

OFFERING NEW BRAND

LA CONCHA LAND

3 LOTS, TOTALING 3.266 AC
3125 LA CONCHA LN, HOUSTON TX 77054

La Concha Land

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01

Executive Summary

Investment Summary

LA CONCHA LAND

OFFERING SUMMARY

ADDRESS	3125 La Concha Ln Houston TX 77054
COUNTY	Harris
LAND ACRES	3.266
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	N/A
# OF PARCELS	3

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	19,149	143,104	437,672
2026 Median HH Income	\$62,818	\$80,049	\$83,667
2026 Average HH Income	\$91,589	\$160,204	\$152,771

- Prime Investment Opportunity: Seize the chance to own three expansive lots totaling 3.266 Acres, strategically positioned across from the iconic NRG Stadium and in close proximity to the vibrant Texas Medical Center. This is perfect for redevelopment for hospitality, multifamily, mixed use or medical/office. The properties are less than 1/2 mil from Women's Hospital of Texas, and within 2mi of several hospitals in the heart of TMC. Walkable access to NRG Park, and nearby green spaces. Quick drive or rail ride to the Medical Center, Midtown, and Museum District. Diverse neighborhoods with a mix of long-term residents and young professionals. Strong city investment in infrastructure and mobility around major venues





02

Location

Location Summary

LA CONCHA LAND

Texas Medical Center and NRG Stadium

- The Houston Medical Center area is one of the most strategically valuable pockets of real estate in the city. Its combination of institutional strength, nonstop foot traffic, and ongoing expansion makes land ownership here unusually resilient and opportunity-rich.

The NRG Park area is one of Houston's most dynamic real estate environments. With constant foot traffic from major events, strong transportation connectivity, and ongoing investment in surrounding neighborhoods, land here benefits from both stability and upside.

Reasons to Purchase

- Institutional Stability — Anchored by the Texas Medical Center, the largest medical complex in the world, with 60+ institutions and over 100,000 employees. This creates a built-in demand ecosystem that doesn't fluctuate with typical market cycles.

Consistent Growth — Major expansions like TMC3 (a multi-billion-dollar research campus) continue to push land values upward and attract biotech, research, and clinical partners.

High Demand for Housing — Medical professionals, students, and patients drive constant demand for rentals, short-term housing, and mixed-use development.

Strong Infrastructure — Proximity to METRORail, major highways, Hermann Park, Rice University, and the Museum District enhances livability and accessibility.

Low Vacancy Risk — Healthcare districts operate 24/7, creating a uniquely stable environment for commercial or residential projects.

Development Ideas

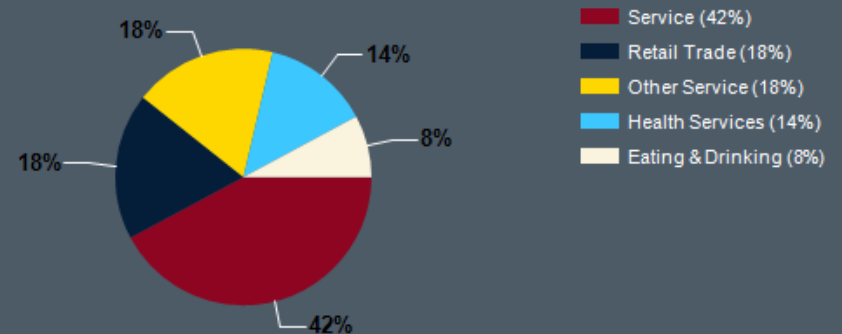
- Multifamily Development — Apartments and townhomes perform exceptionally well due to constant tenant turnover from medical staff and students.

Hospitality or Short/Long-Term Rentals — Families visiting patients and traveling medical professionals create reliable occupancy.

Medical Office or Support Services — Clinics, labs, and administrative spaces remain in high demand.

Mixed-Use Projects — Retail + residential combinations thrive due to heavy daily foot traffic.

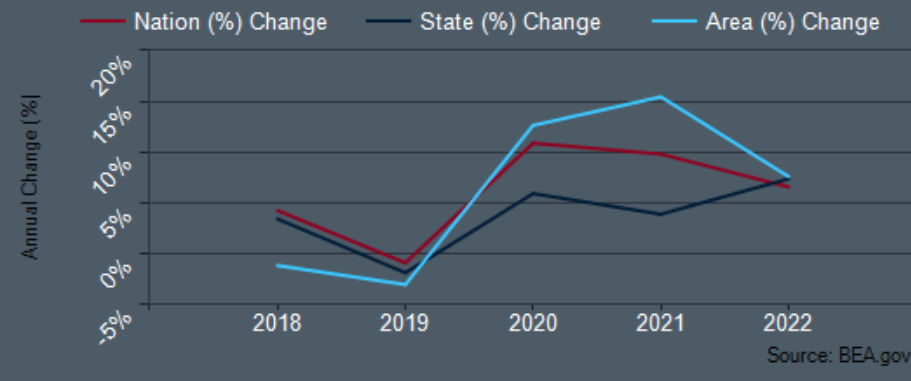
Major Industries by Employee Count



Largest Employers

Houston Methodist	35,425
Memorial Hermann Health System	34,000+
UT MD Anderson Cancer Center	21,928
Kroger	~16,000
Walmart	~14,800
United Airlines	~11,000
UT Health Science Center at Houston (UTHealth)	~10,585
H-E-B	~8,643

Harris County GDP Trend





03

Property Description

Property Features

Property Images

LA CONCHA LAND

PROPERTY FEATURES

LAND SF	142,267
LAND ACRES	3.266
# OF PARCELS	3
ZONING TYPE	N/A
LOCATION CLASS	B
CORNER LOCATION	No











04

Demographics

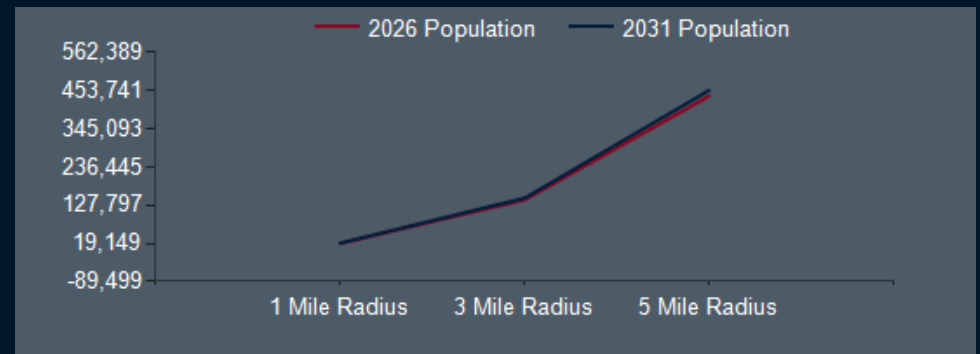
General Demographics

Race Demographics

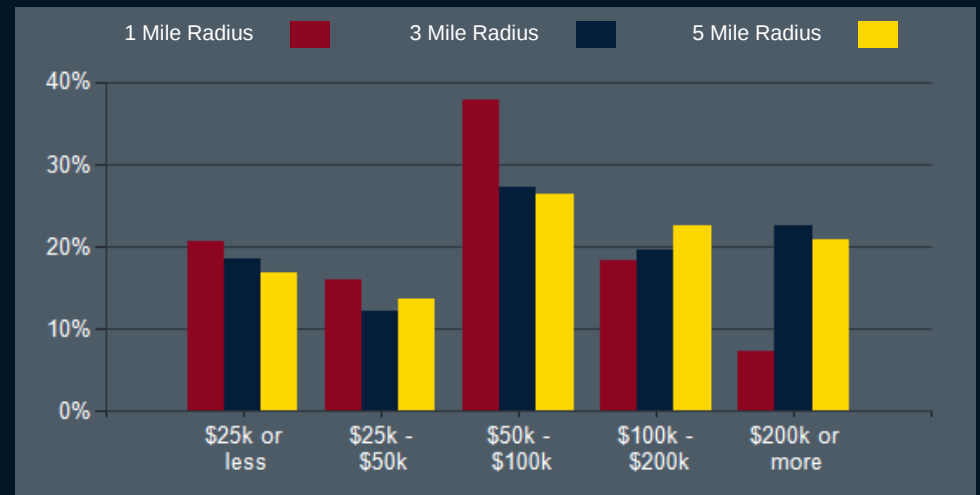
LA CONCHA LAND

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,135	107,981	323,101
2010 Population	17,566	122,876	359,737
2026 Population	19,149	143,104	437,672
2031 Population	20,056	147,799	453,741
2026 African American	3,715	38,984	124,450
2026 American Indian	79	697	3,044
2026 Asian	6,926	24,483	53,801
2026 Hispanic	2,797	24,145	104,297
2026 Other Race	847	8,484	43,955
2026 White	5,736	54,604	159,718
2026 Multiracial	1,840	15,755	52,294
2026-2031: Population: Growth Rate	4.65%	3.25%	3.60%

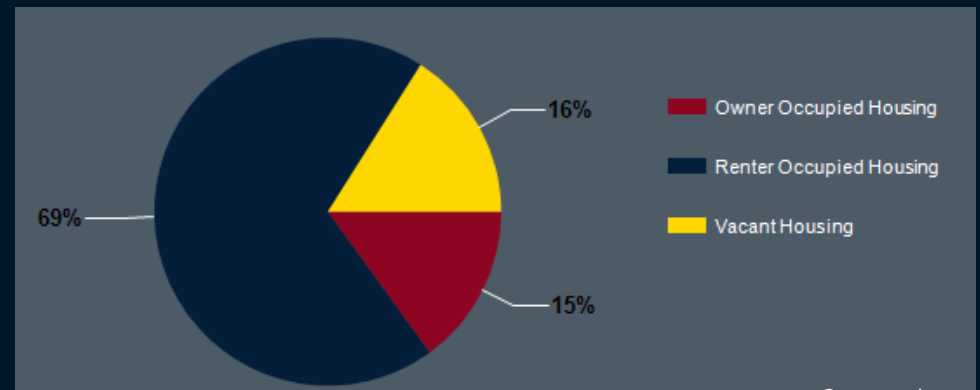
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,912	9,344	23,679
\$15,000-\$24,999	454	3,265	10,366
\$25,000-\$34,999	506	3,005	10,491
\$35,000-\$49,999	1,333	5,360	17,009
\$50,000-\$74,999	2,823	11,461	30,546
\$75,000-\$99,999	1,536	7,228	22,927
\$100,000-\$149,999	1,482	8,482	28,602
\$150,000-\$199,999	617	4,905	17,106
\$200,000 or greater	845	15,382	42,151
Median HH Income	\$62,818	\$80,049	\$83,667
Average HH Income	\$91,589	\$160,204	\$152,771



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

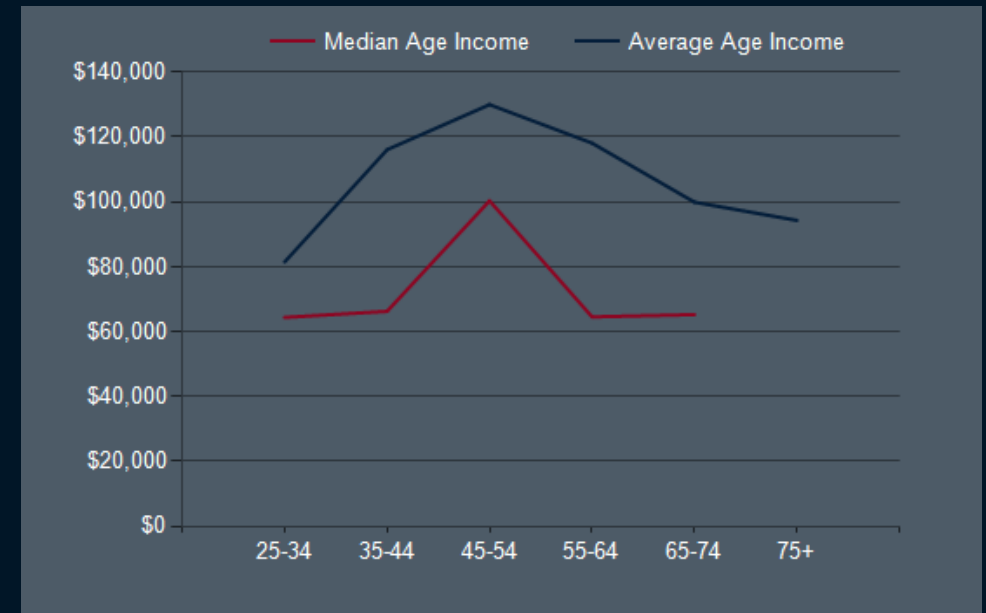
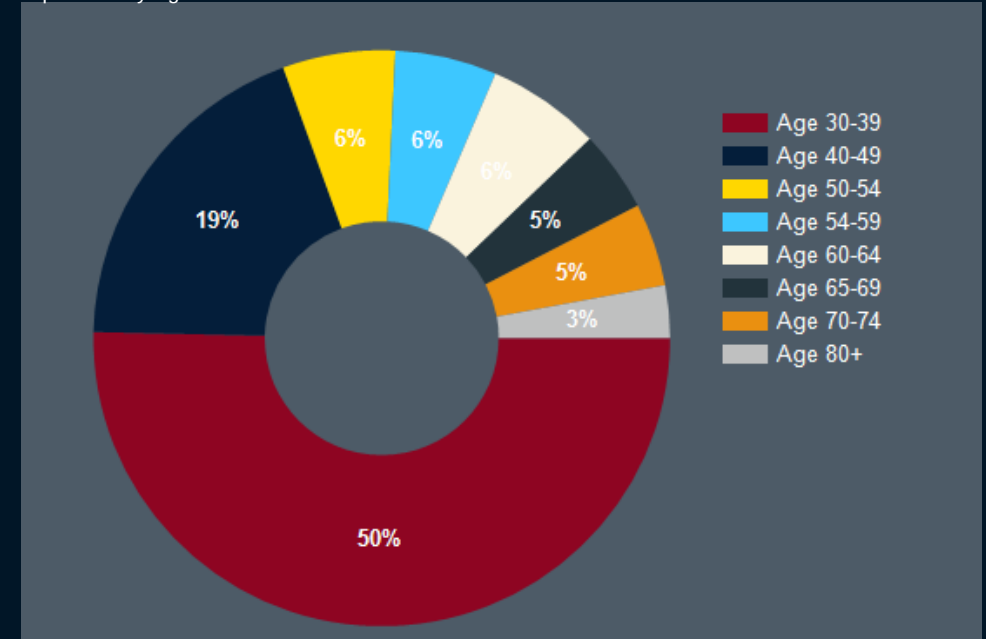


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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	3,180	13,736	42,037
2026 Population Age 35-39	1,731	10,953	34,265
2026 Population Age 40-44	1,075	9,508	29,207
2026 Population Age 45-49	788	8,252	25,342
2026 Population Age 50-54	616	7,391	22,839
2026 Population Age 55-59	556	7,133	21,946
2026 Population Age 60-64	623	6,669	21,303
2026 Population Age 65-69	443	6,472	20,093
2026 Population Age 70-74	455	5,512	16,779
2026 Population Age 75-79	288	4,372	12,543
2026 Population Age 80-84	259	2,788	7,830
2026 Population Age 85+	426	2,792	7,074
2026 Population Age 18+	16,993	116,886	359,835
2026 Median Age	31	35	35
2031 Median Age	32	36	36

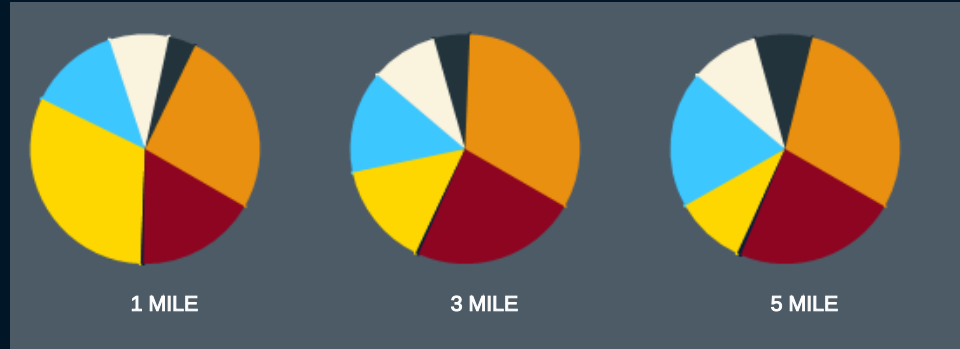
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,357	\$72,494	\$81,139
Average Household Income 25-34	\$81,466	\$122,342	\$132,438
Median Household Income 35-44	\$66,258	\$100,834	\$104,682
Average Household Income 35-44	\$116,080	\$194,797	\$183,912
Median Household Income 45-54	\$100,328	\$123,326	\$108,573
Average Household Income 45-54	\$129,990	\$204,692	\$181,358
Median Household Income 55-64	\$64,543	\$95,934	\$95,578
Average Household Income 55-64	\$118,125	\$183,097	\$165,197
Median Household Income 65-74	\$65,241	\$87,323	\$81,902
Average Household Income 65-74	\$99,906	\$194,949	\$169,998
Average Household Income 75+	\$94,295	\$145,585	\$130,731

Population By Age



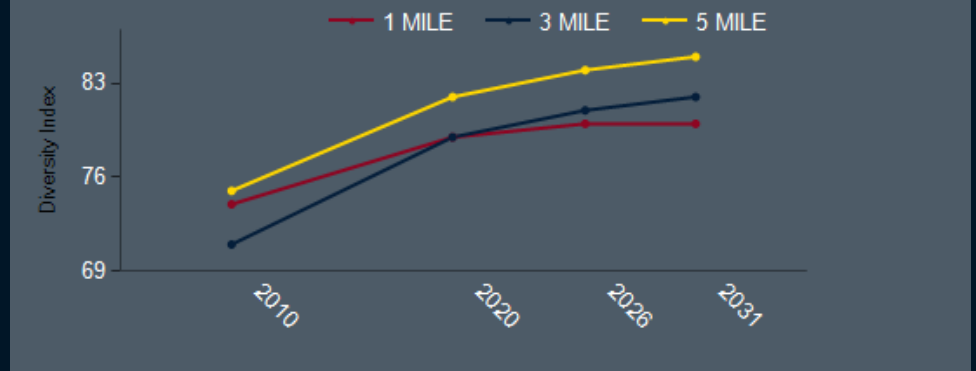
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	80	82	85
Diversity Index (current year)	80	81	84
Diversity Index (2020)	79	79	82
Diversity Index (2010)	74	71	75

POPULATION BY RACE



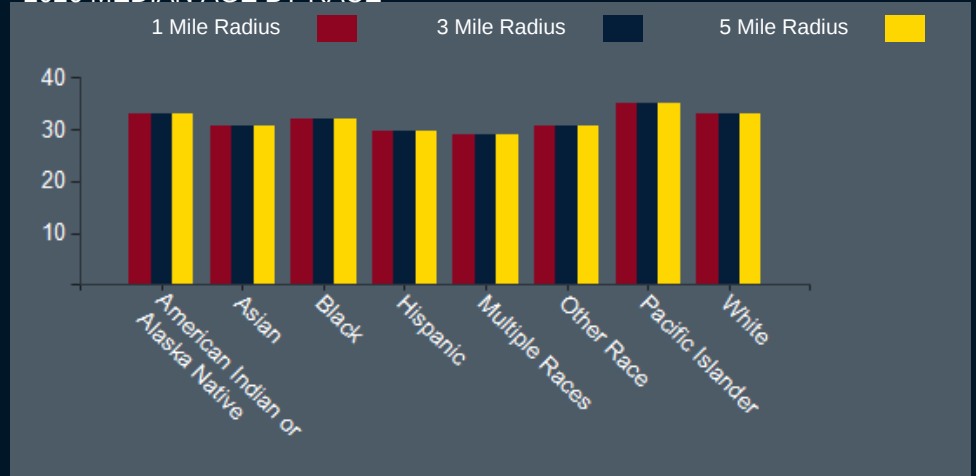
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	17%	23%	23%
American Indian	0%	0%	1%
Asian	32%	15%	10%
Hispanic	13%	14%	19%
Multiracial	8%	9%	10%
Other Race	4%	5%	8%
White	26%	33%	29%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	33	34	33
Median Asian Age	31	32	32
Median Black Age	32	36	37
Median Hispanic Age	30	31	31
Median Multiple Races Age	29	30	31
Median Other Race Age	31	30	30
Median Pacific Islander Age	35	41	24
Median White Age	33	41	39

2026 MEDIAN AGE BY RACE



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