

HEB Long-Term Ground Lease For Sale | ±5.051 Acres of Land



JEFF G. PEDEN, SIOR
EXECUTIVE MANAGING DIRECTOR
713.231.1640
jeff.peden@transwestern.com

TOM FISH
EXECUTIVE MANAGING DIRECTOR
NATIONAL CO-LEAD
713.270.4331
tom.fish@transwestern.com

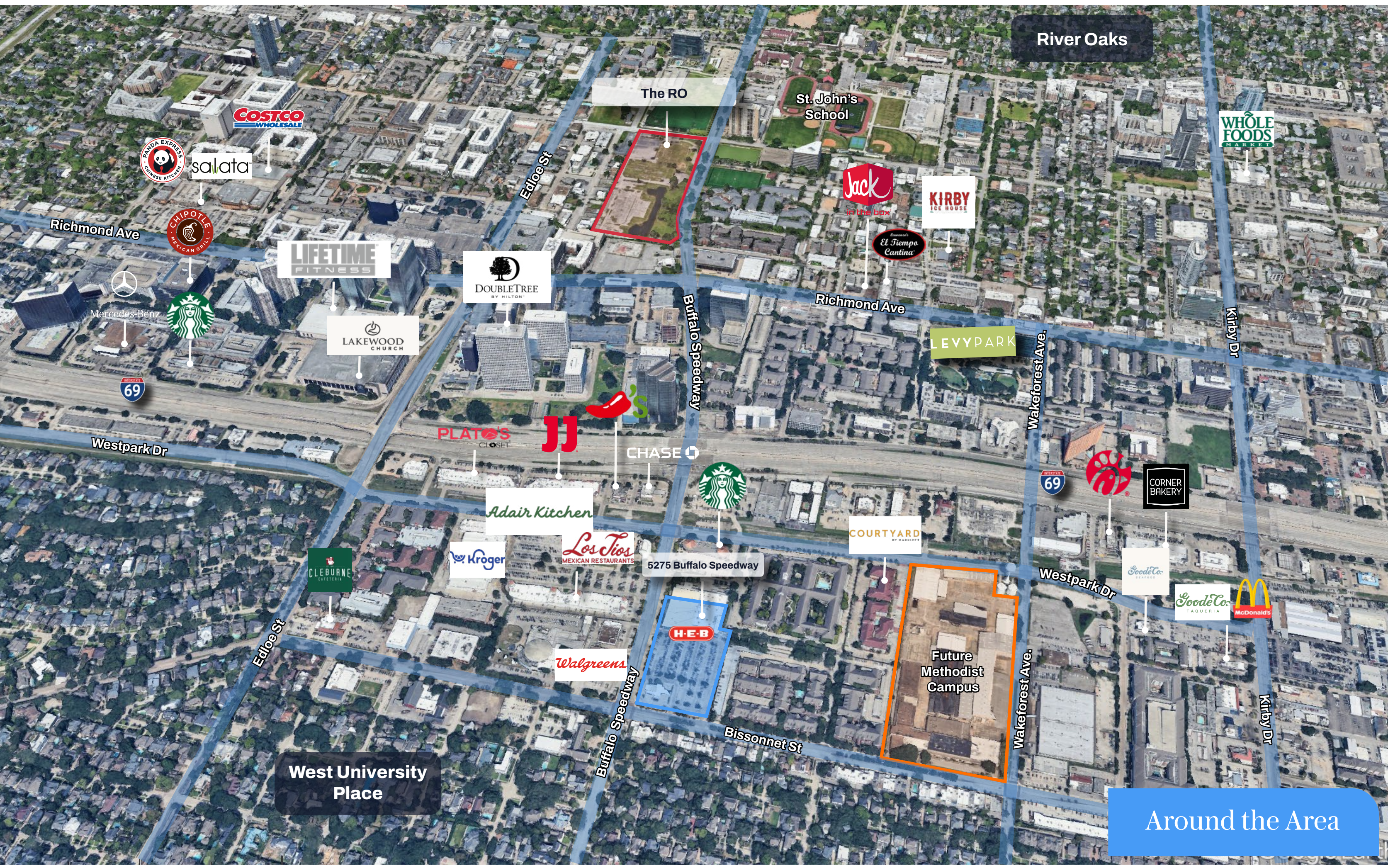
SCOTT E. MILLER, SIOR
SENIOR VICE PRESIDENT
713.231.1637
scott.miller@transwestern.com

DREW VAN NORMAN
SENIOR VICE PRESIDENT
713.270.3378
drew.vannorman@transwestern.com

Property Information

Type	Land and associated Ground Lease For Sale
Land Size	±5.051 AC (±220,022 SF)
Address	5275 Buffalo Speedway, Houston, TX 77005
Submarket	Upper Kirby/ West University
Lease Term	Approx. 37 years remain on 60 year Lease including options
Utilities	City of Houston
Tax ID	1311360010001 1311360010003
Asking Price	Please Call Broker





River Oaks

The RO

St. John's School

WHOLE FOODS MARKET

PANDA EXPRESS CHINESE KITCHEN

salata

COSTCO WHOLESALE

CHIPOTLE MEXICAN GRILL

LIFETIME FITNESS

DOUBLETREE BY HILTON

Jack in the box

KIRBY ICE HOUSE

El Tiempo Cantina

Richmond Ave

Mercedes Benz

Starbucks

LAKEWOOD CHURCH

Buffalo Speedway

Richmond Ave

LEVYPARK

Kirby Dr

Westpark Dr

69

PLATO'S CLOSET

JJ

CHASE

Starbucks

Adair Kitchen

Kroger

Los Tios MEXICAN RESTAURANTS

5275 Buffalo Speedway

H-E-B

Walgreens

COURTYARD BY MARRIOTT

69

CORNER BAKERY

GoodeCo SEAFOOD

GoodeCo TAQUERIA

McDonald's

Westpark Dr

Wakeforest Ave.

Kirby Dr

Future Methodist Campus

Bissonnet St

West University Place

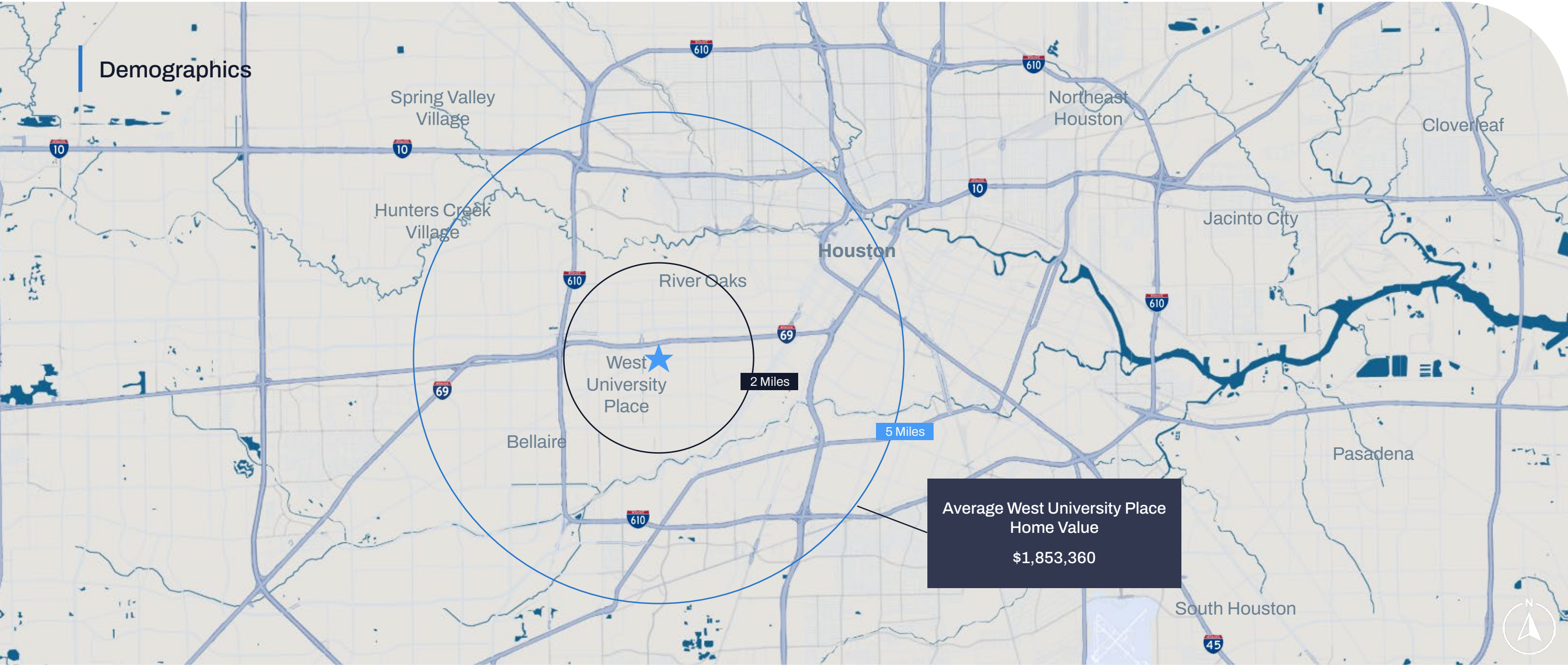
Around the Area



THE RO

Situated within a 17-acre mixed-use development, the project features a 28-story residential tower with 317 units, a seven-story boutique office building totaling approximately 146,000 square feet, an Auberge Hotel with 44 private residences, and approximately 75,000 square feet of retail space anchored by six to eight restaurant concepts.





	2 Mile Radius	5 Mile Radius		2 Mile Radius	5 Mile Radius
Average Household Income	\$193,539	\$140,851	Population Growth Since 2025	2.08%	2.2%
Total Consumer Expenditures	\$3.76 Billion	\$17.55 Billion	Median Age	38	37
2026 Total Households	45,950	239,412	2026 Total Population	89,807	469,086



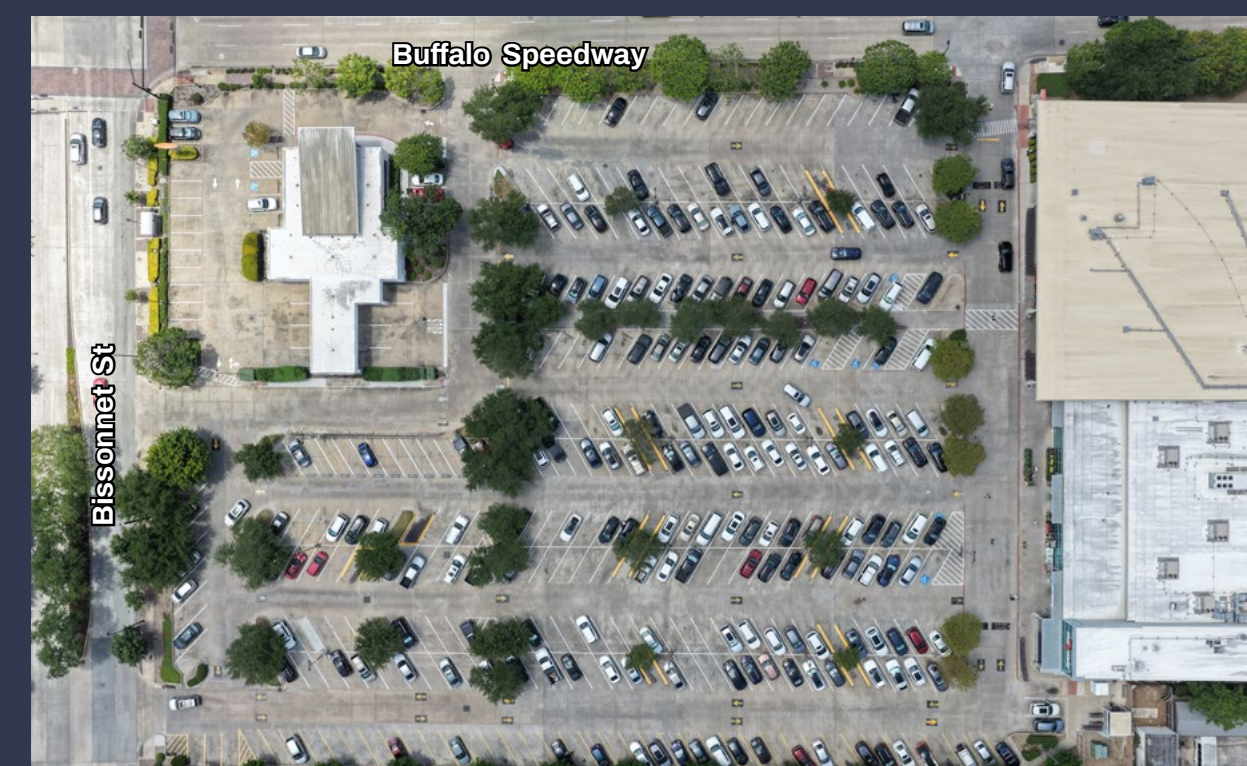
Highlights

Prime Location: Positioned at the NE corner of Buffalo Speedway & Bissonnet St, offering high visibility and accessibility to amenities. Centrally located in the heart of one of Houston's busiest business districts and between River Oaks and West University Place.

Traffic Counts

Buffalo Spdwy: 20,821

Bissonnet St: 13,740



Ground Lease Abstract

H-E-B - Buffalo Speedway & Bissonnet Street, Houston, Texas

PARTIES & PROPERTY

Tenant (Lease)	H-E-B Grocery Company, LP - Leading privately held Texas grocer; corporate obligor
Property	±5.054 acres of land across two contiguous tracts, improved with an H-E-B grocery store
Location	Northeast corner of Buffalo Speedway & Bissonnet Street, Houston, Harris County, Texas
Interest Offered	Fee simple (leased-fee / ground-lessor position) — land, the ground-rent stream, and reversion of improvements at term expiration

NET LEASE STRUCTURE & EXPENSES

Lease Type	Absolute triple-net (NNN). Tenant bears all costs of the Property; Landlord has no operating, maintenance, or capital obligations.
Continuous Operation	Tenant has no obligation to continuously operate; rent continues regardless of occupancy (“go-dark” permitted)
Casualty / Condemnation	No rent abatement; Tenant may cancel for casualty only during the final two (2) lease years

TERM & RENEWAL OPTIONS

Effective Date	May 21, 2003
Rental Commencement	November 21, 2003
Primary Term	Twenty-five (25) years (300 months), expiring November 30, 2028
Renewal Options	Seven (7) consecutive five (5)-year options — each automatically exercised unless Tenant delivers written non-renewal notice at least 270 days prior to expiration of the then-current term
Outside Term Expiration	November 30, 2063 (assuming all options run)
Current Position	In Lease Year 23; approximately 37 years of remaining term to the outside expiration
Current Rent Payment	\$824,147 in annual payment (\$68,678.92 per month). Next Rent Step in December 2028 and every 5-years thereafter, if extensions are exercised.

RIGHT OF FIRST REFUSAL

ROFR	Tenant holds a Right of First Refusal. Upon a bona fide third-party offer the Landlord is willing to accept, Landlord must notify Tenant and provide a copy of the offer.
Election Period	Tenant has fifteen (15) days to elect to purchase on the same price and terms, with closing within sixty (60) days
Expiration of ROFR	If Tenant declines and the third-party sale closes within six (6) months, the ROFR terminates as to future offers

Aerial Looking Northeast



DOWNTOWN

LEVY PARK

69

Buffalo Speedway

Bissonnet St



Aerial Looking Southeast

TEXAS MEDICAL CENTER

RICE VILLAGE

NRG PARK

West University Place

Bissonnet St

Buffalo Speedway

Purdue St



Aerial Looking East

DOWNTOWN

MUSEUM DISTRICT

Future Methodist
Campus

Purdue St

Bissonnet St

Buffalo Speedway



DEVELOPMENT / INVESTMENT OPPORTUNITY 5275 BUFFALO SPEEDWAY, HOUSTON, TX 77005

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

JEFF G. PEDEN, SIOR

Executive Managing Director

713.231.1640

Jeff.Peden@transwestern.com

TOM FISH

Executive Managing Director, National Co-Lead

713.270.4331

Tom.Fish@transwestern.com

SCOTT E. MILLER, SIOR

Senior Vice President

713.231.1637

Scott.Miller@transwestern.com

DREW VAN NORMAN

Senior Vice President

713.270.3378

Drew.Vannorman@transwestern.com



1900 W LOOP S #1300 | HOUSTON, TX 77027

T 713.270.7700 | WWW.TRANSWESTERN.COM

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