

1990

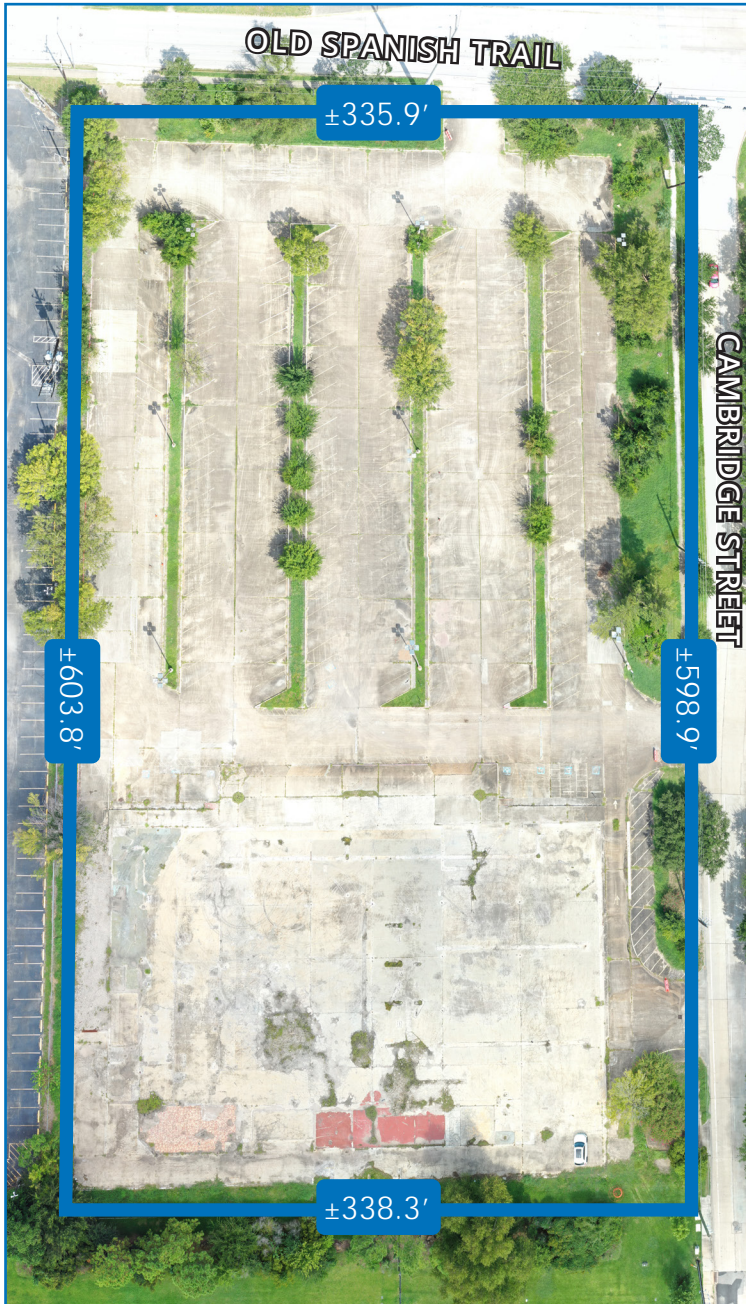
OLD SPANISH TRAIL



TRANSWESTERN

REAL ESTATE
SERVICES

EXECUTIVE SUMMARY



1990

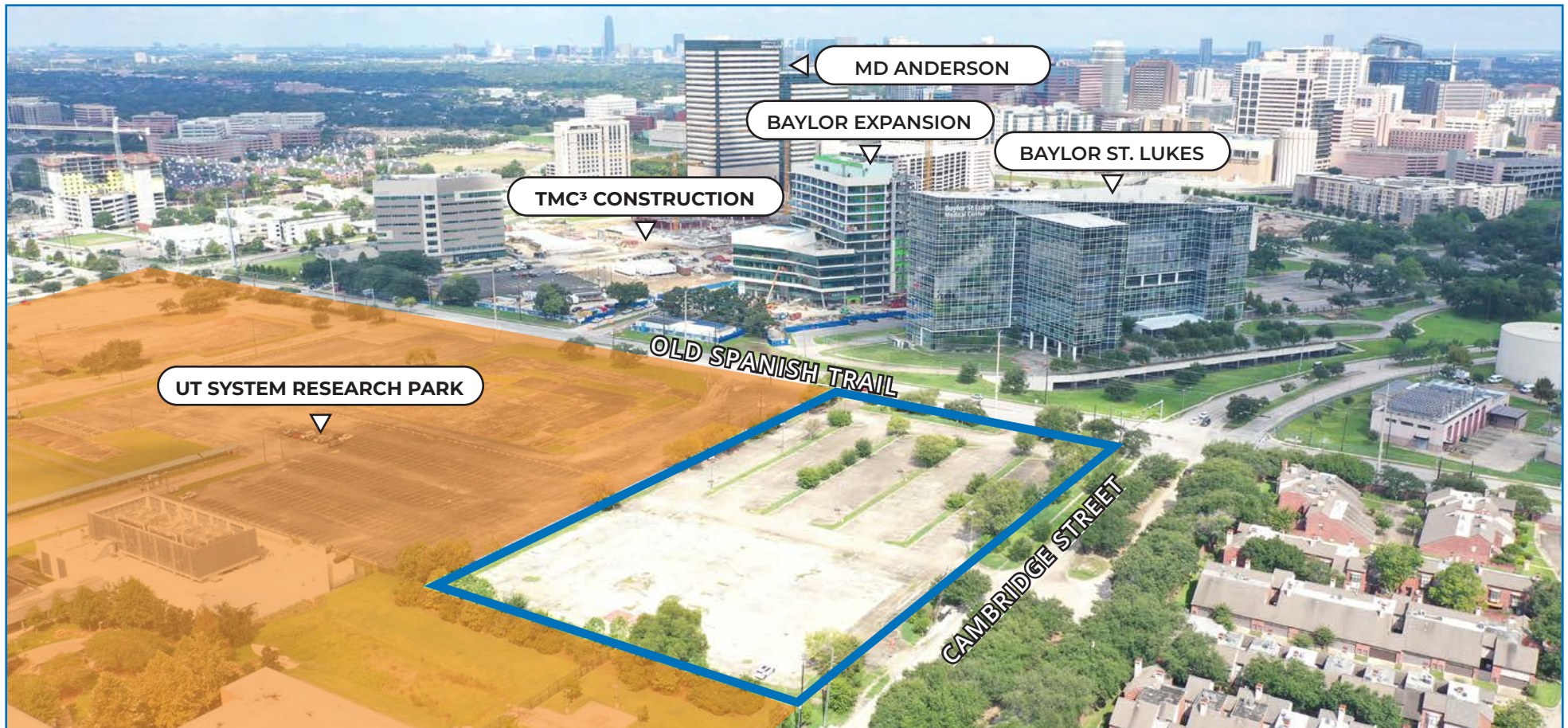
OLD SPANISH TRAIL

1990 Old Spanish Trail is a 4.64 Acre site located next door to the newest addition to the largest medical city in the world, The Texas Medical Center (TMC). Currently under-construction the TMC3 is slated to be a world-class life sciences campus that will unite the best minds in medicine, science, academia and commerce to rapidly drive new research breakthroughs. The 37-acre TMC3 campus will include shared and proprietary research centers, health-care institutions, a hotel and conference center, a residential tower, retail, restaurants and a unique double-helix green space which is all within a 1 minute walk of this nearly 5 acre tract of land.

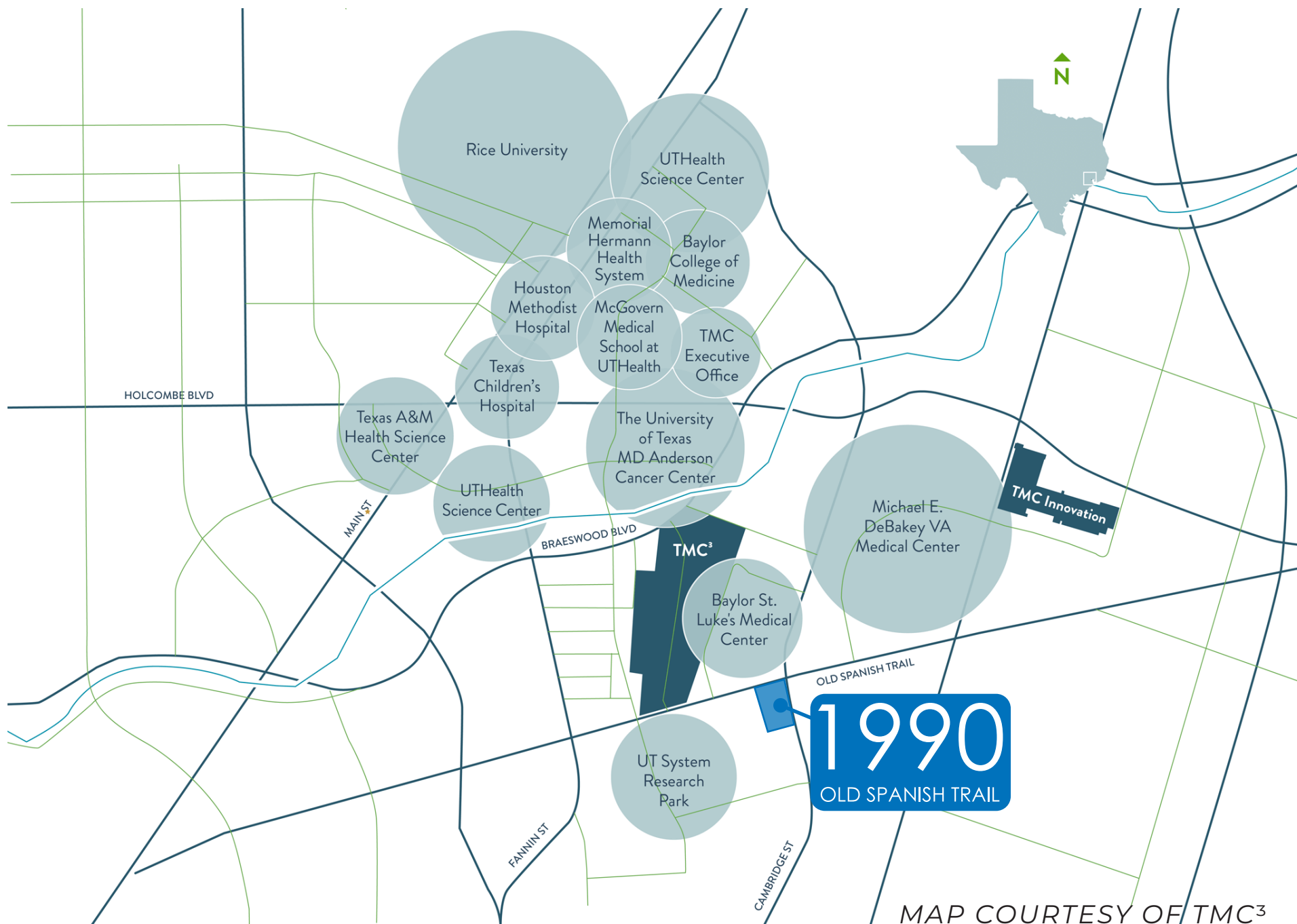
1990 OLD SPANISH TRAIL

PRIME, UNDEVELOPED REAL ESTATE ON THE PERIMETER OF THE TMC³ COMPLEX

- Robust TMC development south of Braes Bayou has made Old Spanish Trail the future backbone of the TMC
- Adjacent to the new Baylor College of Medicine, The Michael E. DeBakey VA Medical Center, The Baylor College of Medicine McNair Campus and the Harris County Institute of Forensic Sciences, as well as the phase 2 expansion of the Texas Medical Center
- Excellent access to all areas of the city via SH 288, less than one mile east
- Frontage: ±335 on Old Spanish Trail and ±589 on Cambridge Street
- Approximately 12 blocks from the Metro Rail line on Greenbrair Street
- The main sports complex of Houston, the NRG Stadium is just over one mile away



THE LOCATION



STRATEGICALLY LOCATED IN CLOSE PROXIMITY TO THE TMC³ —

THE TEXAS MEDICAL CENTER IS THE LARGEST MEDICAL COMPLEX IN THE WORLD



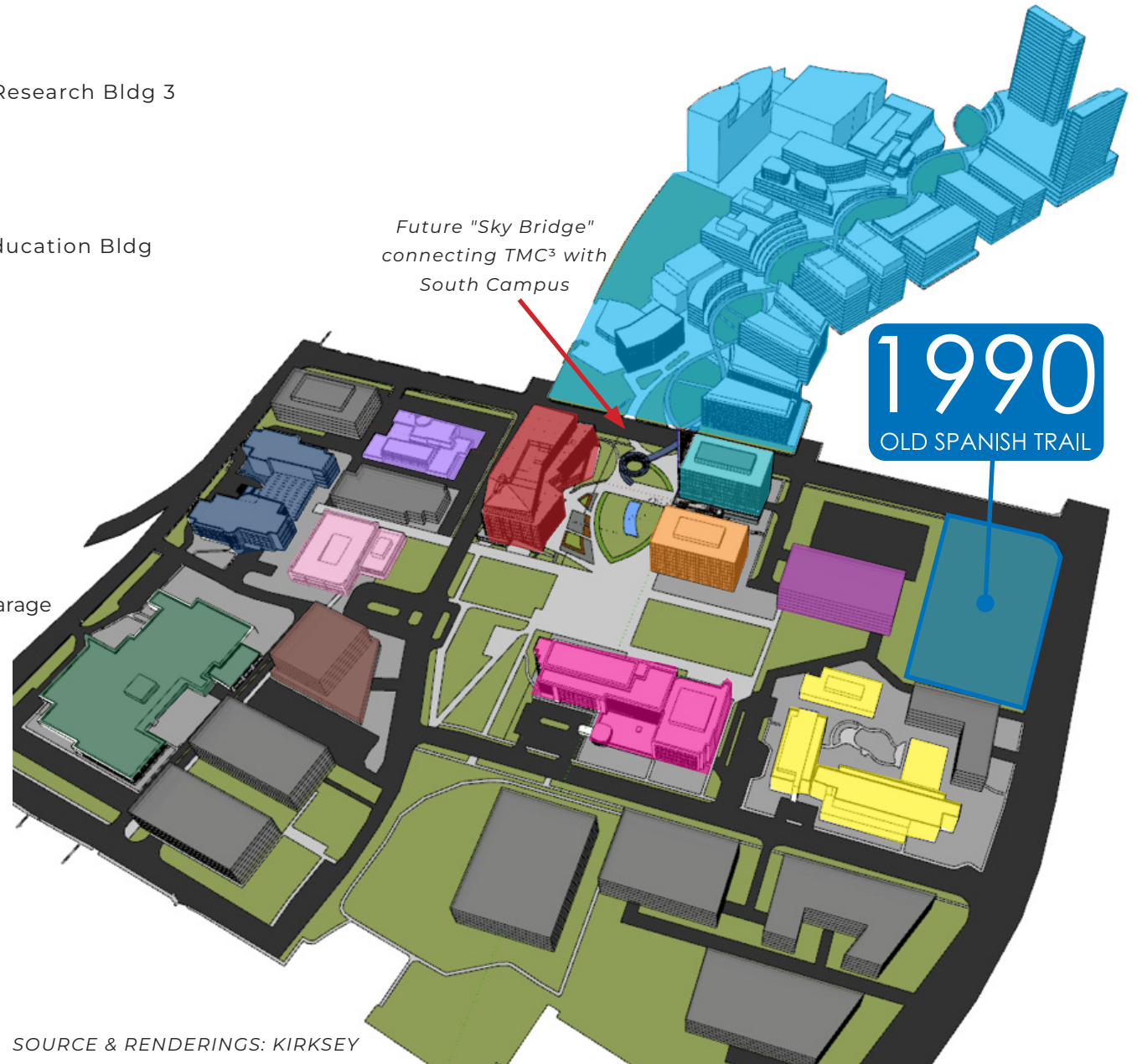
RENDERINGS COURTESY OF TMC³

AREA DEVELOPMENT

UT/MD ANDERSON DEVELOPMENT ADJACENT TO THE 1990 OLD SPANISH TRAIL SITE

LEGEND

- Existing MD Anderson South Campus Research Bldg 3
- Existing UT School of Dentistry
- Future MD Anderson SCRB 5 Bldg
- Future MD Anderson South Campus Education Bldg
- Future UT School of Public Health
- Future TMC3
- Future MD Anderson South Campus Garage
- Future MD Anderson Vivarium
- Existing Smith Research Bldg
- Existing MD Anderson SCRB 1 & 2
- Existing MD Anderson SCRB 1 & 2 Parking Garage
- Existing MD Anderson Proton Therapy Bldg



SOURCE & RENDERINGS: KIRKSEY

TMC³

TMC³ IS THE "THIRD COAST" FOR LIFE SCIENCES

37

Acres

5 million SF

of developed space (950,000 in phase 1)

\$5.4 Billion

Economic impact

250,000 SF

TMC³ collaborative building

700,000 SF

Industry research building

18.7 Acres

Public space including 6 TMC³ parks

521 Room

Hotel with 65,000 SF conference center

350 Unit

Residential tower

1

Mixed-use building with retail and 2,000 parking spaces

6

Future industry and institutional research buildings



RENDERINGS COURTESY OF TMC³

TEXAS MEDICAL CENTER

KEY HIGHLIGHTS OF THE TMC

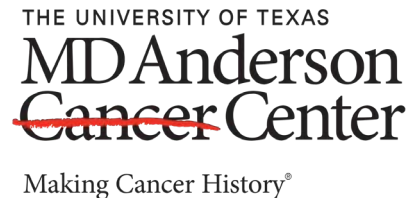
- The TMC encompasses 50 million square feet of clinical and research facilities
- The TMC is the 8th largest business district in the United States, with more than 106,000 medical professionals, support staff and more than 50,000 students working within the TMC
- The TMC comprises 59 member institutions including 26 governmental agencies and 26 non-profit health related institutions

THE TMC'S 59 MEMBER ORGANIZATIONS

- 21 Renowned hospitals
- 13 support organizations
- 8 academic and research institutions
- 6 nursing programs and schools
- 3 public health organizations
- 3 medical schools
- 2 universities
- 2 pharmacy schools
- 1 dental school



FOUNDING TMC³ INSTITUTIONS



TEXAS MEDICAL CENTER

BY THE NUMBERS TEXAS MEDICAL CENTER IS AT THE FOREFRONT OF ADVANCING LIFE SCIENCES

8 million

Patient Visits Per Year

180,000+

Annual Surgeries

TMC begins 1 surgery every 3 minutes

750,000

ER Visits Per Year

Home to the
**World's Largest
Children's Hospital**

Texas Children's

Home to the
**World's Largest
Cancer Hospital**

MD Anderson Cancer Center

With 1,345 total acres, TMC is the
8th Largest

business district in the U.S

TMC offers over
9,200

Total patient beds

TMC's Campus encompasses
50 Million

Developed Square Feet

THE THIRD COAST FOR LIFE SCIENCES

- TMC3 will be a biomedical research hub that clusters researchers and industry experts on a collaborative 37-acre campus which will be a smart city serving as a beacon to attract the world's greatest life science talent
- TMC3 will unite the brightest minds in life sciences in one place for one purpose: to translate fundamental discoveries into commercial solutions to advance human health. The campus integrates leading researchers with a host of top-tier expertise from the private sector to convert medical data into an asset to be used in the quest to move healthcare to a 'prevention over cure' mindset
- Geographically positioned as the city center of the Texas Medical Center bridging the clinical and research campuses, TMC3 has the key components to create a live-work-play ecosystem to foster interactions inside and outside of the laboratory

LIFE SCIENCE PRESENCE

HOUSTON IS AT THE FOREFRONT OF ADVANCING LIFE SCIENCES, CLINICAL HEALTHCARE AND MEDICAL RESEARCH

1,700+

Life science companies

\$2.72B

In life science research
annually

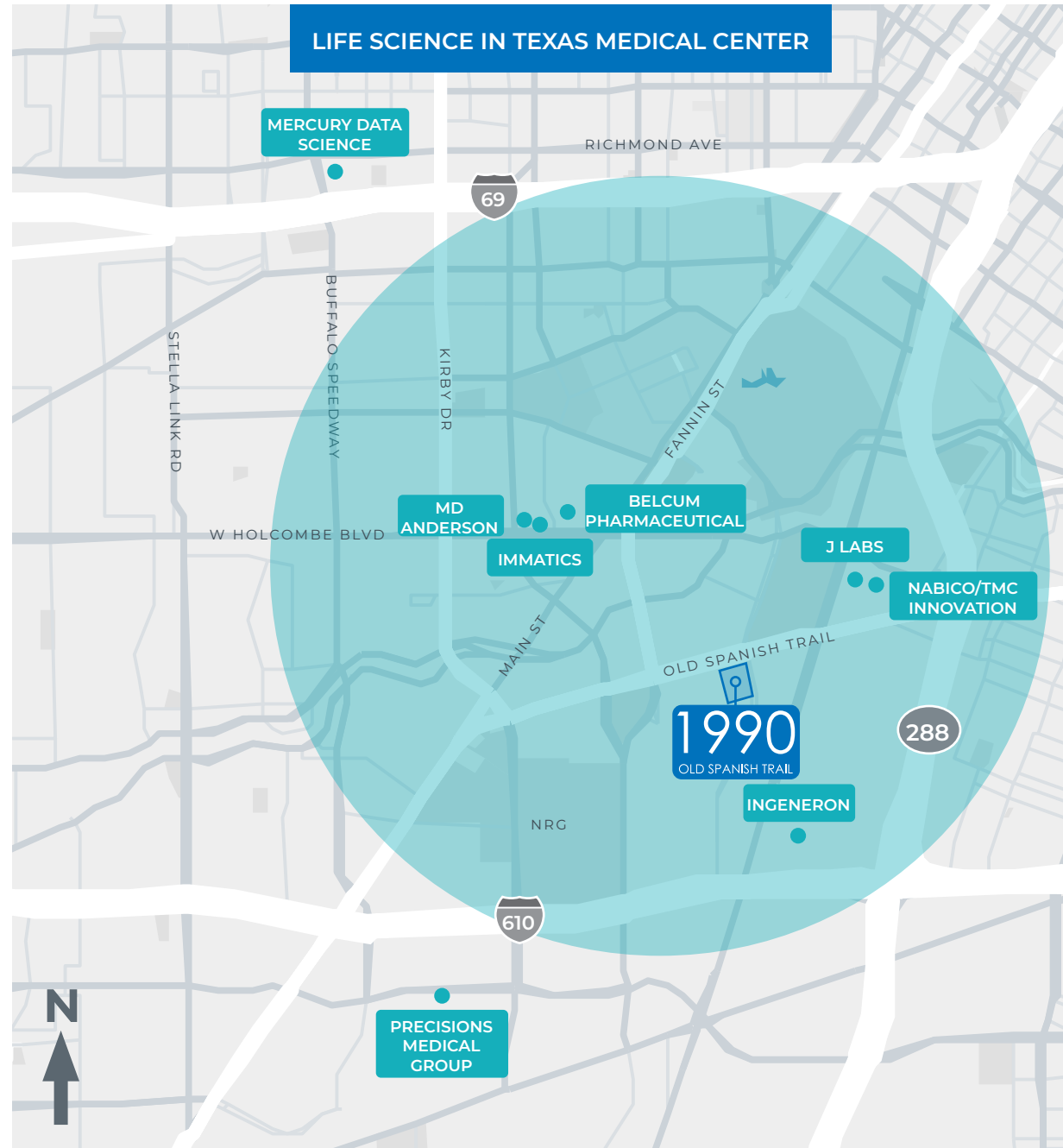
1,608

NIH grants awarded
totaling \$1,038,916,472
in 2021

1,887

Active clinical trials in the
Houston region

SOURCE: GREATER HOUSTON PARTNERSHIP & TRANSWESTERN



1990

OLD SPANISH TRAIL

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