

COMING SOON:

Merit
COFFEE CO.
TEX. U.S.A.

AVAILABLE
1,330 SF



FIFTH
CORNER

TERRACE SHOPS
SHELL SPACE AVAILABLE FOR LEASE

SEC of Buffalo Speedway & Westpark Dr | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 5115 Buffalo Speedway
Houston, TX 77005

Availability: 1,330 SF

Price: Call For Pricing

HIGHLIGHTS:

- Shell space available for lease
- Located at a signalized intersection
- Shadow anchored by H-E-B (±2.1 million annual visits) and Kroger (±1.1 million annual visits)
- Easy access to US-59 & Westpark Tollway
- Strong daytime population supported by approximately 13.8 million SF of office within 1.5 miles of the Property
- Close proximity to Upper Kirby District, Greenway Plaza, Rice University and The Texas Medical Center - the largest medical center in the world
- Surrounded by several major retailers, luxury multifamily developments and desirable single family residential neighborhoods including West University and Southampton

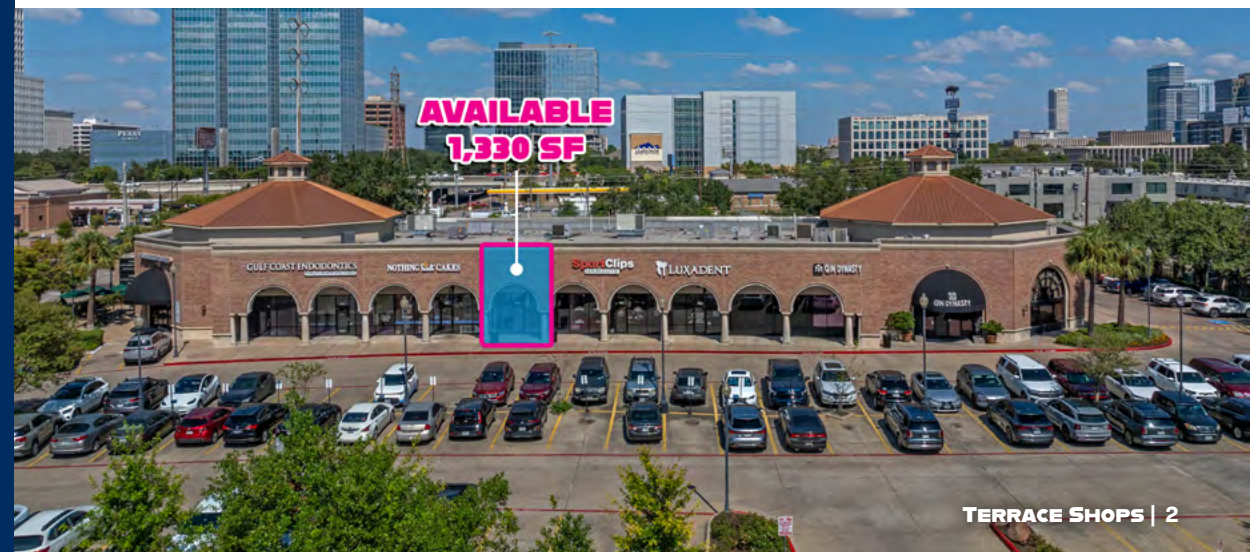
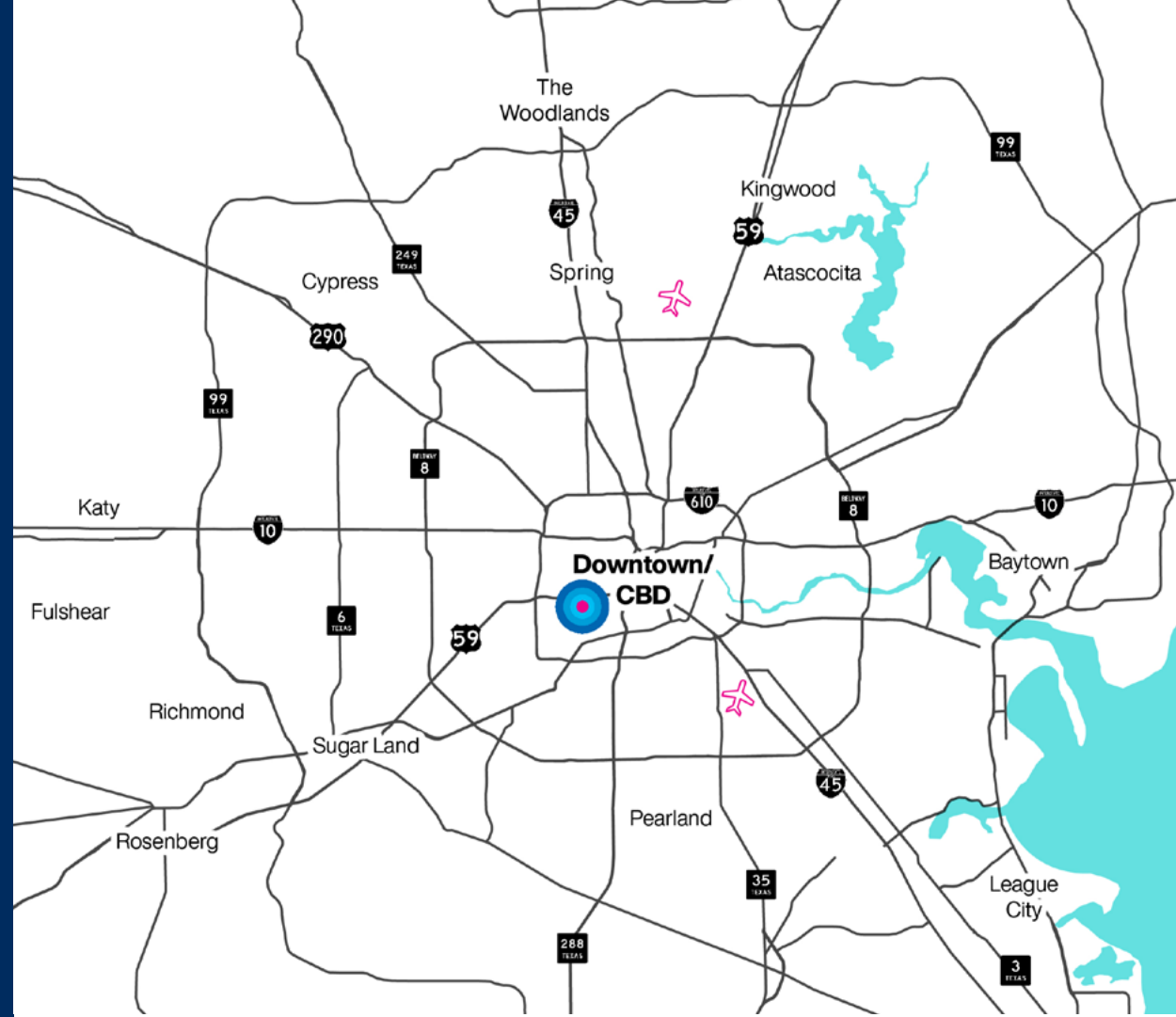
TRAFFIC COUNTS:

Buffalo Speedway: 25,003 CPD '22

Westpark Dr: 10,735 CPD '22

2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	29,221	212,163	556,420
Daytime Pop.	59,149	339,695	750,373
Avg HH Income	\$211,767	\$204,173	\$163,668



SITE PLAN



BUFFALO SPEEDWAY



WESTPARK DR





TMC TEXAS MEDICAL CENTER

nrg stadium

SOUTHAMPTON
\$1.9M Avg. Home Value

RICE UNIVERSITY

RICE VILLAGE

WEST UNIVERSITY PLACE
\$2M Avg. Home Value

Academy
SPORTS & OUTDOORS

SITE

Chick-fil-A

Kirby Dr

Olive Garden
ITALIAN KITCHEN

H-E-B

Walgreens

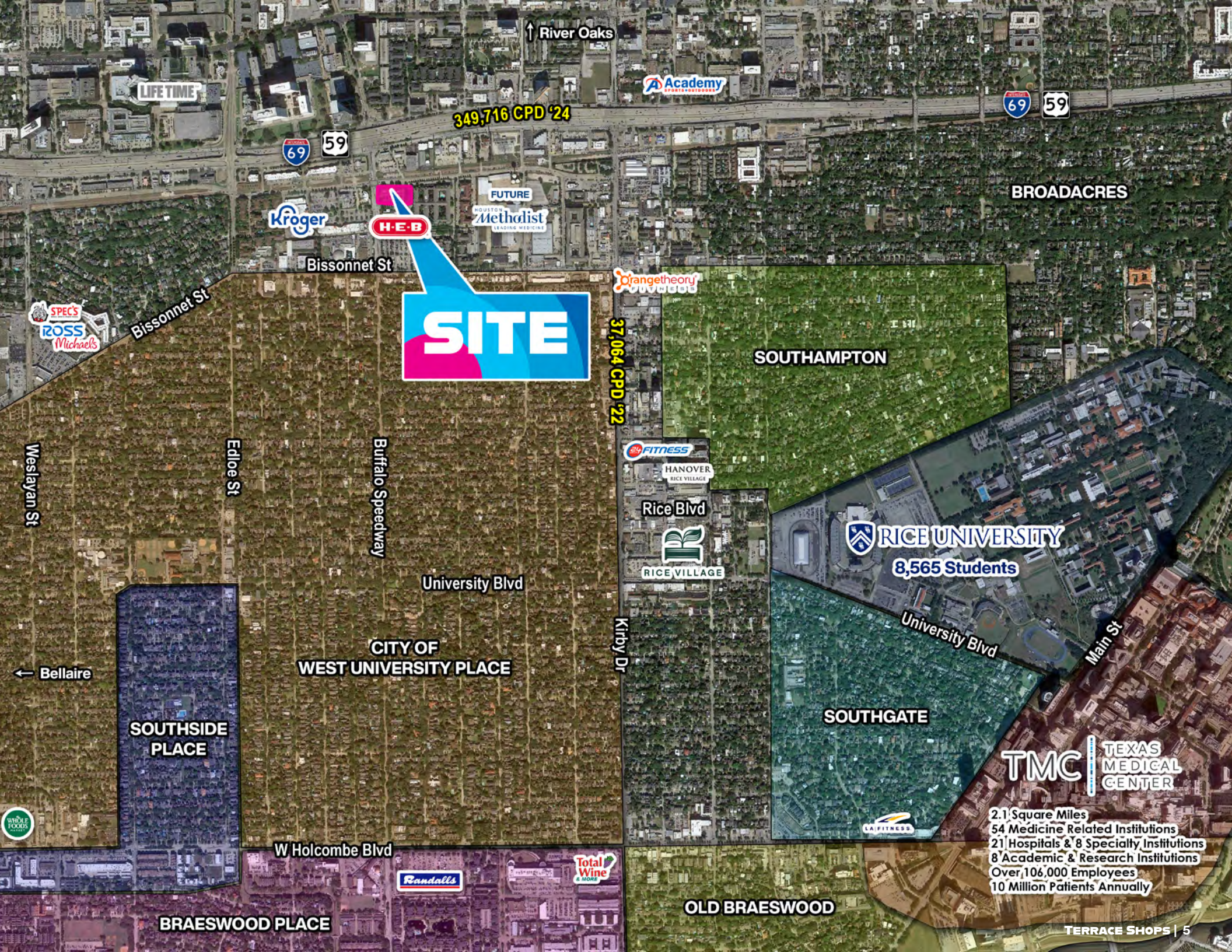
Buffalo Speedway

PLAZA IN THE PARK
Kroger HOUSTON Methodist LEADING MEDICINE
FedEx Office ME Massage Envy

Westpark Dr

GREENWAY PLAZA

SUMMIT SQUARE
Party City
PLATO'S CLOSET
CYCLEBAR
CLUB PILATES



↑ River Oaks

LIFE TIME

Academy
SPORTS+OUTDOORS

69 59

349,716 CPD '24

Kroger

H-E-B

FUTURE
HOUSTON
Methodist
LEADING MEDICINE

BROADACRES

Bissonnet St

SITE

Orangetheory
FITNESS

SOUTHAMPTON

37,064 CPD '22

SPECS
ROSS
Michaels

Bissonnet St

Weslayan St

Edloe St

Buffalo Speedway

24 FITNESS

HANOVER
RICE VILLAGE

Rice Blvd

RICE VILLAGE

RICE UNIVERSITY

8,565 Students

University Blvd

CITY OF
WEST UNIVERSITY PLACE

Kirby Dr

University Blvd

Main St

← Bellaire

SOUTHSIDE
PLACE

SOUTHGATE

TMC
TEXAS
MEDICAL
CENTER

W Holcombe Blvd

Randalls

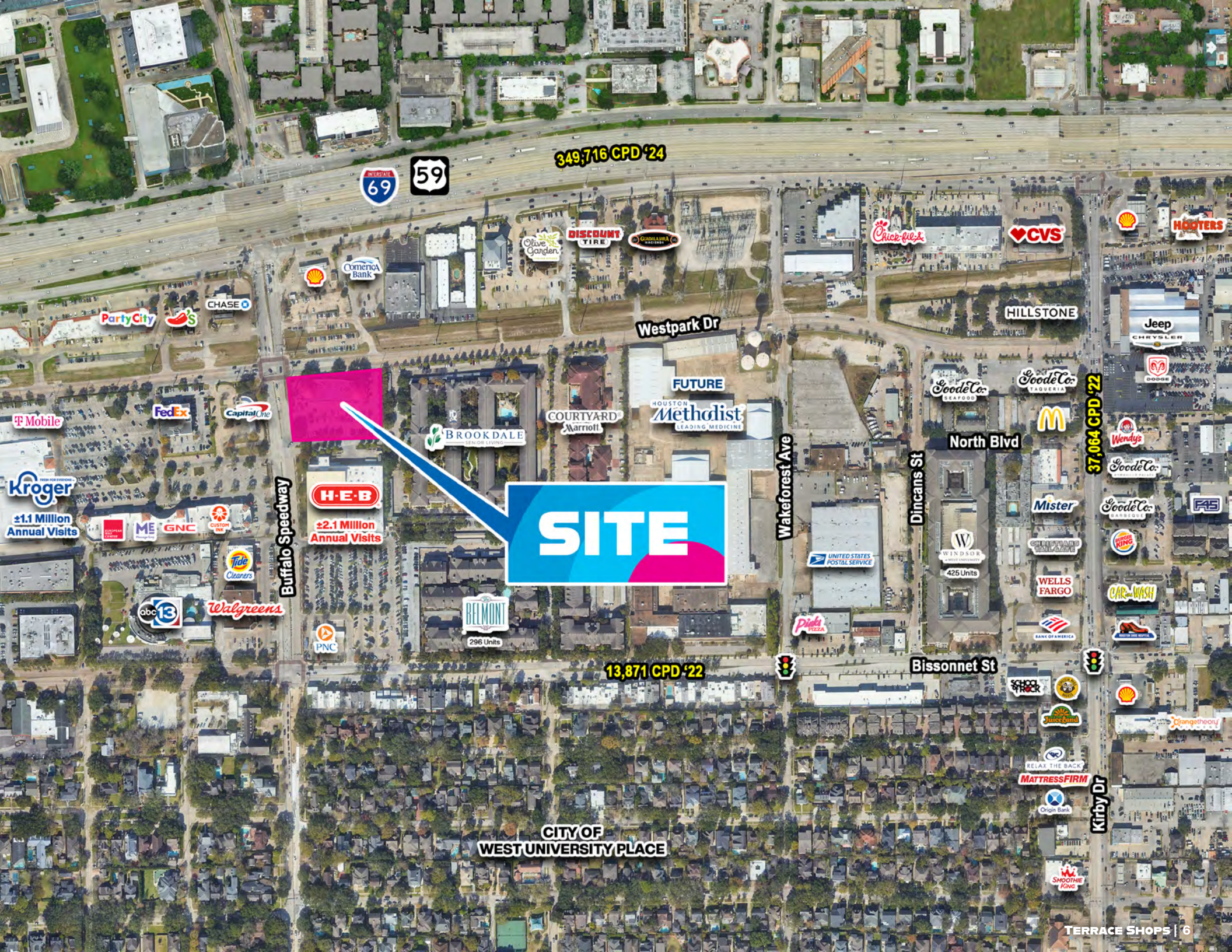
Total Wine
& MORE

2.1 Square Miles
54 Medicine Related Institutions
21 Hospitals & 8 Specialty Institutions
8 Academic & Research Institutions
Over 106,000 Employees
10 Million Patients Annually

BRAESWOOD PLACE

OLD BRAESWOOD

TERRACE SHOPS | 5



349,716 CPD '24



SITE



37,064 CPD '22

13,871 CPD '22

CITY OF WEST UNIVERSITY PLACE

Buffalo Speedway

Westpark Dr

Wakeforest Ave

Dincans St

North Blvd

Bissonnet St

Kirby Dr

H-E-B
±2.1 Million Annual Visits

PNC

BELMONT
296 Units

FUTURE
HOUSTON **Methodist**
LEADING MEDICINE

COURTYARD
Marriott

BROOKDALE
SERVICES OF LIVING

Sood's Co.
SEAFOOD

Sood's Co.
TAQUERIA

M

Wendy's

Sood's Co.
BARBECUE

Sood's Co.
BARBECUE

BUCKEYE KING

CAR WASH

ORANGE THEORY

OrangeTheory

RELAX THE BACK
MATTRESS FIRM

Origin Bank

SHOOTIE
KING

**AVAILABLE
1,330 SF**



GULF COAST ENDOCRINOLOGICS

NOTHING BUT CAKES

Spun Clips

LUXADENT

PER QIN DYNASTY

PER QIN DYNASTY



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Rami Khoury
Lindsey Lee

Sales Agent/Associate's Name

9009549

License No.

448255

License No.

License No.

775141
682574

License No.

jj@blueoxgroup.com

Email

jj@blueoxgroup.com

Email

Email

rk@blueoxgroup.com
ll@blueoxgroup.com

Email

713.804.7777

Phone

713.230.8882

Phone

Phone

832.677.3434
713.766.5016

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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rk@theblueoxgroup.com

Lindsey Lee | 713.766.5016
ll@theblueoxgroup.com



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