

YAALX
REALTY GROUP

BUY / SELL / INVEST / DEVELOP

BUFFALO SPEEDWAY DEVELOPMENT PROJECT

Right outside Loop 610:
700 Holmes Rd, Houston, TX 77045

PROPERTY TYPE

LAND

ZONING

OPEN

SUB TYPE

COMMERCIAL
RESIDENTIAL
INDUSTRIAL

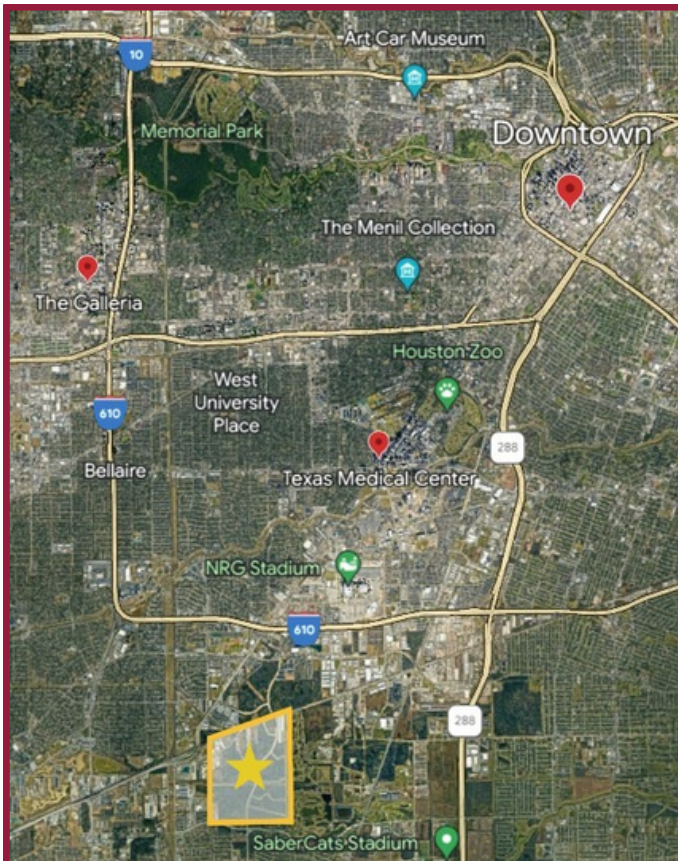
LOT SIZE

354 ACRES

TRAFFIC

88,244 VPD

THE REGION



Yaalx Realty Group proudly offers this unique business opportunity to develop a large plot of raw land inside the City of Houston.

INSIGHTS

Numerous tracts forming approx. 354 acres of raw, developable land just minutes from Houston's Downtown, Texas Medical Center, NRG Stadium, The Galleria, and more. Wide variety of development options; check COH Land Use website for more info. Include Surveys and other due diligence items in your LOI. Seller willing to subdivide.

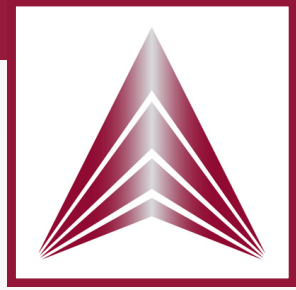
CONTACT US



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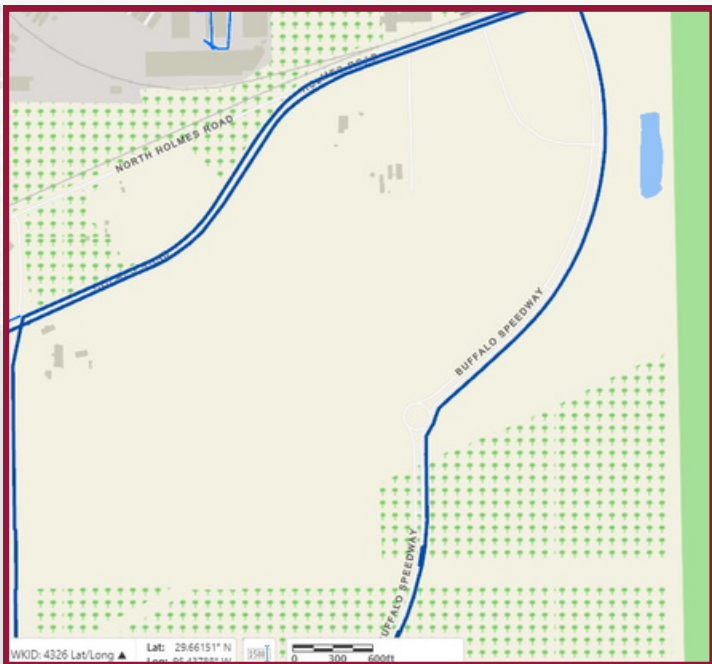


AVAILABLE TRACTS

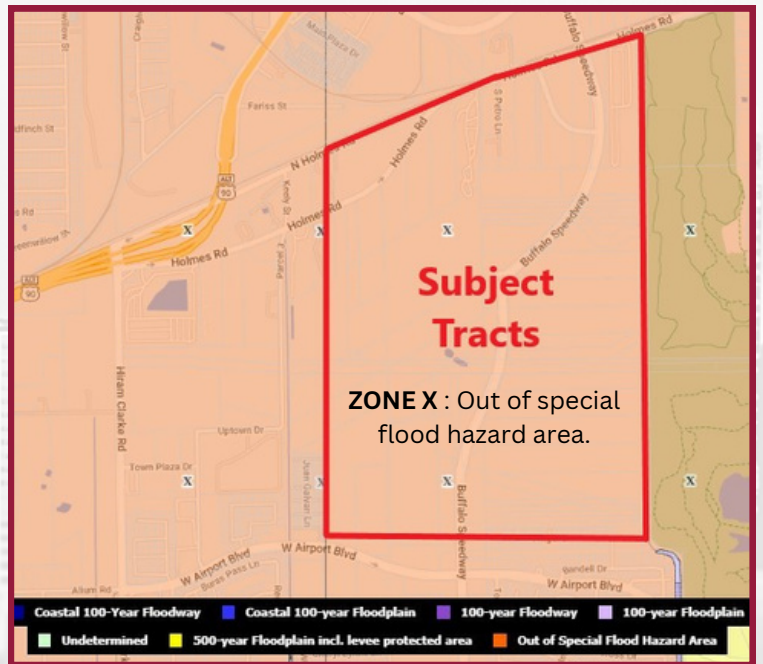


CURRENT STRATEGY IS TO ARRANGE THE PROJECT INTO RELEVANT PHASES IN ORDER TO PROPERLY PLAN, ORGANIZE, AND EXECUTE THE NECESSARY LOGISTICS FOR EACH SEGMENT.

HOUSTON GIMS MAP



FLOODPLAIN MAP



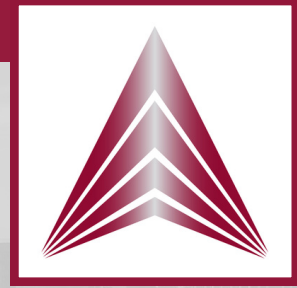
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BUFFALO SPEEDWAY PROJECT

THE DEVELOPMENT POTENTIAL HERE IS WIDE OPEN AS NUMEROUS TRACTS FORM THE AVAILABLE ~354 ACRES OF RAW LAND LOCATED JUST A FEW MILES FROM: DOWNTOWN, TEXAS MEDICAL CENTER, MAJOR SPORTS VENUES, THE GALLERIA, AND MORE.

PLACING HIGH-END LIVING ACCOMMODATIONS NEAR THESE EXISTING ATTRACTIONS AND AMENITIES COULD BE ENOUGH, BUT, THIS PROJECT HAS THE POTENTIAL TO EMPLOY MULTIPLE VALUE-ADD STRATEGIES TO CREATE FINANCIAL SUCCESS.

FUTURE USES

RETAIL/COMMERCIAL



- Retail Spaces
- Town Centre + Amenities
- Restaurants & Nightlife
- Business Offices

TMC SUPPORT INDUSTRIES



- Pharmaceutical Manufacturing
- Medical Device Manufacturing
- Biotech Companies
- R&D Laboratories

RESIDENTIAL



- Upscale Condos
- Apartment Complexes
- Gated Home Communities
- Exclusive Social Amenities

PARKS / PUBLIC SPACES



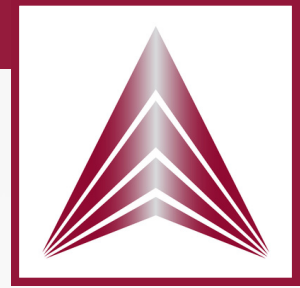
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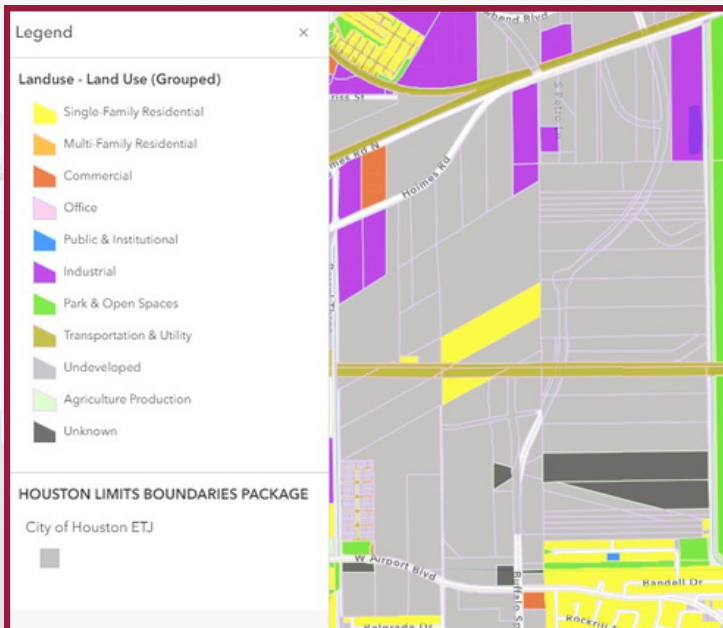
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AERIAL VIEW



HOUSTON LAND USE MAP



CHECK COH LAND USE WEBSITE FOR MORE INFO. INCLUDE SURVEYS AND OTHER DUE DILIGENCE ITEMS IN YOUR LOI. OWNER IS WILLING TO SUBDIVIDE AND/OR REPLAT AS NEEDED.

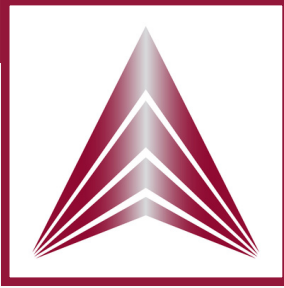
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POPULATION

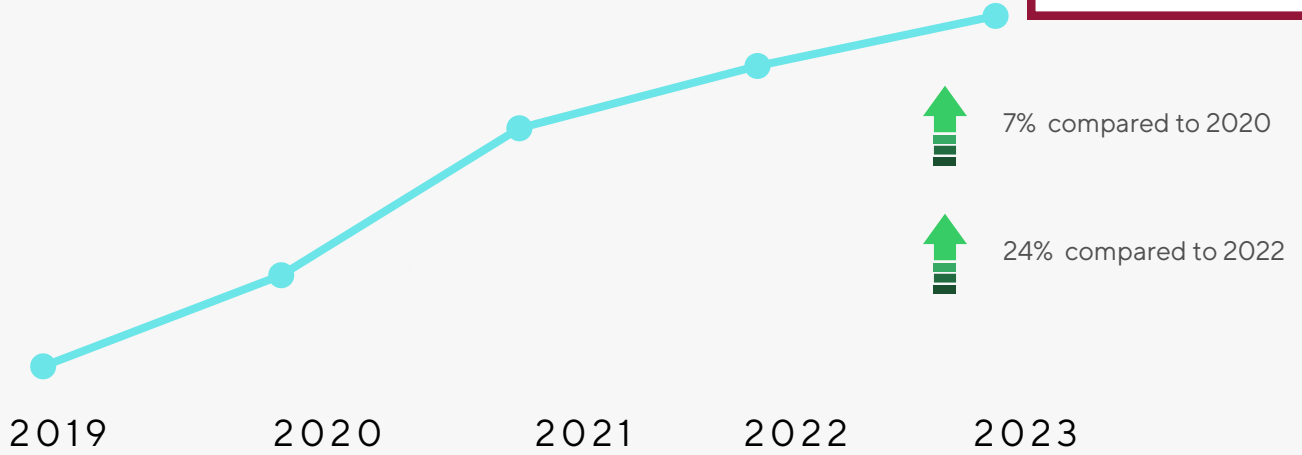


RADIUS

1 mile
7201

3 miles
168,898

5 miles
370,127



HOUSEHOLD INCOME

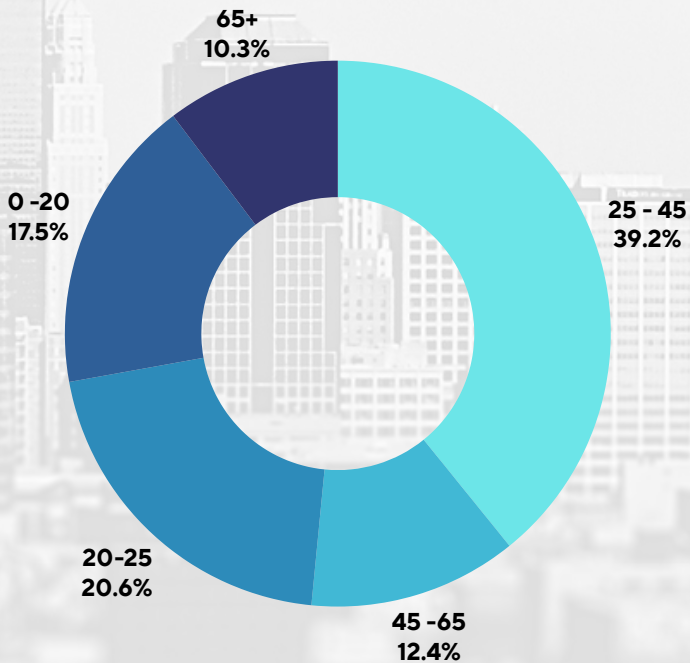
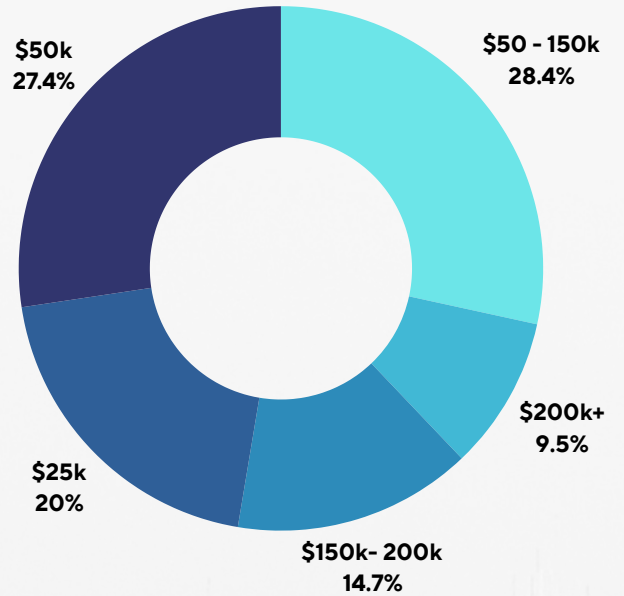
69.6K

MEDIAN INCOME

86.2K

2026 ESTIMATE

This data is area specific
From 1 to 5 miles



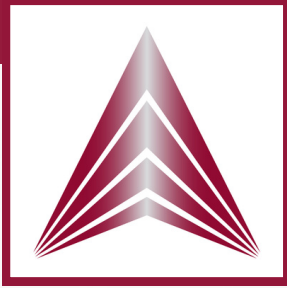
AGE DEMOGRAPHICS

30

MEDIAN AGE

This data is area specific
From 1 to 5 miles

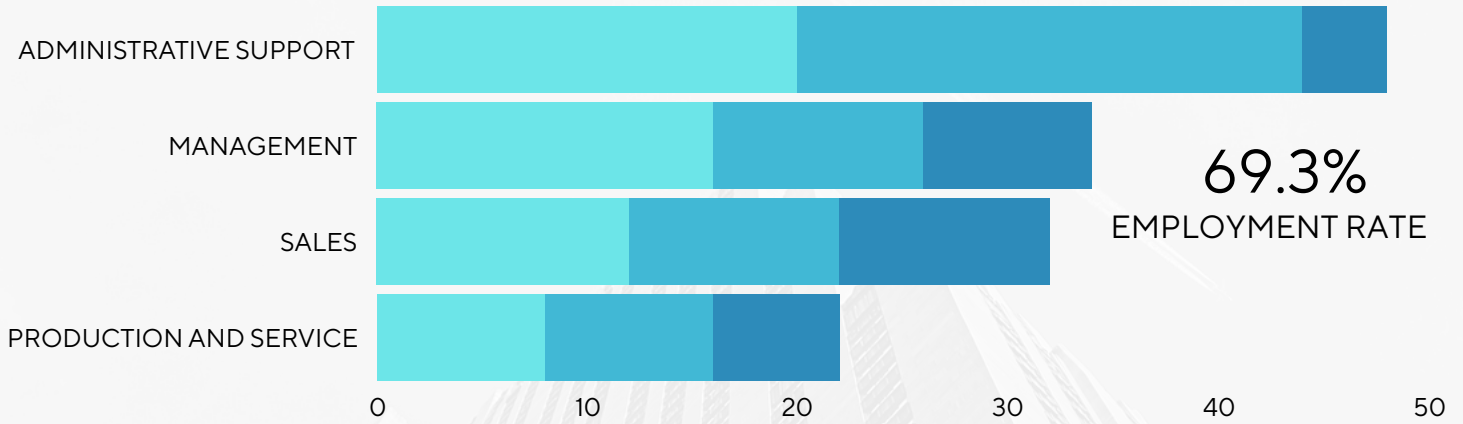




NUMBER OF EMPLOYEES

286,542

TOP 5 EMPLOYMENT CATEGORIES



HOUSING OCCUPANCY RATIO

11.1

10.1 PREDICTED BY 2026

This data is area specific
From 1 to 5 miles

RENTER TO HOMEOWNER RATIO

2:1

2:1 PREDICTED BY 2026

PROPERTY TAX RATE

- 2.43% TOTAL
- 0.58% MUNICIPAL
- 1.21% SCHOOL
- 0.64% COUNTRY



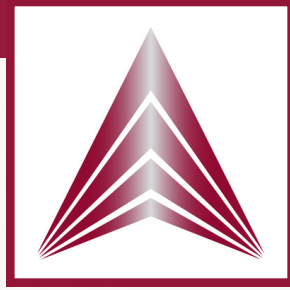
SEWER RATES

Meter Size

- 3/4 inches
- 1 inches
- 1.5 inches
- 2 inches
- 3 inches
- 4 inches

Sewer Charges Per Month

- 9.85
- 10.35
- 12.00
- 12.49
- 22.38
- 25.35



6 inches	36.22
8 inches	87.97
10 inches	106.92

The city is responsible for managing sewer connections, ensuring proper sanitation and waste disposal for its residents.

WATER RATES

Winter water rates October thru April

0 - 10000 Gallons	\$12.50 minimum bill
10001 - 20000 Gallons	\$1.25 Per Thousand Gallon
20001 - 30000 Gallons	\$1.50 Per Thousand Gallon
Over 30000 Gallons	\$3.00 Per Thousand Gallon

Summer water rates May thru September

0 - 8000 Gallons	\$8.00 minimum bill
8001 - 20000 Gallons	\$2.25 Per Thousand Gallon
20001 - 30000 Gallons	\$2.75 Per Thousand Gallon
Over 30000 Gallons	\$4.00 Per Thousand Gallon

The city oversees water connections, to ensure residents have access, to a reliable and safe water supply, for their households.

Information herein is not guaranteed and should be independently verified by any and all parties.

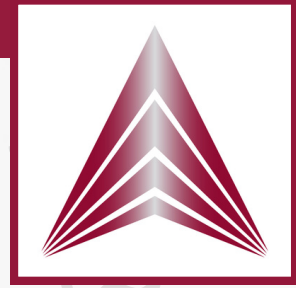
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NEARBY SCHOOLS



Hobby Elementary



Montgomery Elementary



KIPP Zenith Academy



Harmony School of Ingenuity



Lawson Middle School



Attucks Junior High



South Early College High School



Westbury High School



Worthing High School

NEARBY RETAIL & ATTRACTIONS



NRG Stadium (NFL)

NRG Center (conventions)



The Galleria - Houston



Downtown Business District



Meyerland Plaza

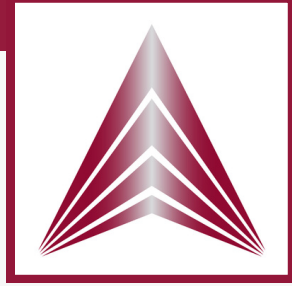
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Braes Link Shopping Center



Pappadeaux Seafood Kitchen



Pappasito's Cantina



Liberty Taco

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OUR EXPERTS

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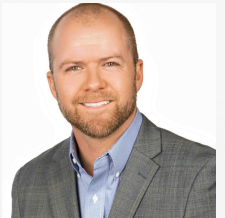
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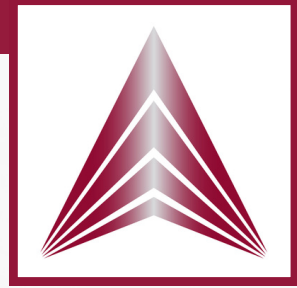
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**Our mission is to empower our clients by providing them
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