

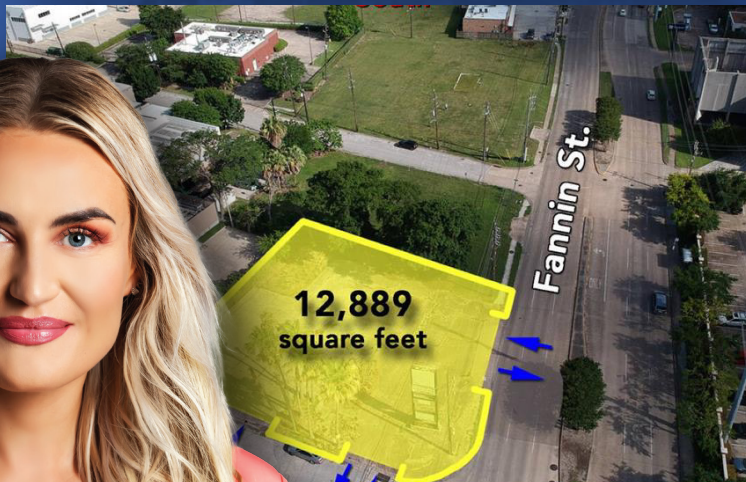
7301 FANNIN ST.

Houston, TX 77030



**An Exceptional Investment Opportunity
Ideal for Biotech Companies and Contract
Manufacturing :**

- **Contract Manufacturing Organization Hub:**
Ideal for a 13-story building with 7 lab floors featuring clean rooms.
- **Ample Potential Parking:**
6 stories of parking garages can be built/ existing curb cuts to access the site
- **Prime Medical Center Location:**
Located in the heart of the Texas Medical Center.
- **High-Income Demographics:**
Situated in a high-income area, ensuring a strong customer base.
- **Growth and Development Potential:**
Suitable for commercial, residential, medical facilities, and labs.
- **Surrounded by Modern Developments:**
Neighbored by new high-rise condos and office buildings.
- **Exceptional Accessibility:**
Easy access to IH 610, IH-45, US 59, and IH-10.
- **Unique and Scarce Land:**
The only available tract in this high-demand area.
- **Versatile Usage:**
Apt for a variety of commercial and residential projects.



Land Use - State: Commercial
Lot Acres: 0.2959
Lot Sq Ft: 12,889

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