

**AVAILABLE
1,425 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: 1,425 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

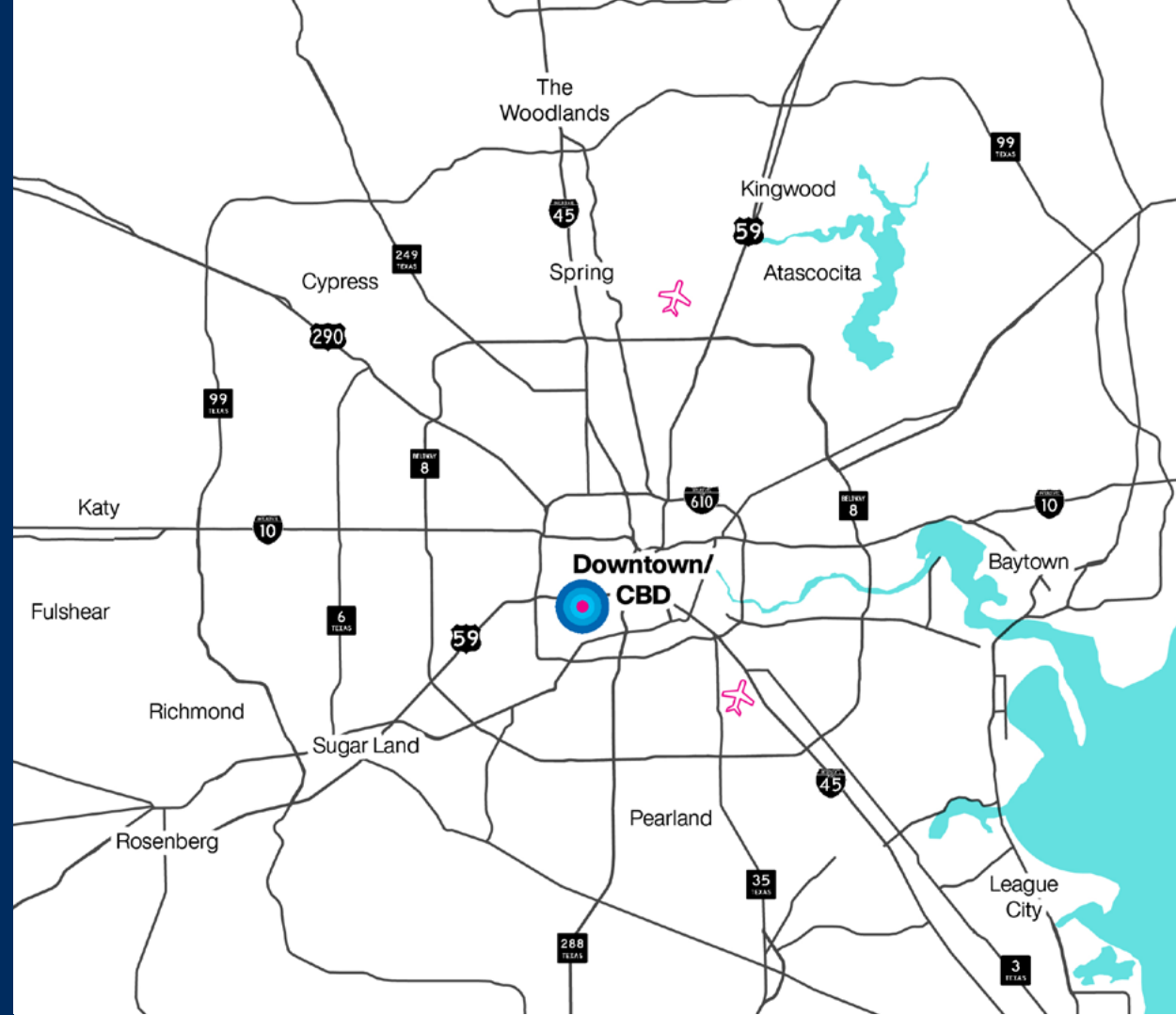
TRAFFIC COUNTS:

Buffalo Speedway: 25,003 CPD '22

Westpark Dr: 10,735 CPD '22

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	28,144	203,585	536,033
Daytime Pop.	58,500	342,933	745,294
Avg HH Income	\$218,081	\$209,439	\$167,693



SITE PLAN



BUFFALO SPEEDWAY



WESTPARK DR



PYLON

100



2,039 SF

110

GULF COAST
ENDODONTICS
2,682 SF

120



1,728 SF

130

AVAILABLE
1,425 SF

140



1,443 SF

150



1,420 SF

160



QIN DYNASTY
Chinese Restaurant
5,658 SF



PURDUE ST



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

Chick-fil-A

Kirby Dr

SITE

Olive Garden
ITALIAN KITCHEN

H-E-B

Walgreens

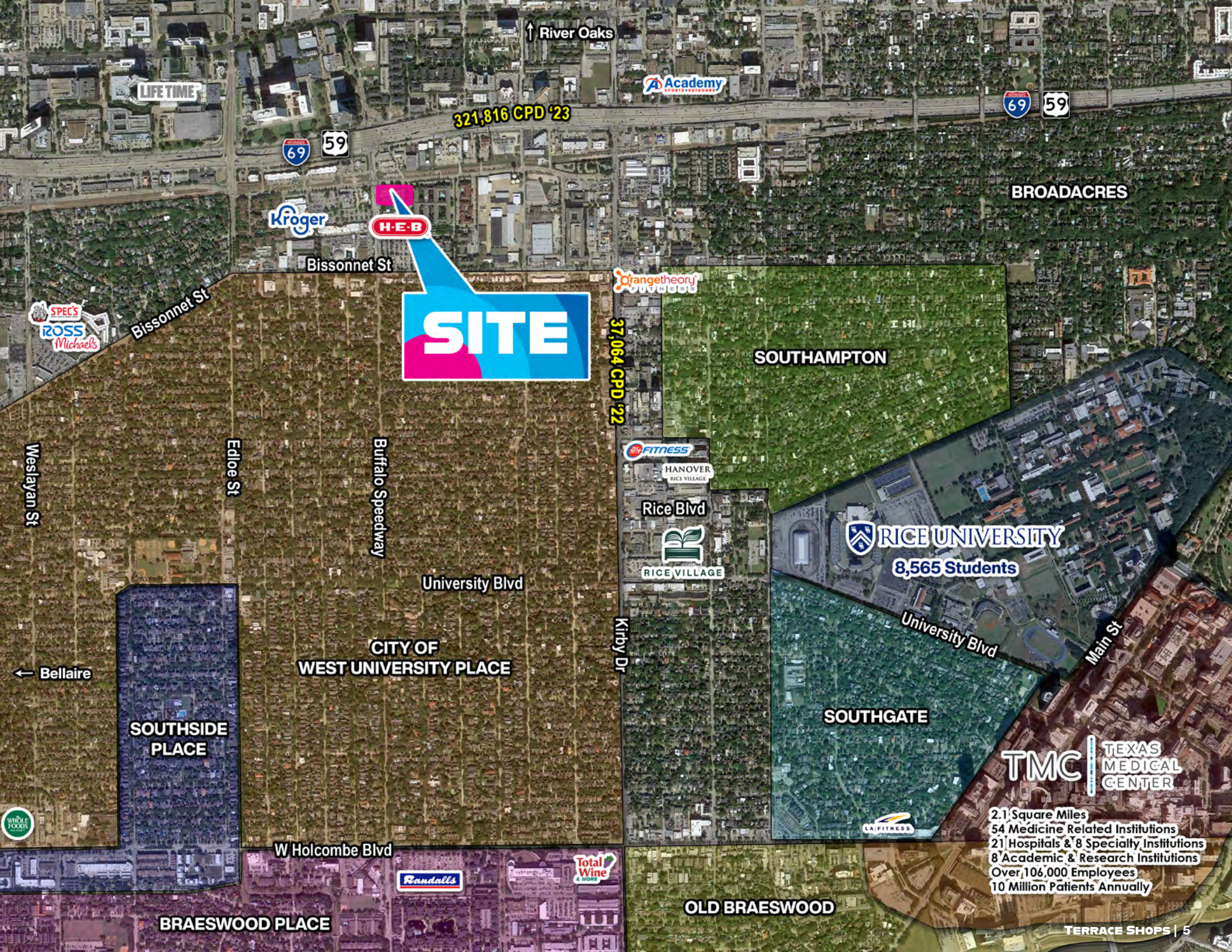
Buffalo Speedway

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

321,816 CPD '23

Kroger

H-E-B

BROADACRES

Bissonnet St

SITE

Orangetheory
FITNESS

SOUTHAMPTON

SPECS
ROSS
Michaels

Bissonnet St

37,064 CPD '22

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

SOUTHGATE

← Bellaire

SOUTHSIDE
PLACE

TMC
TEXAS
MEDICAL
CENTER

W Holcombe Blvd

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

WHOLE
FOODS
MARKET

Randalls

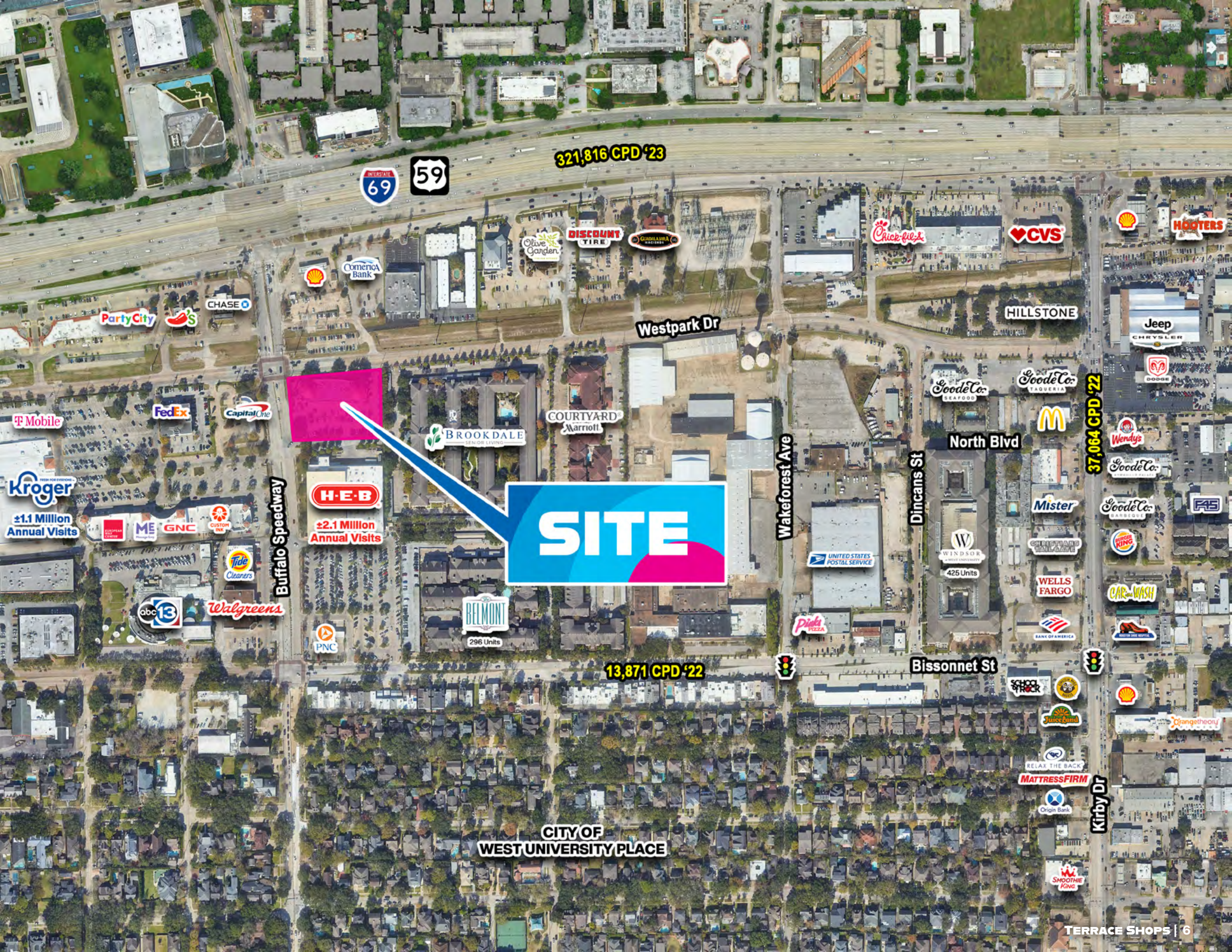
Total Wine
& MORE

LA FITNESS

BRAESWOOD PLACE

OLD BRAESWOOD

TERRACE SHOPS | 5



321,816 CPD '23



37,064 CPD '22

13,871 CPD '22



SITE

H-E-B
±2.1 Million Annual Visits

BROOKDALE
SERVICES OF LIVING

COURTYARD Marriott

Westpark Dr

Wakeforest Ave

Dincans St

North Blvd

Bissonnet St

Kirby Dr

Buffalo Speedway

CITY OF WEST UNIVERSITY PLACE

Party City

T-Mobile

Kroger
\$1.1 Million Annual Visits

ME

GNC

abc 13

Walgreens

PNC

Tide Cleaners

CHASE

Capital One

Comerica Bank

Shell

Oliva Garden

DISCOUNT TIRE

GUERRERA CO

Chick-fil-A

CVS

Shell

Hooters

HILLSTONE

Jeep Chrysler

Dodge

SoodoCo SEAFOOD

SoodoCo TAQUERIA

McDonald's

Wendy's

SoodoCo BARBQUE

FAS

Mister

WINDSOR
425 Units

UNITED STATES POSTAL SERVICE

Pink Pizzeria

WELLS FARGO

BANK OF AMERICA

CAR WASH

Shell

OrangeTheory

RELAX THE BACK

MATTRESS FIRM

Origin Bank

SHOOTIE IGONS

296 Units

BELMONT

UNITED STATES POSTAL SERVICE





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	9009549	jj@blueoxgroup.com	713.804.7777
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	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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1,425 SF

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SHELL SPACE AVAILABLE FOR LEASE

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