



**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 multifamily, 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
- Houston is projected to add 1.2 million new residents by 2030



# 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	3-mile	5-mile
2021 Population	13,624	114,169	400,793
2026 Population	14,341	121,661	428,662
2021-2026 Annual Growth Rate	1.03%	1.28%	1.35%
Avg HH Income	\$69,374	\$113,580	\$105,594

## 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

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

## Traffic Counts

<b>I-610 LOOP</b>	209,000 VPD
<b>US 288</b>	161,000 VPD
<b>US HIGHWAY 90</b>	44,399 VPD
<b>BUFFALO SPEEDWAY</b>	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).



## CONTACT INFORMATION

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