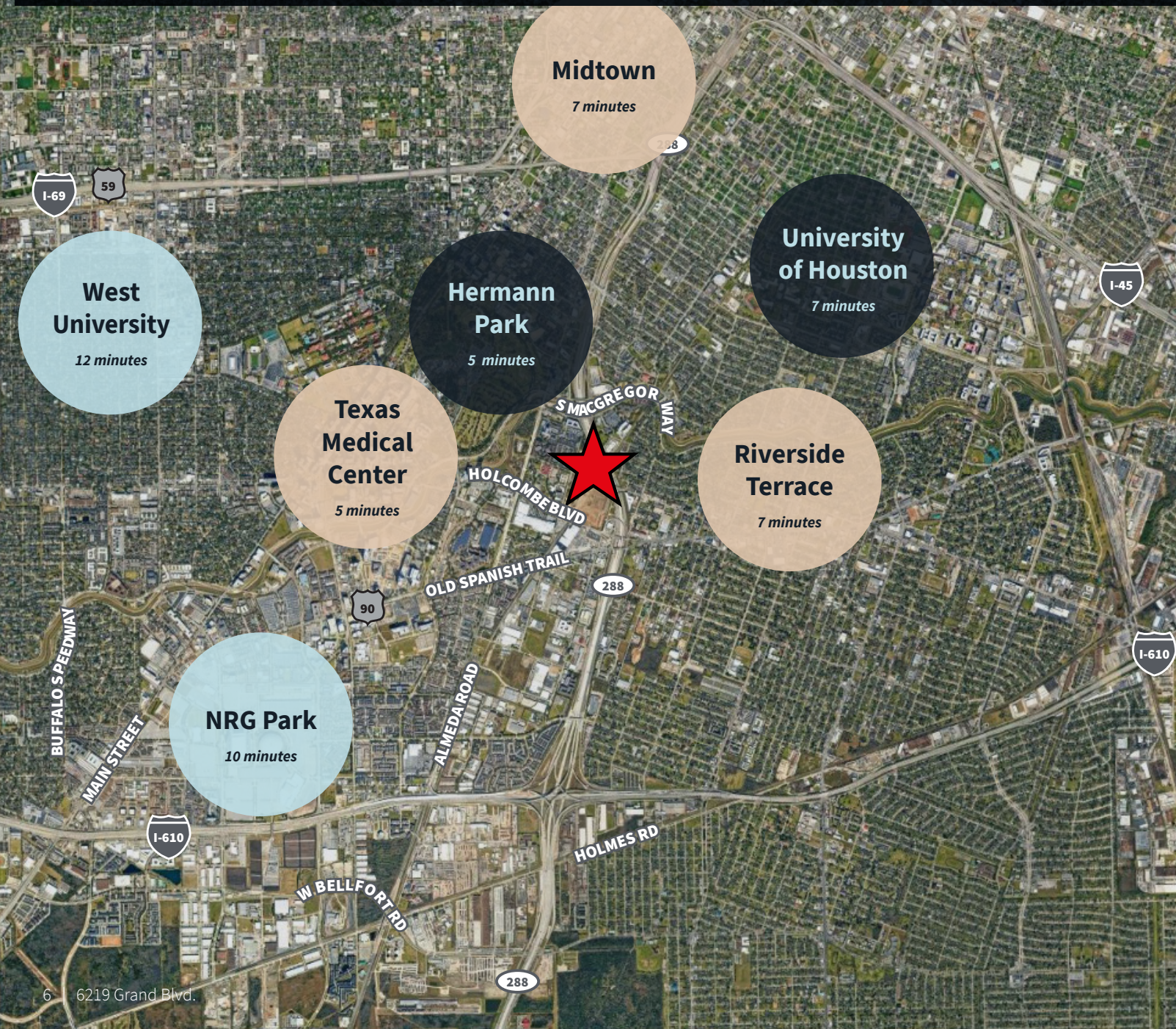
±174,328 VPD

TEXAS MEDICAL CENTER



Over 50 million square feet of excellent patient care, education, research, and medical office space comprise the **Texas Medical Center (TMC)**. The largest medical center in the world, TMC attracts some of the greatest minds to its esteemed institutions and has both the largest children's and cancer hospital in the nation. Texas Medical Center is home to **21 nationally recognized hospitals, 49 not-for-profit medical institutions, 6 nursing schools, 3 medical schools, 2 pharmacy schools, and a dental school.**

Just minutes away from several major city destinations



Houston at a Glance

Geography

9

Counties

in the Houston MSA

10,000

Square miles

larger than the state of NJ

Population & Demos

7.2

Million

residents in the
Houston MSA

2.3

Million

residents in the
city of Houston



1 in 4 Houstonians are foreign-born
5th most populous MSA in the nation
4th most populous city in the nation

Clutch City



International Hub

6th largest

Multi-Airport System
in the U.S. (2020)

44.9 million

Passengers

Global Hub for
Healthcare Innovation
Advanced Technology

Economy



26th largest

economy in the world if Houston
were an independent nation



7th largest

U.S. metro economy in the nation



\$488.1 Billion GDP [2020]

Employment

3.3 Million Jobs in the Houston MSA
more than 35 states and nearly a quarter of Texas'
entire employment base

**Houston's job gains totaled 6.1% year-over-year,
second in the U.S. among major markets**

188,400

New jobs created Year-Over-Year (September 2022)

130,000

New jobs forecasted in 2022

Corporate Headquarters

25

Fortune 500

companies call Houston home

3rd largest

number of Fortune 500
companies in the nation

5th largest

number of Fortune
1000 companies in the
nation

Global Trade City



1,700

Foreign-Owned Firms

1st in U.S. Export

1st Gulf Coast Container Port

Houston Ship Channel
Ranks #1 in Nation

1st

In Domestic
& Foreign
Waterborne
Tonnage

Texas Medical Center

Largest Medical Complex in the World



\$25 billion
in Local Gdp

8th largest
Business District in the U.S.

10 million
Patient Encounters per Year

106,000+
Employees at TMC



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.

11-2-2015



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.

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.

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

JLL TEAM

ISAIAH WILSON

isaiah.wilson@jll.com

+1 713 425 1873



4200 Westheimer Rd, Suite 1400, Houston, TX 77027 | +1 713.888.4048

www.us.jll.com

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