



SUBJECT PROPERTY

±215 ACRES BUFFALO SPEEDWAY

Urban Land Development Site
Houston, Texas

EXECUTIVE SUMMARY

CBD



IH 45

TEXAS MEDICAL CENTER



US 288

NRG STADIUM

ASTRODOME



IH-610

SUBJECT PROPERTY

+/- 3 ACRES

+/- 67 ACRES

+/- 145 ACRES

HOLMES RD

BUFFALO SPEEDWAY

EXECUTIVE SUMMARY

JLL, as exclusive advisor to The University of Texas System, is pleased to offer, in all or part, the opportunity to acquire a ± 215 acre urban infill, development site on Buffalo Speedway, just south of the I-610 Loop and the Texas Medical Center (the “Property”) in Houston, Texas. The Property is the largest development site in central Houston. It is not subject to zoning or deed restrictions and is ideal for a wide variety of uses. The Property represents an unprecedented opportunity to develop a well-positioned, large-scale infill site with close proximity to Houston’s inner loop, mass transit, and Houston’s major employment centers.

Disposition Considerations: The University is open to a wide array of disposition options including partial sales, ground leases, take-down schedules, or other options.

INVESTMENT HIGHLIGHTS

- Located approximately 1/3 mile from both the IH-610 Loop and US 90 (Main Street) providing excellent ingress/egress
- Bisected by Buffalo Speedway, one of Houston’s premier north/south infill thoroughfares
- Quick access to mass transit as the Property is positioned only one mile west of Houston’s METRORail Line Station
- At ± 215 acres, it is the largest development site in infill Houston and one of the largest sites in a central location in any major metro in the United States
- Located just three miles south of the Texas Medical Center, the world’s largest and fastest growing medical center
- Close proximity to NRG Stadium (home of the Houston Texans) and the rest of NRG Park
- Surrounded by new multi-family, medical, and high-density single-family developments
- Located in Harris County Improvement District #12, which not only allows for the reimbursement of certain development costs, but also provides reimbursement for recreational and parking facilities
- Pro-development regulatory and local environment with numerous incentives available
- The Houston MSA is projected to grow 66.7% by 2040, adding 4.4 million new people to the region



EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Location: Located along Buffalo Speedway, just south of Loop 610 between West Belfort Street and Holmes Road.

Acreage: ±215

Submarket: Medical Center / Braes Bayou

Demographics

215 Acres	1-mile	2-mile	3-mile
2019 Estimate	15,667	119,499	414,413
2024 Estimate	17,081	128,457	443,050
2019-2024 Growth	9.03	7.50	6.91
Avg HH Income	\$83,415	\$116,896	\$103,122

HOUSTON ISD



The Property is in the Houston Independent School District (ISD), the largest school district in the State of Texas. The Texas Education Agency (TEA) rates school districts on an A-F scale. TEA gave HISD a high B rating in 2019 with 57 schools receiving A ratings. The Property is zoned to Madison High School, Pershing Middle School and Shearn Elementary School.

Frontage

HOLMES ROAD	± 3,357 FT
BUFFALO SPEEDWAY	± 3,843 FT
W BELLFORT STREET	± 425 FT
GRAND FOUNTAINS STREET	± 1990 FT

Traffic Counts

I-610 LOOP	209,000 VPD
US 288	161,000 VPD
US HIGHWAY 90	44,399 VPD
BUFFALO SPEEDWAY	13,503 VPD



SITE DIMENSIONS



SALES PROCESS

JLL ON-LINE DOCUMENT CENTER

An on-line document center created by JLL is available to prospective purchasers upon signing a confidentiality agreement (CA). The on-line document center includes documents and due diligence materials related to the Property. All interested parties are encouraged to visit the site once they have access. Familiarity with the posted materials will be a factor in selecting a nominated buyer.

Any questions regarding access to the on-line document center should be directed towards Michael King (Michaelj.king@am.jll.com).



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