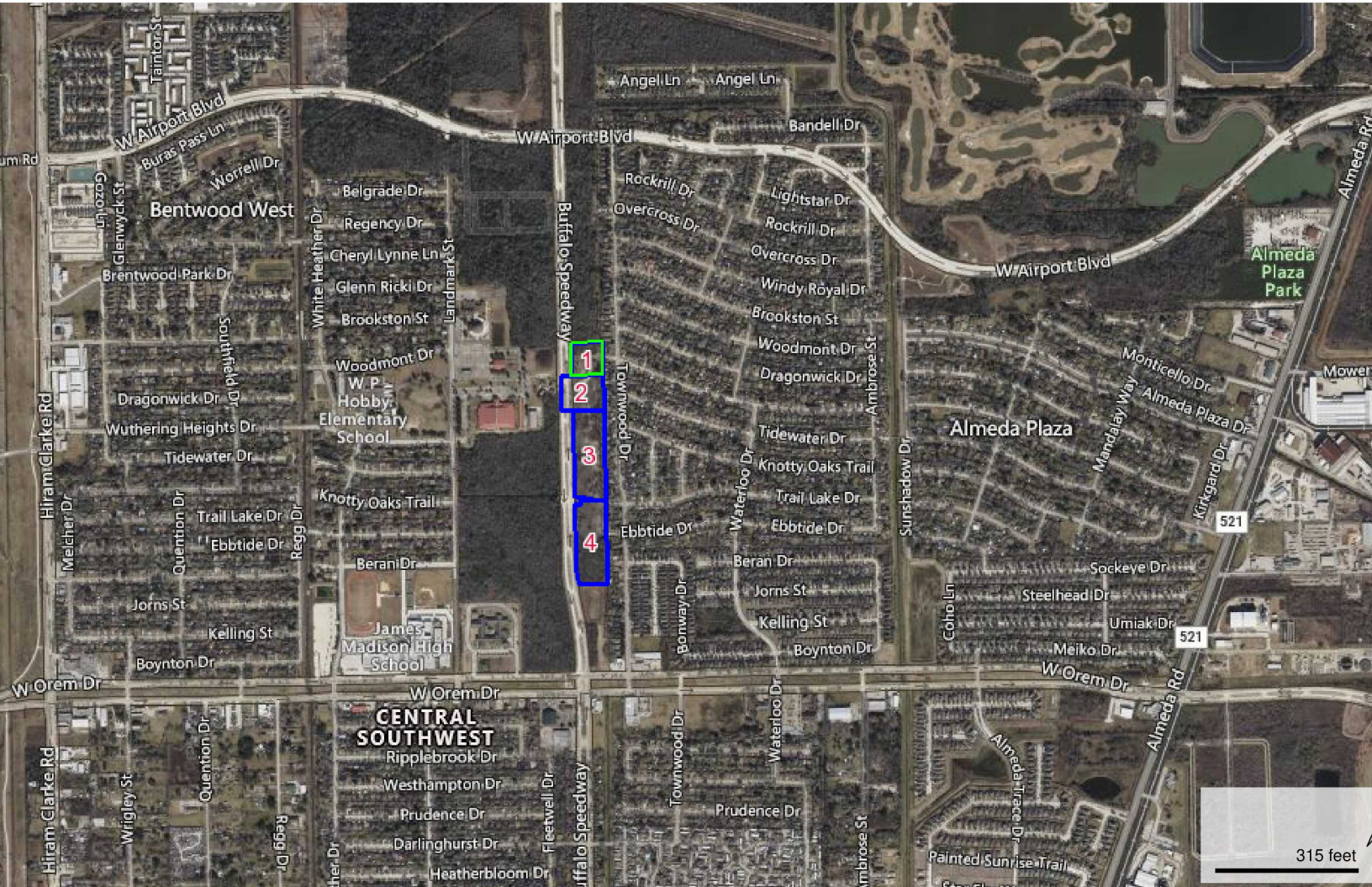


FOR SALE- 14.3 ACRES & OVER 2,100 FT OF FRONTAGE ALONG BUFFALO SPEEDWAY PRIME DEVELOPMENT OPPORTUNITY



KEVIN RILES COMMERCIAL
BROKERAGE • DEVELOPMENT • CONSULTING



***LAND ON NEWLY OPENED SEGMENT OF BUFFALO SPEEDWAY
HOUSTON TX 77045
LIST PRICE: CALL BROKER**

KEVIN RILES COMMERCIAL
4501 Cartwright Rd Ste 204
Missouri City, TX 77459



KEVIN RILES COMMERCIAL
BROKERAGE • DEVELOPMENT • CONSULTING

PRESENTED BY:

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PROPERTY DESCRIPTION

14.3 Acres Along Buffalo Speedway
Buffalo Speedway | Houston, TX 77045



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PRIME DEVELOPMENT OPPORTUNITY IN THE HEART OF HOUSTON!

Introducing 14.3 pristine acres of prime real estate nestled along the newly unveiled stretch of Buffalo Speedway, strategically positioned just south of the prestigious NRG Stadium and the world-renowned Houston Medical Center. This offering presents an unparalleled canvas for visionary developers and investors seeking to leave an indelible mark on Houston's dynamic landscape.

Comprising four separate tracts of land, ranging from 1.99 to 5.13 acres, this listing presents a rare opportunity for tailored development or strategic aggregation, all with the potential to elevate the surrounding area into a vibrant epicenter of commerce and innovation.

***Over 2,100 ft of Frontage Along Buffalo Speedway**

*** Strategic Location:** Situated along the bustling artery of Buffalo Speedway, this property enjoys exceptional visibility and accessibility, drawing from the significant traffic count coursing through its veins. It stands as a beacon of opportunity at the crossroads of Houston's most thriving districts.

*** Proximity to Major Centers:** With the esteemed NRG Stadium and the prestigious Houston Medical Center mere minutes away, this land holds immense promise for retail and medical development. The convergence of healthcare excellence and commercial vibrancy presents a ripe environment for groundbreaking ventures.

*** Flexibility and Potential:** Whether envisioned as a unified development project or individual ventures, the flexibility in parcel sizes offers endless possibilities. From cutting-edge medical facilities to curated retail destinations, the canvas is yours to shape according to your vision and ambition.

*** Community Impact:** Beyond its commercial allure, this property stands as a catalyst for community enrichment and economic growth. Your venture has the power to not only transform the physical landscape but also uplift neighborhoods, create jobs, and foster a sense of pride among residents.

Highest and Best Use: Retail and medical development stand as the pinnacle of opportunity for this coveted land, capitalizing on its strategic location and proximity to key institutions.

Seize the opportunity to redefine Houston's skyline and shape its future narrative. Whether you're a seasoned developer or an ambitious visionary, this offering beckons you to make your mark on one of the city's most promising locales.

Contact us today to embark on this extraordinary journey and unlock the boundless potential of Buffalo Speedway's newest gem!

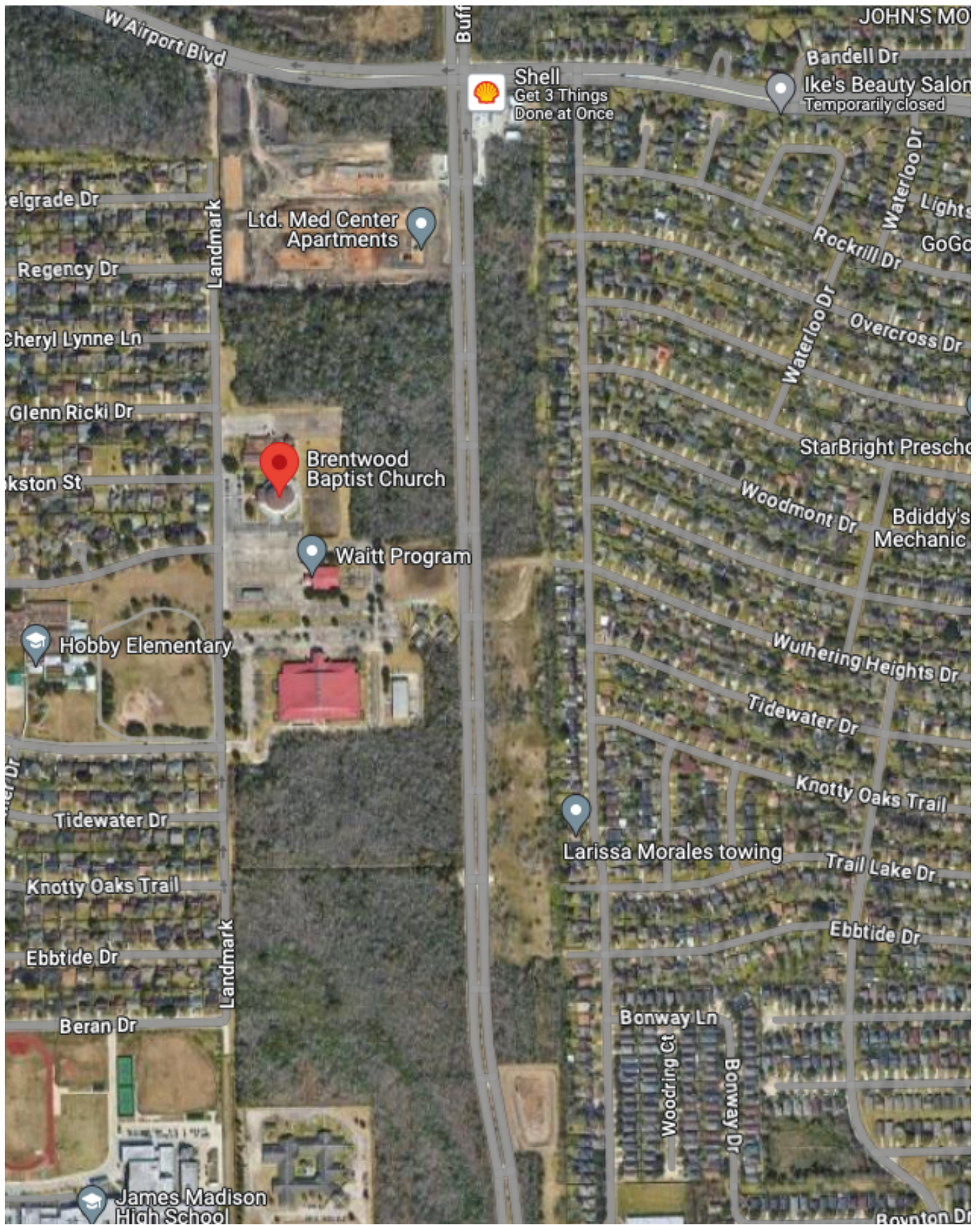
PROPERTY PHOTOS

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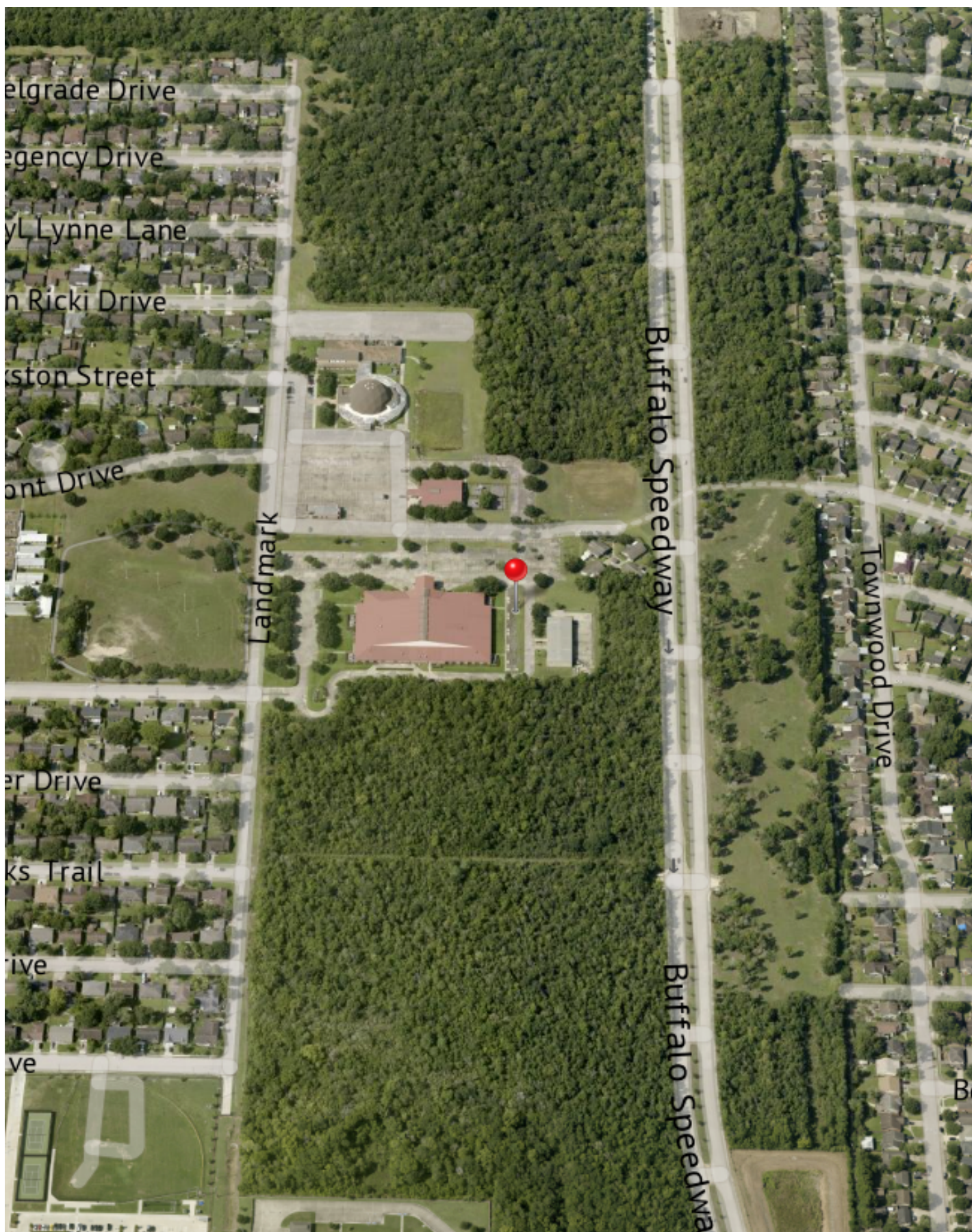
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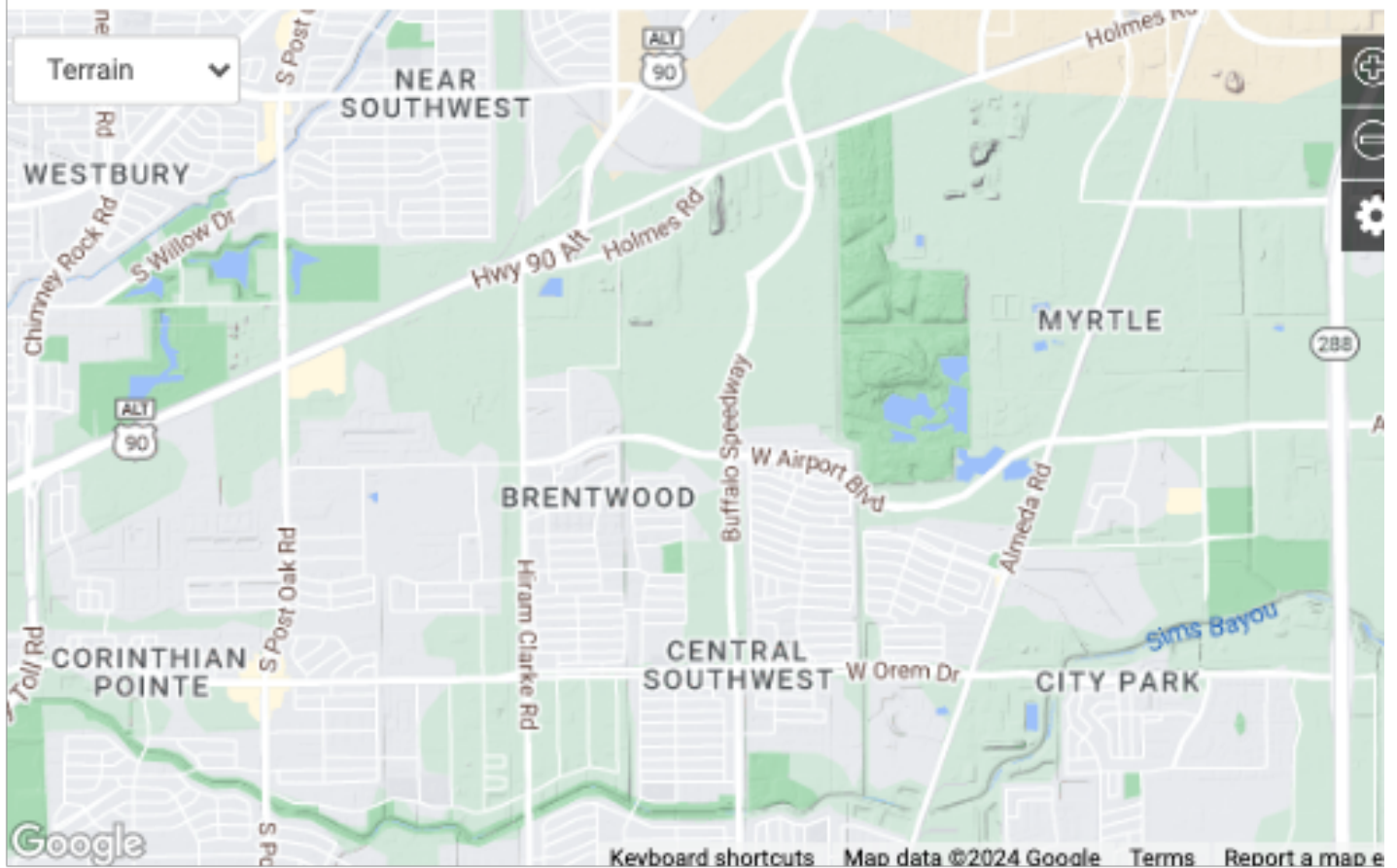
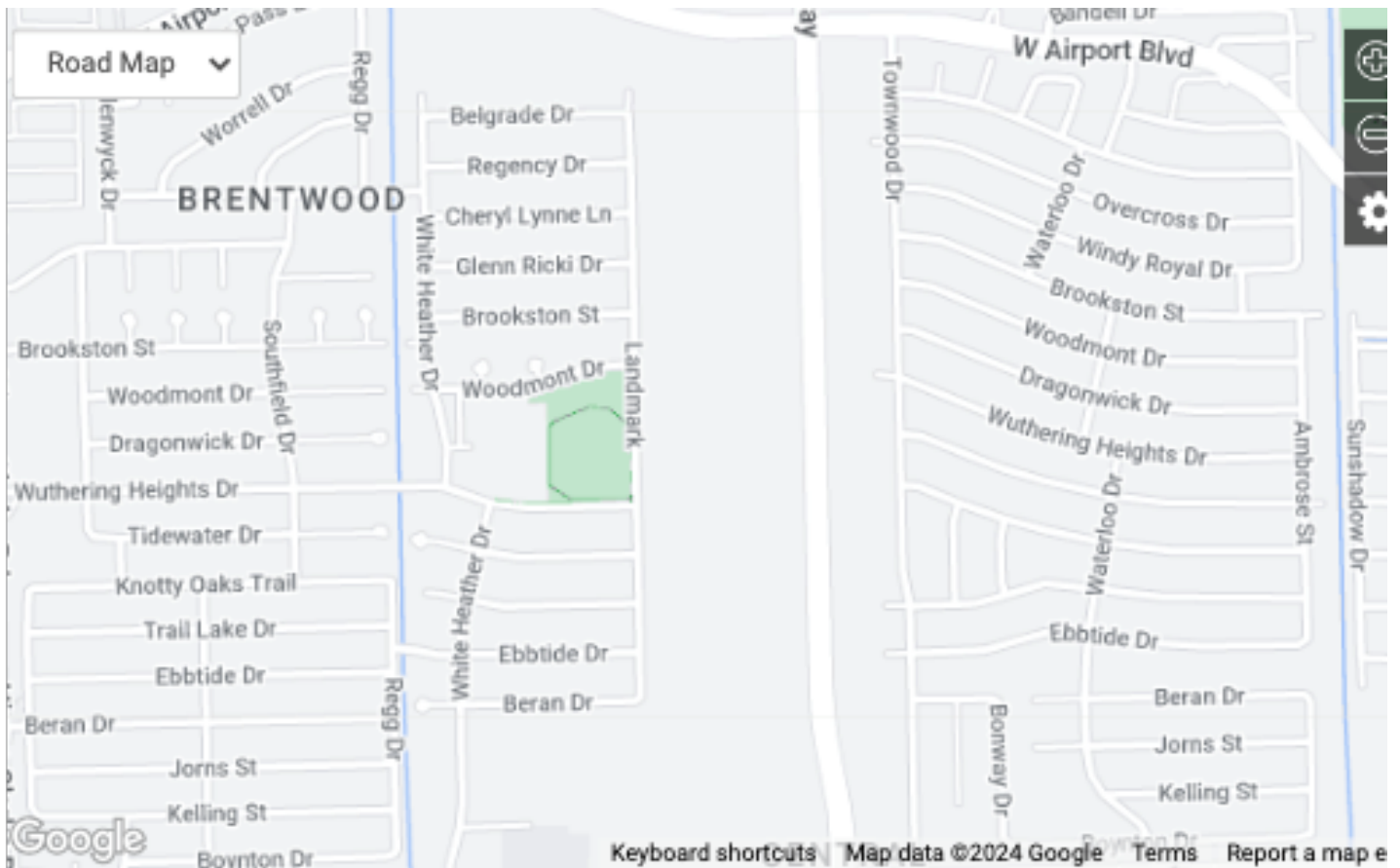
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SECTION 1 *MAPS*



AERIAL MAP

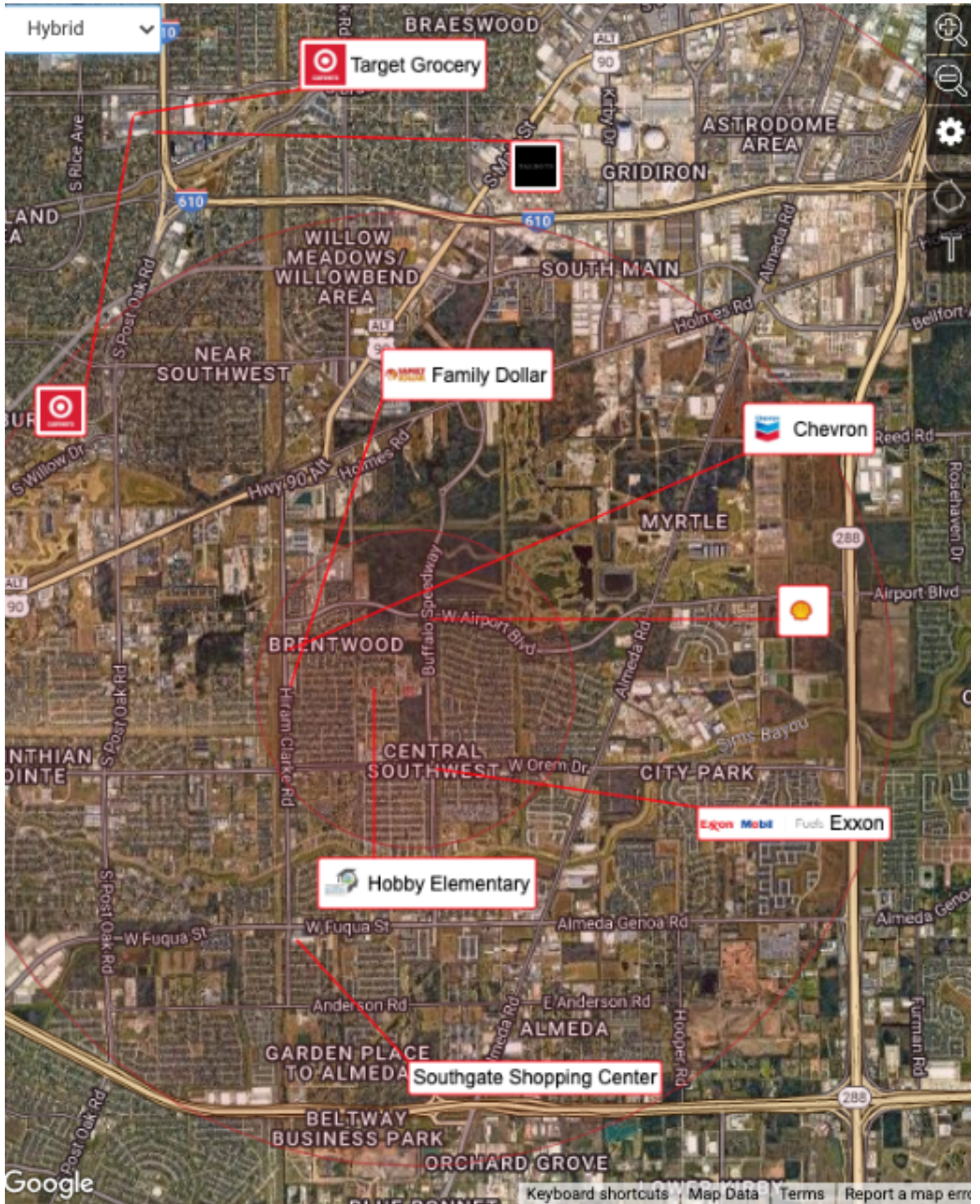
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BUSINESS MAP

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14.3 Acres Along Buffalo Speedway
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SECTION 2

About Kevin



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Kevin Riles, CCIM is an award winning Commercial Real Estate Broker based in Houston, TX. He has general commercial real estate brokerage expertise with the following specialties:

- Multifamily/Apartment Brokerage
- Small to Medium Business Real Estate
- Retail & Industrial Tenant Representation
- Distressed Commercial Real Estate
- Religious, Church & Non-Profit Real Estate

He also serves as Assistant Professor of Real Estate at Prairie View A&M University (a Texas A&M System School). Kevin is the author of two books - Confessions of a Top Producer: 9 Tools for Sales Success & Abundance and 40 Acres & a Mule: The African American Guide to Building Wealth through Real Estate . He also serves as President and CEO of Kevin Riles Commercial