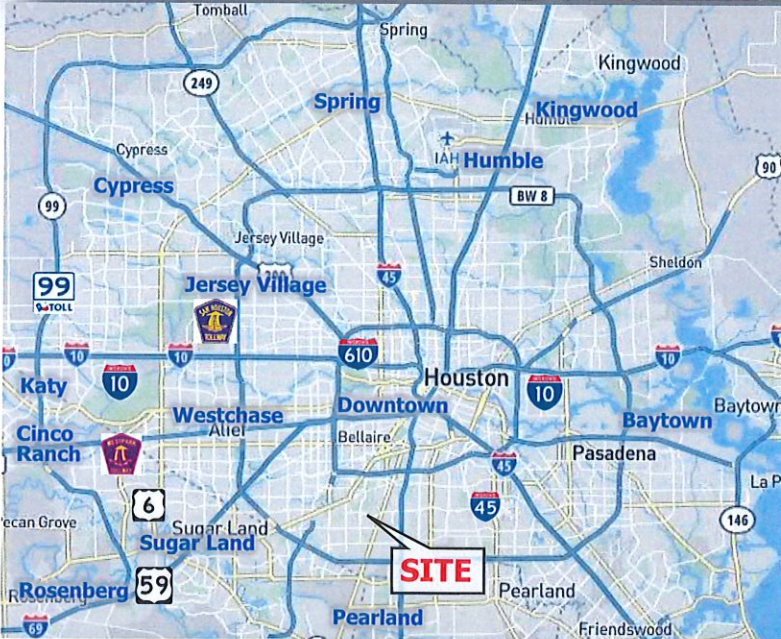


LAND FOR SALE

BUFFALO SPEEDWAY & HOLMES RD HOUSTON, TX 77045



Price: Call for Pricing
Site: 115.232 Acres (5,019,505.92 SF)
Utilities: City of Houston
Detention: Required
Floodplain: Outside of floodplain
Traffic Count: 12,926 VPD ('16) Holmes Rd

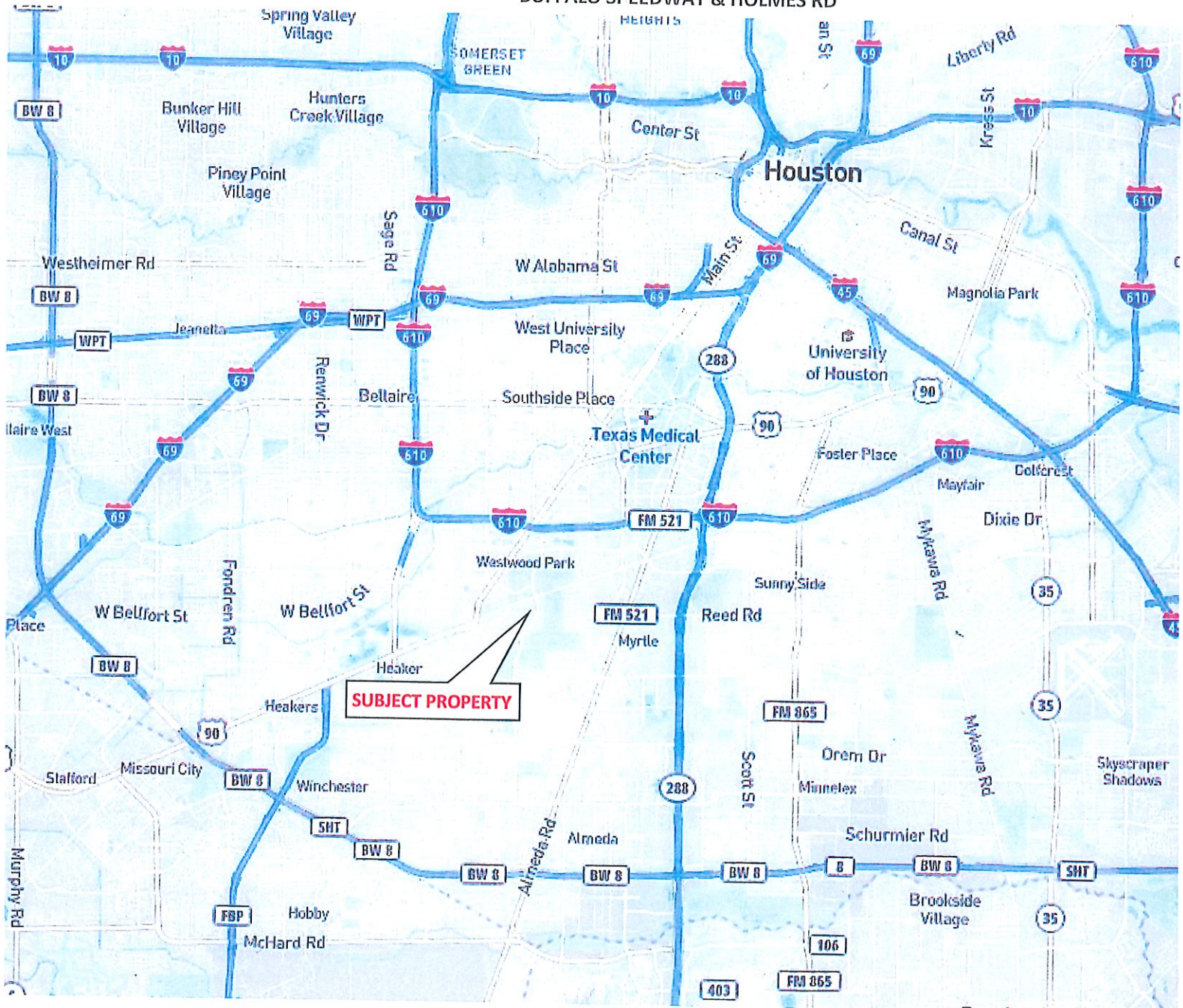
Demographics	1 MILE	3 MILE	5 MILE
Population	12,492	97,792	321,229
Total Households	3,524	41,575	120,568
AVG HH Income	69,455	77,822	95,124

2021 Estimates (Costar)

Charles Zeller
 832.867.6380
 zellercharles@gmail.com

The information contained herein was obtained from sources believed reliable. Chodrow Realty Advisors makes no guarantees, warranties, or representations as to the accuracy thereof. The representation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawals, without notice.

BUFFALO SPEEDWAY & HOLMES RD



TIRZ 24

J
M
C

NRG
Stadium



COMMUTER RAIL TO MISSOURI CITY

BUFFALO
POINT

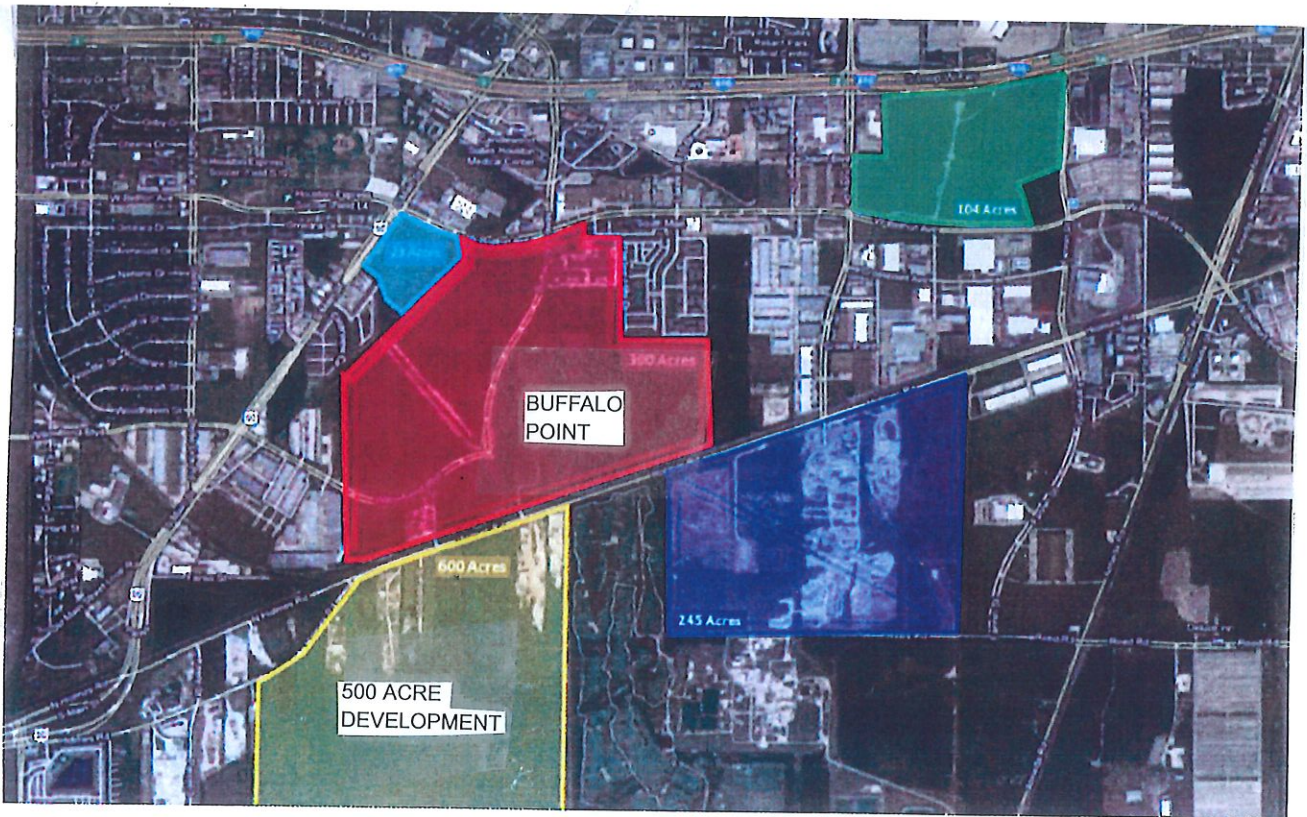
550 ACRE
DEVELOPMENT
(PROPOSED)

SUBJECT
AREA





TAX INCREMENT REDEVELOPMENT ZONE 24



The agreement known as Buffalo Point was executed 11/20/2014 for a participation amount of a maximum contribution of \$3.5M for the purpose of constructing a wastewater line in conjunction with the paving improvements for Holmes Road, a designated major thoroughfare. This proposed infrastructure improvement opened approximately 1,300 acres within TIRZ area boundaries that could not previously obtain a building permit for wastewater services. Again, the purpose of creating TIRZ 24 was to open development opportunities to over 4,000 acres of vacant or underdeveloped acreage, in the southern area of the Zone, due to a lack of suitable infrastructure. This TIRZ investment will generate new taxable property values that “but for” the TIRZ investment otherwise would not have occurred in a timely manner within the service area.

These areas are just a part of the geography that was not able to obtain wastewater reservation letters sufficient to get approved building permits. Again, a classic example of a “but for” the TIRZ investment in this area would not be able to be served and facilitate development. This lack of infrastructure situation exists not only within TIRZ 24, but throughout Harris County and the role of the HCRDA and TIRZ will be critical in incentivizing new development or through a County led initiative CIP process to spawn new development. The paving and infrastructure implementation of Holmes Road is to be completed in 2020.



Fariss St

N Holmes Rd

Tract 1—10.414 Ac

S Petro Ln



S Holmes Rd

Holmes Rd

Tract 2—17.456 Ac

Tract 3—8.303 Ac

Tract 4—5.142 Ac

Parcel 3 Parcel 3

Tract 8—22.081 Ac

Tract 9—8.5 Ac

Buffalo Spdwy



Tract 7—12.932 Ac

Tract 5—12.389 Ac

Tract 6—18.015 Ac

Angel Ln

W Airport Blvd

Bandell Dr
W Airport Blvd

Holmes Road & Buffalo Speedway

+/-115 acres of developable commercial land having all utilities comprising 9 separate tracts from 5 acres to 22 acres and priced from \$7.50 to \$25.00 per square foot.

PROPERTY FACTS

Price	\$81,052,457.00	Property Subtype	Commercial
Price Per Parcel	\$7.50 psf to \$25.00 psf	Proposed Use	R&D, HQ
Sales Type	Ready for use	Total Size	115.26 AC
No. Tracts	9	Opportunity Zone	Requested
Property Type	Land		

INVESTMENT HIGHLIGHTS

Across Holmes Road from the 320 acre University of Texas \$17.00 per square foot purchase, the subject 115 acres is a Texas Medical Center focus property.

DESCRIPTION

Mostly wooded and close in, just outside Loop 610 South, the property adjoins Wildcat Golf Course, the designated golf course of the Houston Rockets, the University of Houston Cougars and the Houston Texans. Having long frontage on Holmes Road which continues as South Main (US 90) and on Buffalo Speedway. Holmes Road is going through a complete rebuild, which when completed will be a four-lane thoroughfare, curb and gutter, central esplanade with turn lanes, over a 42" sanitary sewer gravity line.

Tract 2

Price \$19,000,000.00

Lot Size

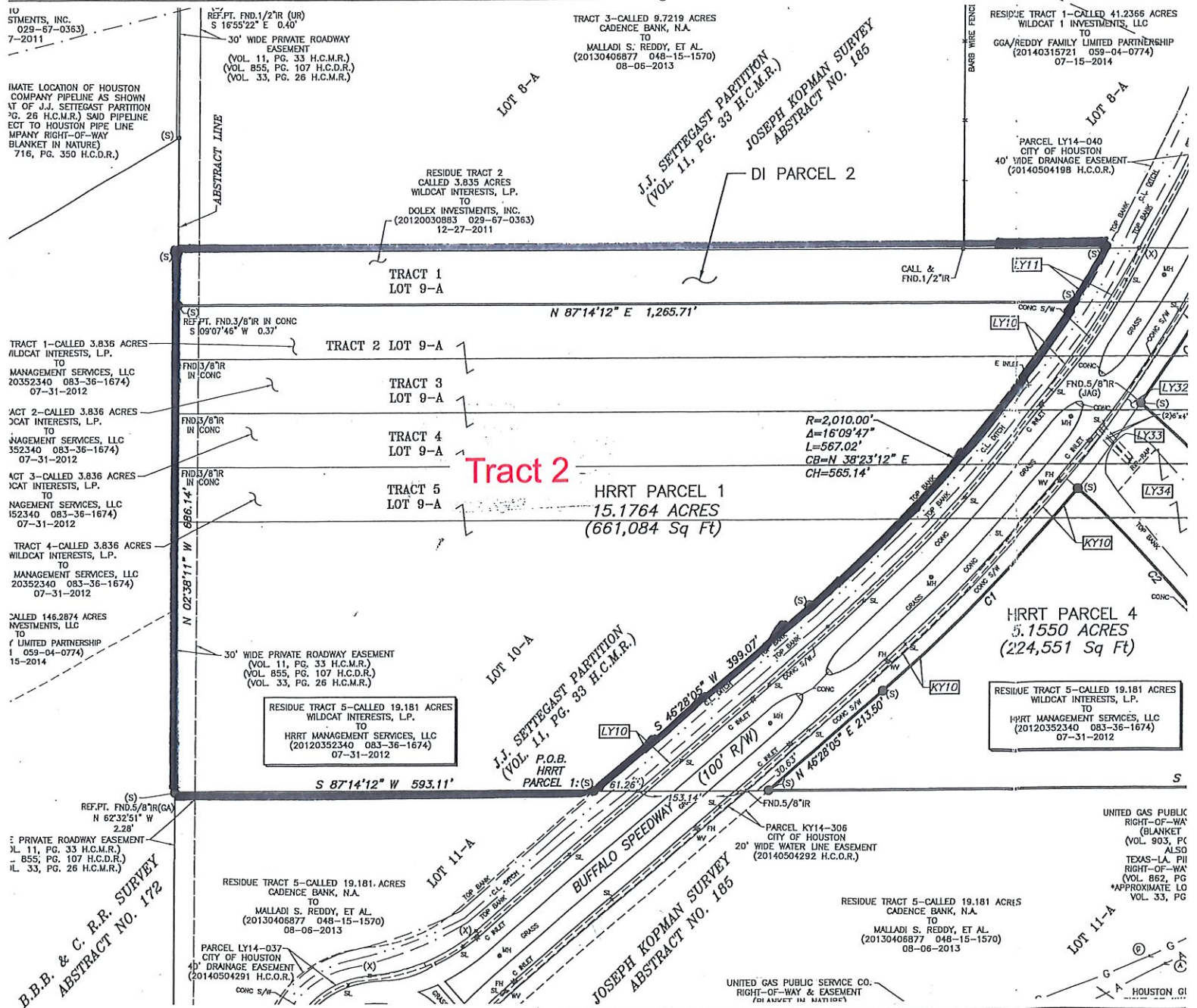
17.46 AC

Price Per Sq.Ft. \$ 25.00

Tract lies on the south down ramp of the Buffalo Speedway Flyover at Holmes Road, having +/-1046' on the west side of Buffalo Speedway, north of the Buffalo Speedway roundabout.

HRRT PARCEL 2

STRING	DISTANCE	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	141' W	C1	300.00'	26°53'48"	140.83'	S 73°54'49" W	139.54'
2	150.00'	C2	150.00'	81°38'20"	213.73'	N 78°43'00" W	196.10'
3	1,700.00'	C3	1,700.00'	13°16'48"	394.02'	N 44°32'14" W	393.14'
4	2,170.00'	C4	2,170.00'	04°28'31"	169.50'	N 29°49'58" E	169.45'



Tract 2

HRRT PARCEL 1
15.1764 ACRES
(661,084 Sq Ft)

HRRT PARCEL 4
5.1550 ACRES
(224,551 Sq Ft)

RESIDUE TRACT 5-CALLED 19.181 ACRES
WILDCAT INTERESTS, L.P.
TO
HRRT MANAGEMENT SERVICES, LLC
(20120352340 083-36-1674)
07-31-2012

RESIDUE TRACT 5-CALLED 19.181 ACRES
WILDCAT INTERESTS, L.P.
TO
HRRT MANAGEMENT SERVICES, LLC
(20120352340 083-36-1674)
07-31-2012

UNITED GAS PUBLIC
RIGHT-OF-WAY
(BLANKET
VOL. 903, PG
ALSO
TEXAS-LA. PII
RIGHT-OF-WAY
VOL. 862, PG
APPROXIMATE LO
VOL. 33, PG

RESIDUE TRACT 5-CALLED 19.181 ACRES
CADENCE BANK, N.A.
TO
MALLADI S. REDDY, ET AL.
(20130406877 048-15-1570)
08-06-2013

RESIDUE TRACT 5-CALLED 19.181 ACRES
CADENCE BANK, N.A.
TO
MALLADI S. REDDY, ET AL.
(20130406877 048-15-1570)
08-06-2013

B.B.B. & C. R.R. SURVEY
ABSTRACT NO. 172

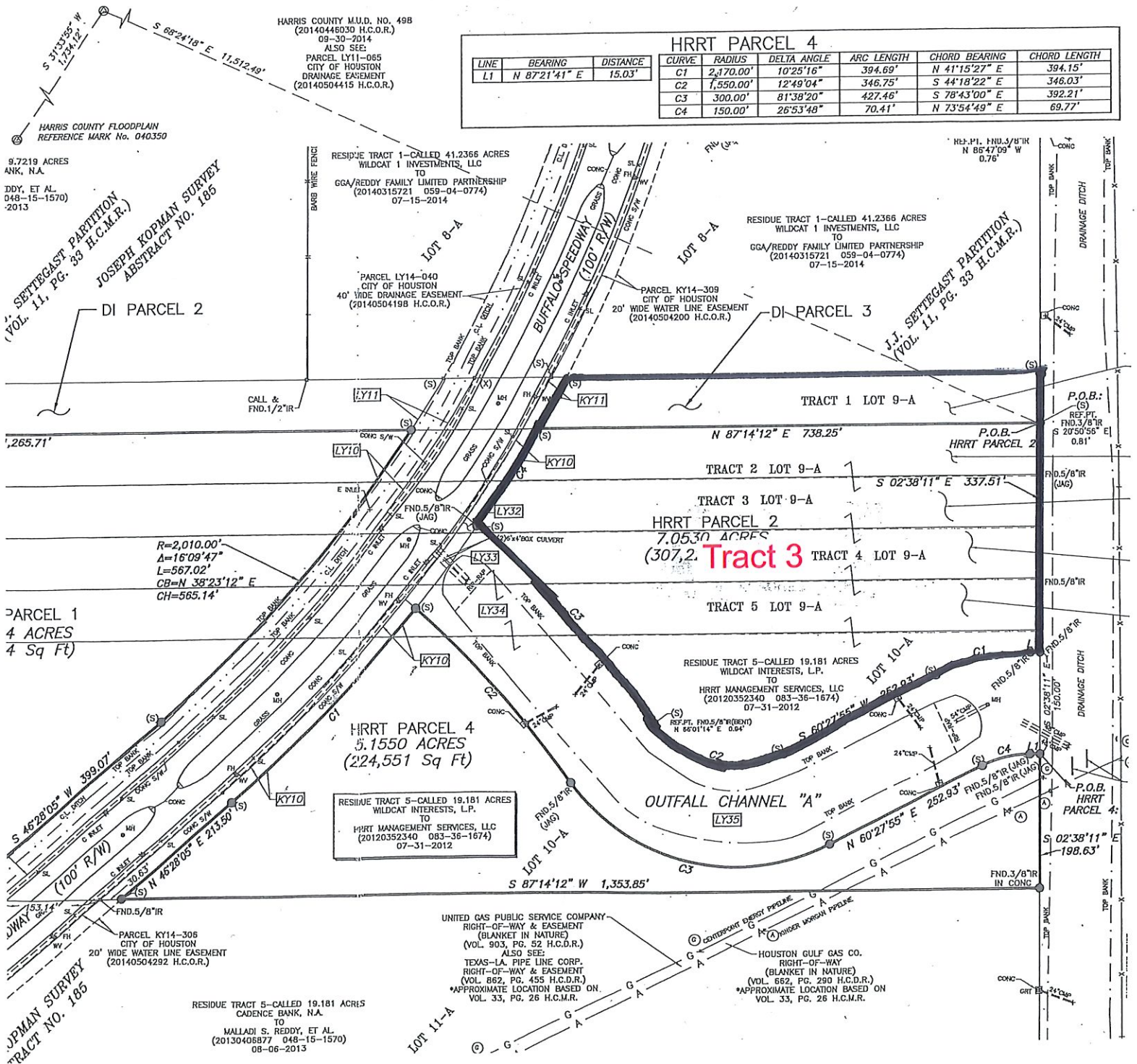
JOSEPH KOPMAN SURVEY
ABSTRACT NO. 186

Tract 3

Price \$ 9,000,000.00
 Price Per Sq.Ft. \$ 25.00

Size 8.303 AC

Tract 3 lies on the east side of Buffalo Speedway having +/-300' of frontage, west of and across the drainage easement from Wildcat Golf Course, adjoining the north line of the Buffalo Speedway Outfall Channel.

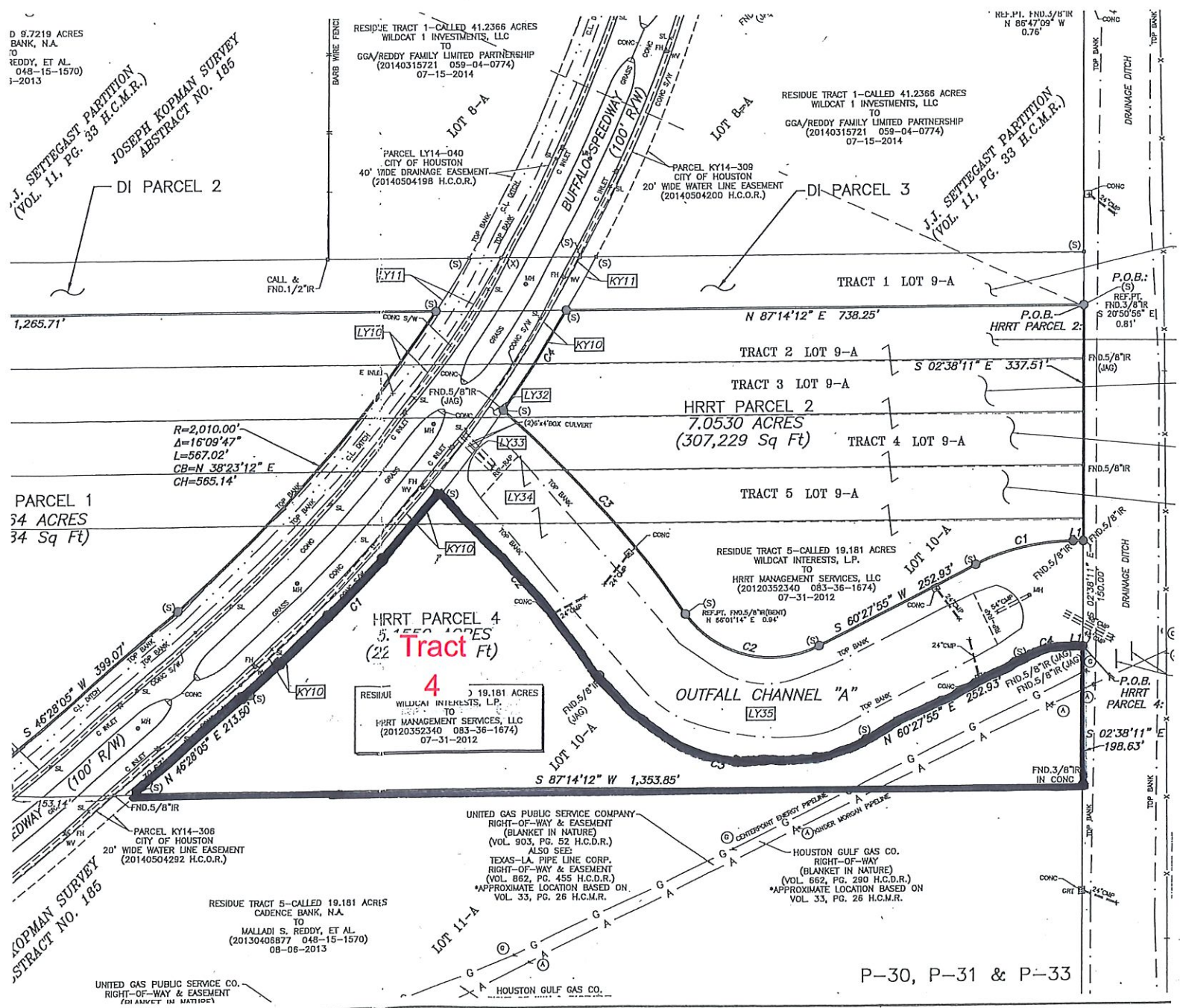


Tract 4

Price \$ 5,613,775.00
 Price Per Sq.Ft. \$ 25.00

Size 5.155 AC

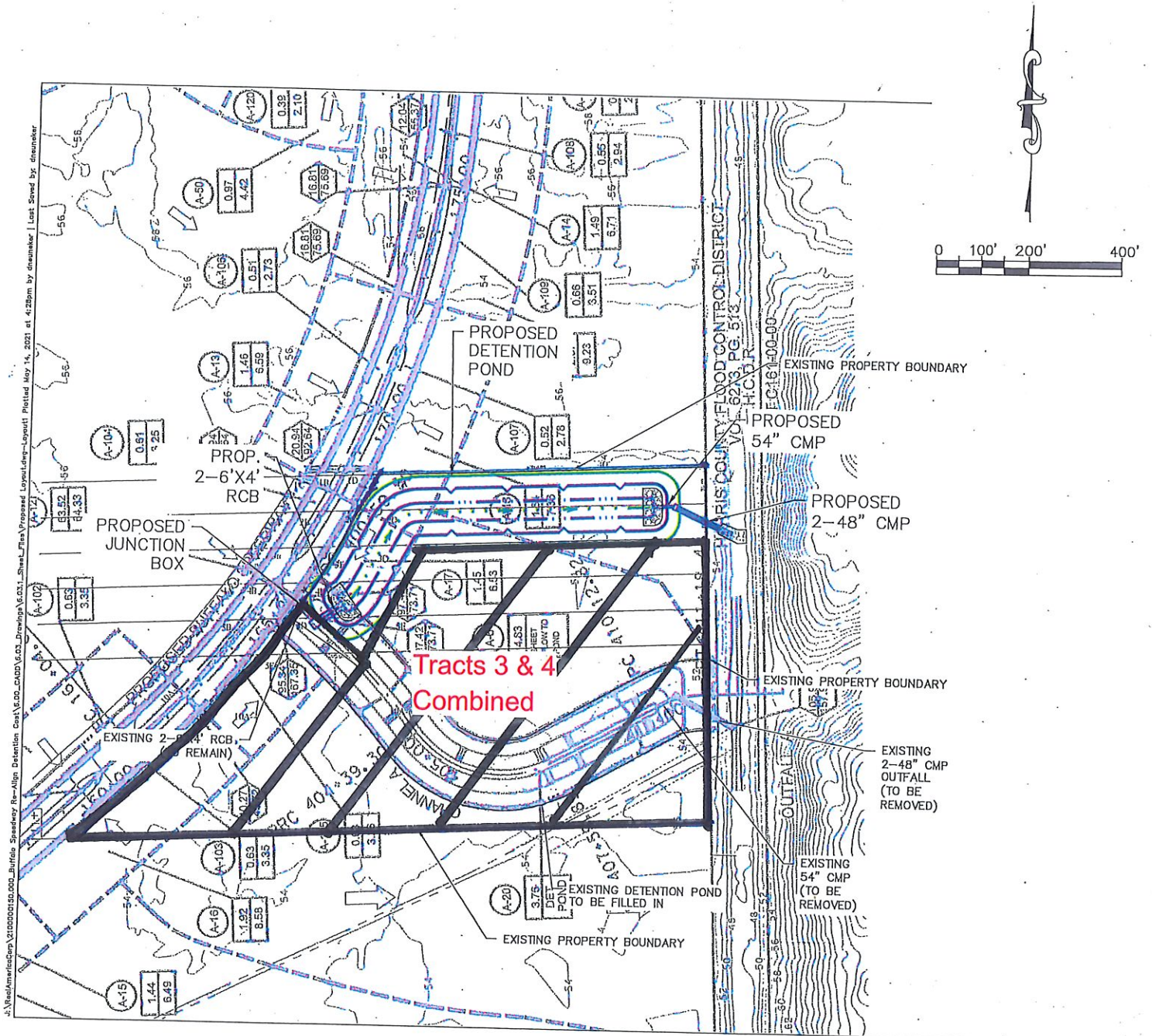
Tract 4 lies on the east side of Buffalo Speedway having +/-600' of frontage, west of and across the drainage easement from Wildcat Golf Course, adjoining the south line of the Buffalo Speedway Outfall Channel.



P-30, P-31 & P-33

Tracts 3 & 4 Combined

Through the relocation of the Outfall Channel to the north line of Tract 3, a single tract of +/-13.42 acres of contiguous land results, adjoining a 3.69 acre detention pond to act as the drainage channel for Buffalo Speedway, having +/-650 linear feet of frontage on Buffalo Speedway.



LANDEV
 Engineers, Inc.
 1704 SEAMIST DRIVE, SUITE 410
 HOUSTON, TEXAS 77008
 PHONE (713) 869-2402
 FAX (713) 869-2401
 TBPE REGISTRATION NO.
 F - 4 3 8 7

BUFFALO SPEEDWAY
 DETENTION POND
 RELOCATION EXHIBIT

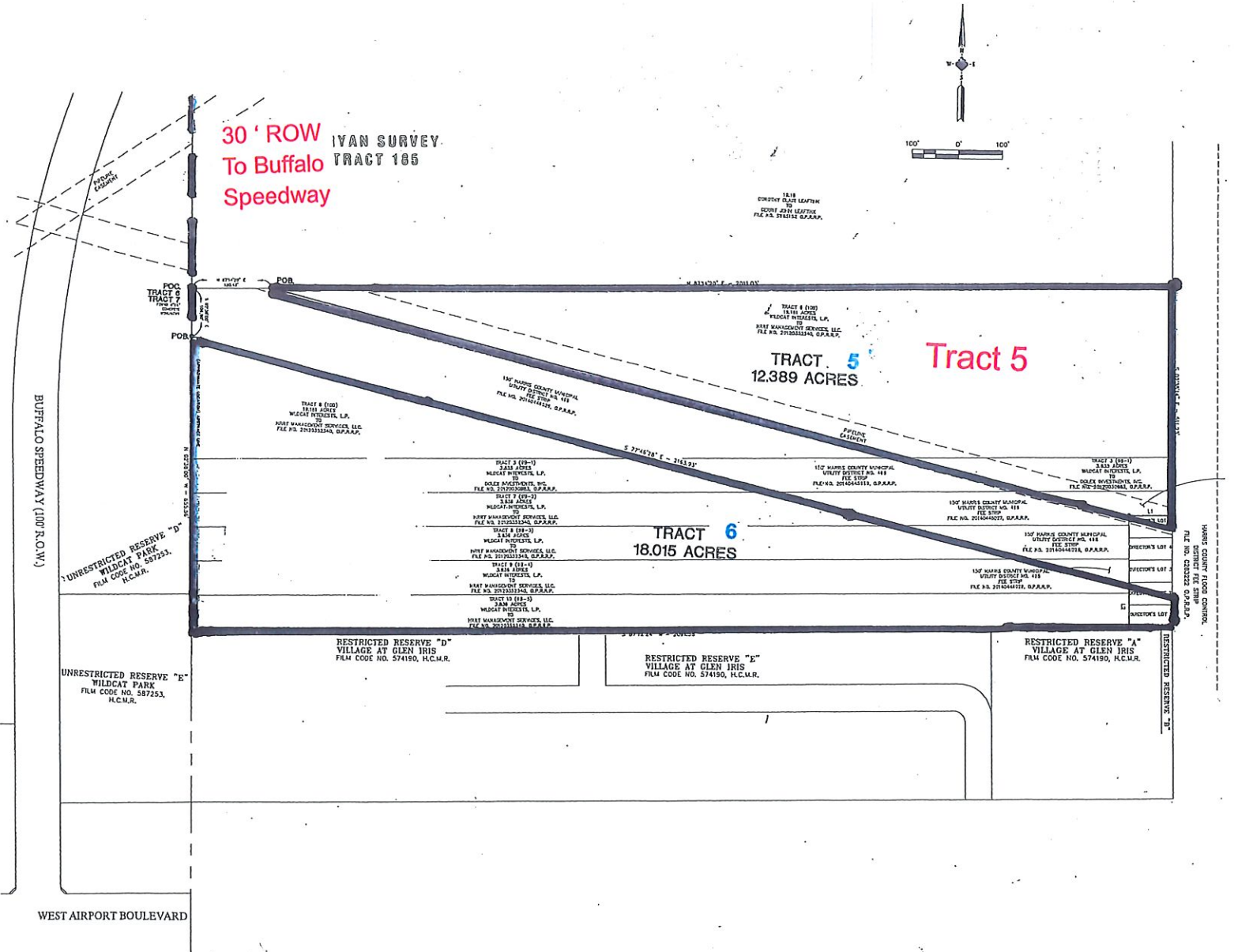
Tract 5

Price \$8,000,000.00

Size 12.39 AC

Price Per Sq.Ft. \$15.00

The tract has access to Buffalo Speedway through a 30' ROW and adjoin Wildcat Golf Course.



DIRECTOR'S LOTS			
DIRECTOR'S LOT 1 SILVER ACRES VAL C. CLAYTON TO HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 419 FILE NO. 2014041519, O.P.A.R.P.	DIRECTOR'S LOT 2 SILVER ACRES WRIGHT OGG TYPING, JR. HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 419 FILE NO. 2014041519, O.P.A.R.P.	DIRECTOR'S LOT 3 SILVER ACRES VAL C. CLAYTON TO HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 419 FILE NO. 2014041519, O.P.A.R.P.	DIRECTOR'S LOT 4 SILVER ACRES STEVENS SICKLE TO HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 419 FILE NO. 2014041519, O.P.A.R.P.

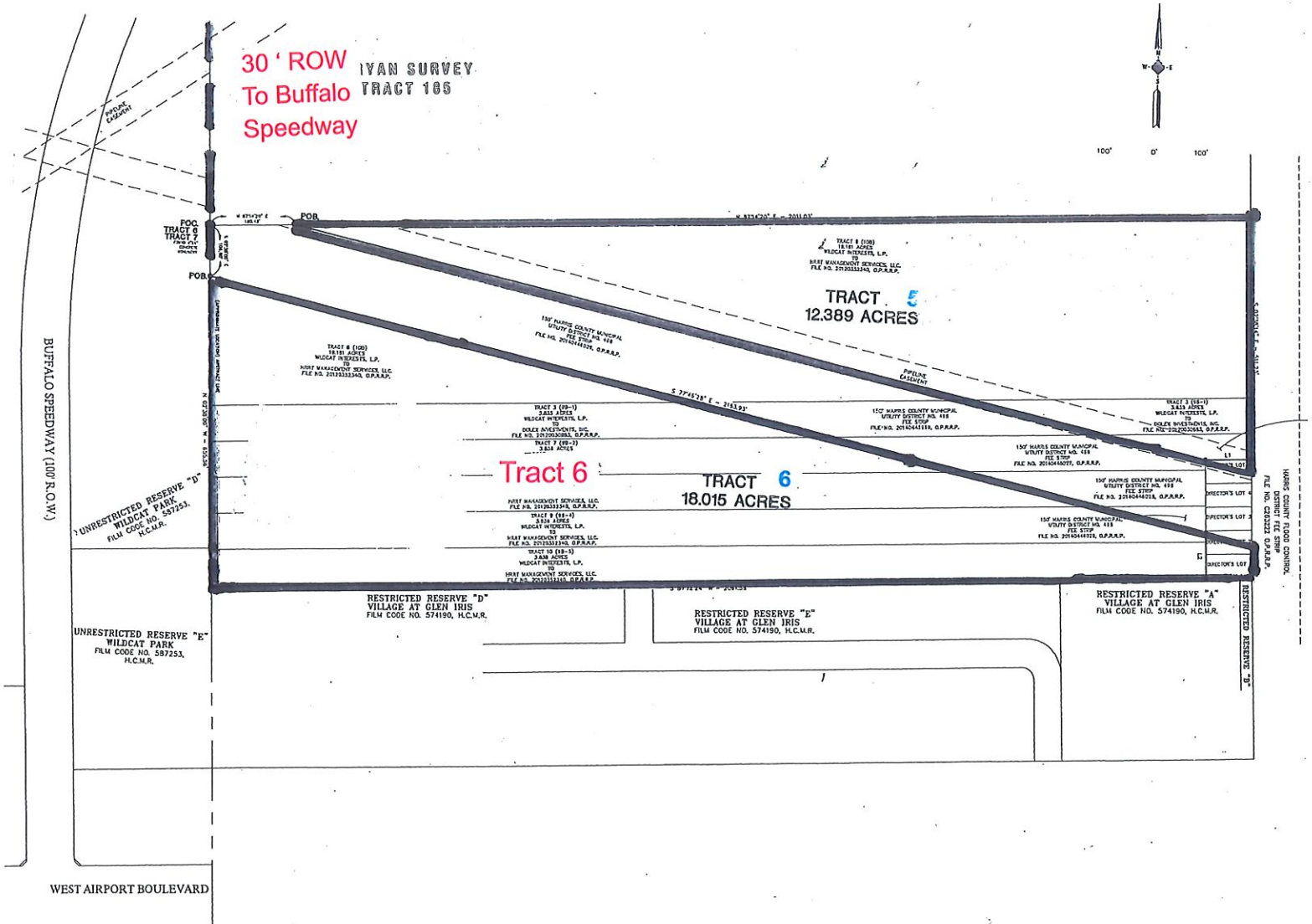
Tract 6

Price \$11,771,000.00

Size 18.01 AC

Price Per Sq.Ft. \$15.00

The tract has access to Buffalo Speedway through a 30' ROW and adjoins Wildcat Golf Course.



TRACT 7 (88-3)
3.88 ACRES
WILDCAT WOODS, L.P.
TO
BEST MANAGEMENT SERVICES, LLC
FILE NO. 2010031810, O.P.A.R.P.

DIRECTOR'S LOTS

DIRECTOR'S LOT 1
0.1148 ACRES
WILDCAT WOODS, L.P.
TO
BEST MANAGEMENT SERVICES, LLC
FILE NO. 2010031810, O.P.A.R.P.

DIRECTOR'S LOT 2
0.1148 ACRES
WILDCAT WOODS, L.P.
TO
BEST MANAGEMENT SERVICES, LLC
FILE NO. 2010031810, O.P.A.R.P.

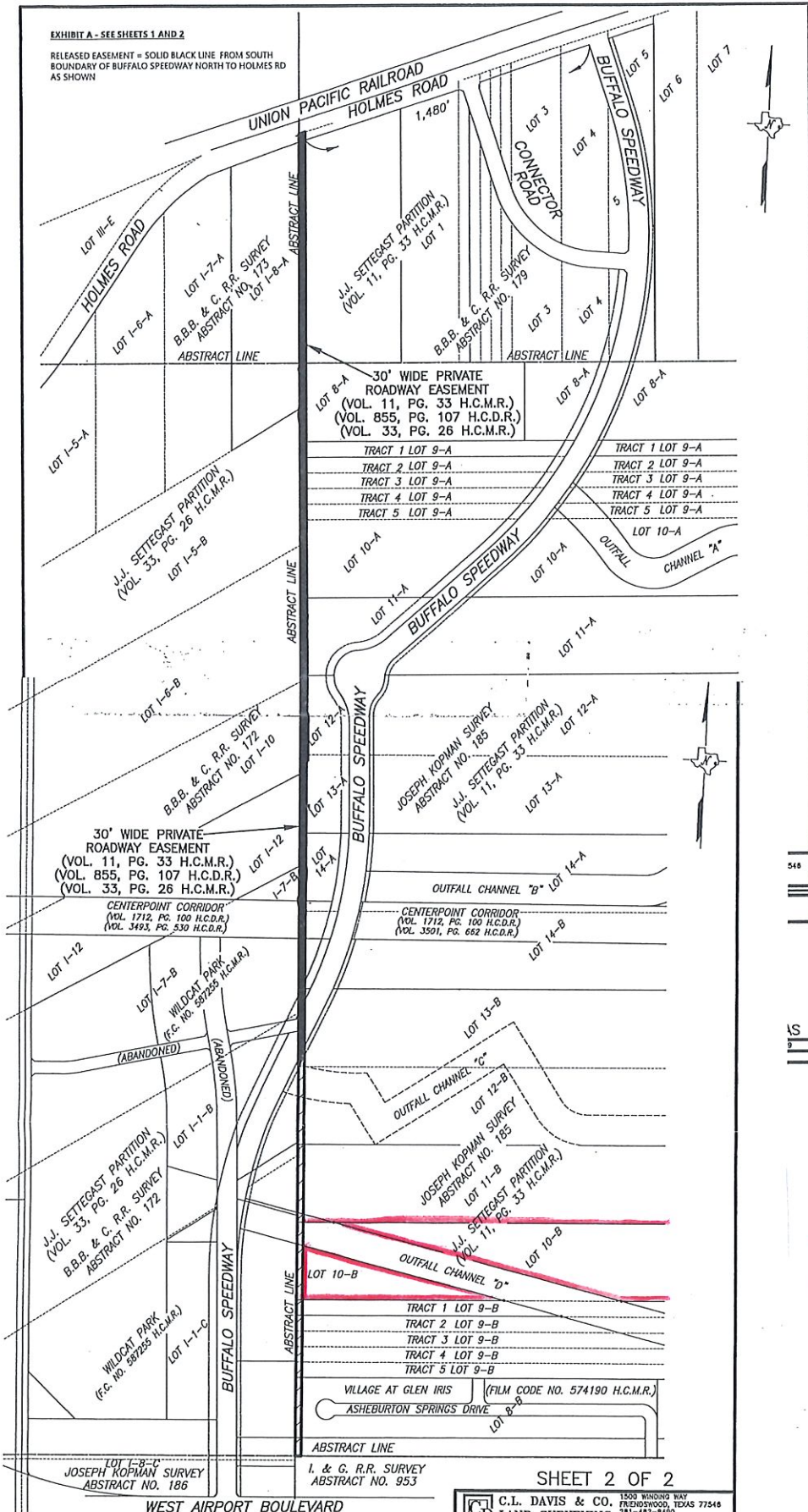
DIRECTOR'S LOT 3
0.1148 ACRES
WILDCAT WOODS, L.P.
TO
BEST MANAGEMENT SERVICES, LLC
FILE NO. 2010031810, O.P.A.R.P.

DIRECTOR'S LOT 4
0.1148 ACRES
WILDCAT WOODS, L.P.
TO
BEST MANAGEMENT SERVICES, LLC
FILE NO. 2010031810, O.P.A.R.P.

DIRECTOR'S LOT 5
0.1148 ACRES
WILDCAT WOODS, L.P.
TO
BEST MANAGEMENT SERVICES, LLC
FILE NO. 2010031810, O.P.A.R.P.

EXHIBIT A - SEE SHEETS 1 AND 2

RELEASED EASEMENT = SOLID BLACK LINE FROM SOUTH BOUNDARY OF BUFFALO SPEEDWAY NORTH TO HOLMES RD AS SHOWN



Roadway easement
To Buffalo Speedway
For Tracts 5 & 6

SHEET 2 OF 2

C.L. DAVIS & CO. 1500 WINDING WAY
LAND SURVEYING FRENDSWOOD, TEXAS 77546
281-482-8150
FIRM NO. 10052000

EXHIBIT

30' WIDE PRIVATE ROADWAY
EASEMENT OUT OF
B.B.B. & C. R.R. SURVEY
ABSTRACT NO. 179 AND
JOSEPH KOPMAN SURVEY
ABSTRACT NO. 185
HOUSTON, HARRIS COUNTY, TEXAS

DATE: 08-23-2022 SCALE: 1" = 500' JOB NO: 11-1149

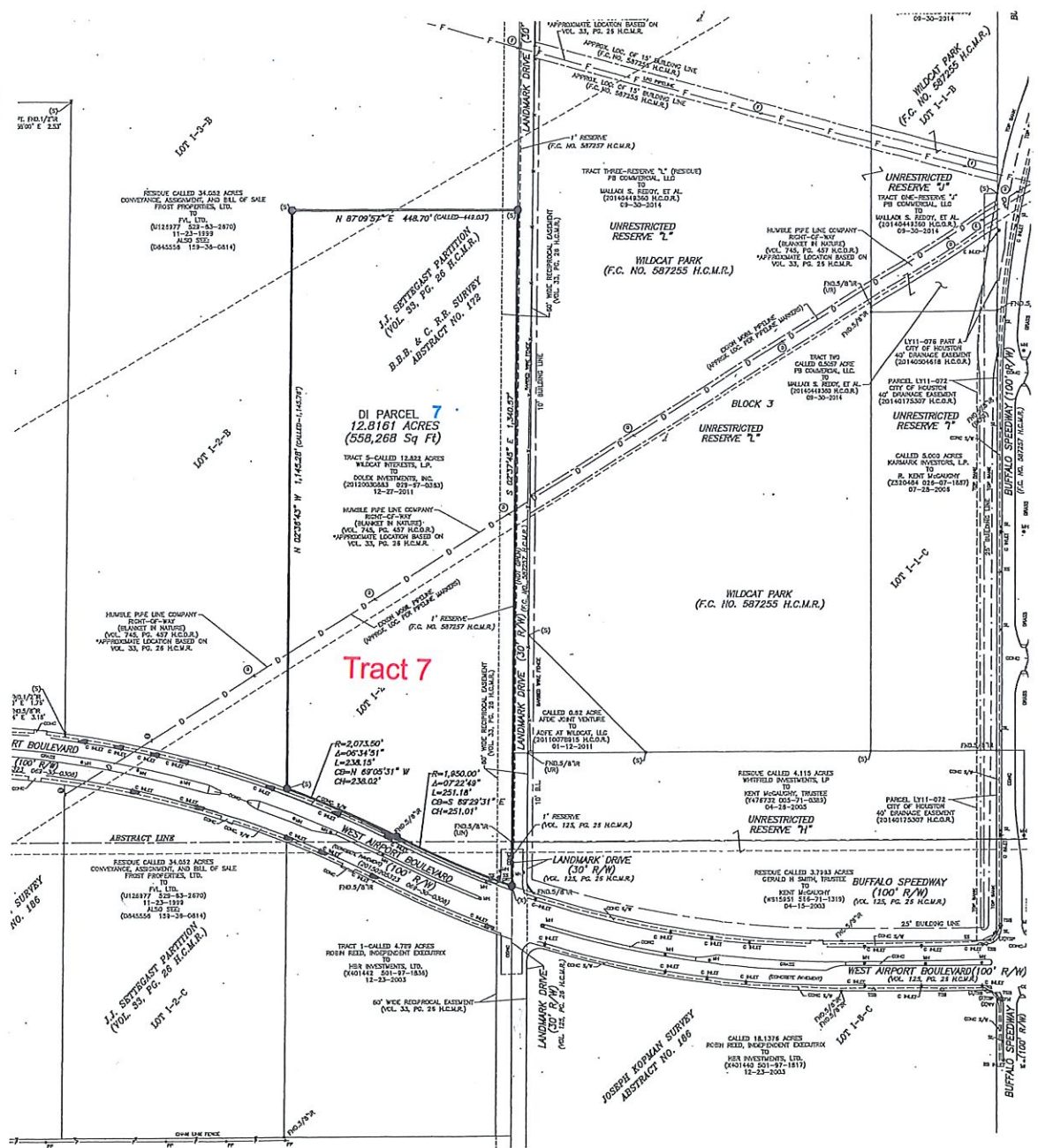
0 500 1,000 Feet

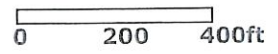
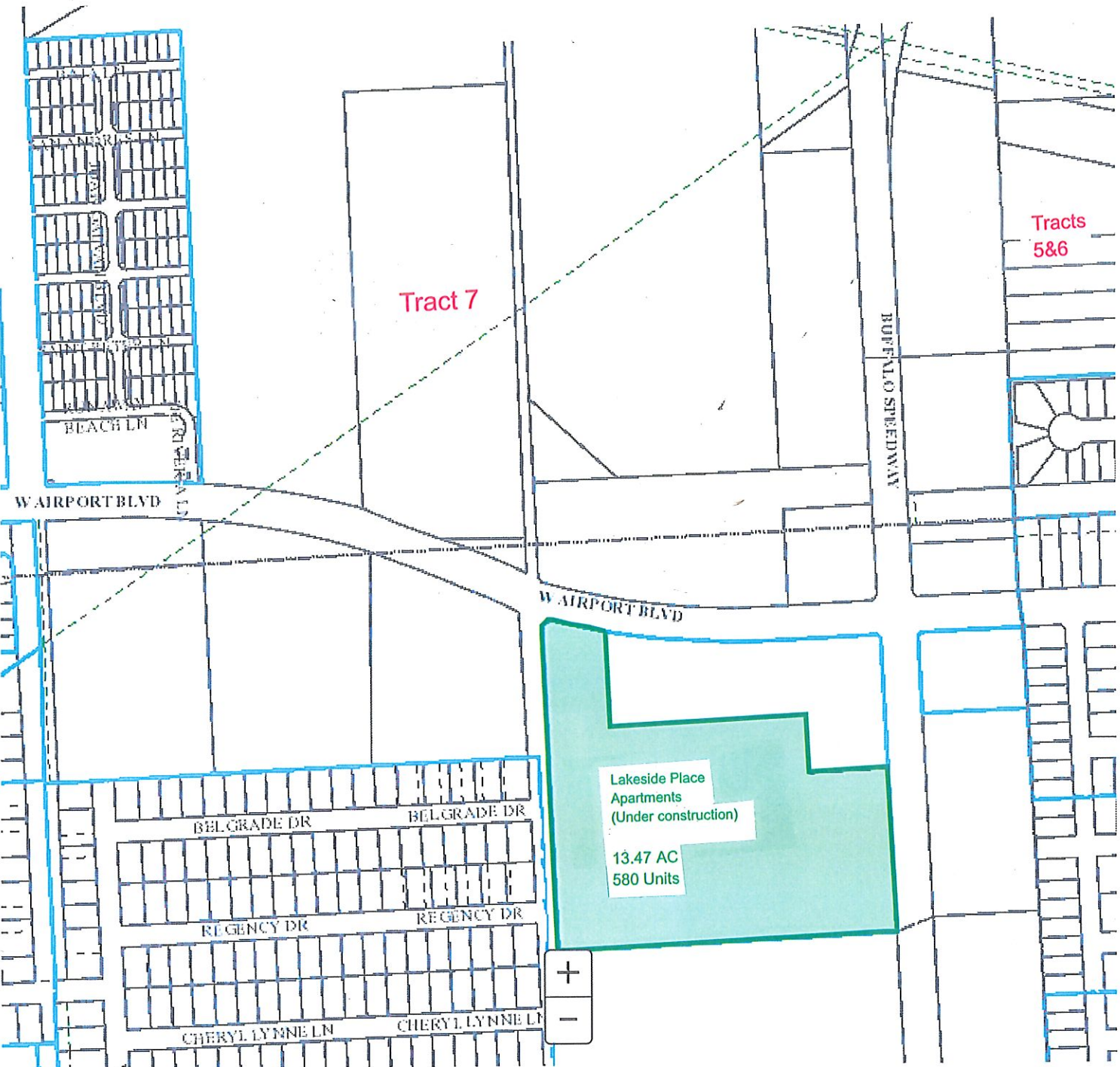
Tract 7

Price \$8,500,000.00
Price Per Sq.Ft. \$15.00

Size 12.93 AC

The property lies at the northwest corner of West Airport Blvd. and Landmark St. (stubbed in) having +/-489.33' on West Airport Blvd. which has been completed, four lane, curb and gutter with a central esplanade from Hiram Clarke to the South Freeway (SH 288). This is the primary access to the South Freeway south of the South Loop. On the south side of West Airport Blvd. at Buffalo Speedway, Greystar Worldwide, LLC is completing an 18 acre multi-family development of 580 apartments.





Tract 9

Price \$ 2,776,950.00

Size 8.50 AC

Price Per Sq.Ft. \$ 7.50

The tract has +/-620' of frontage on Parcel 3 Road (aka Keely St.) across from the Metro bus terminal. Parcel 3 Road has a 45' drainage ditch which runs parallel to the street along the tract's frontage.

