

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



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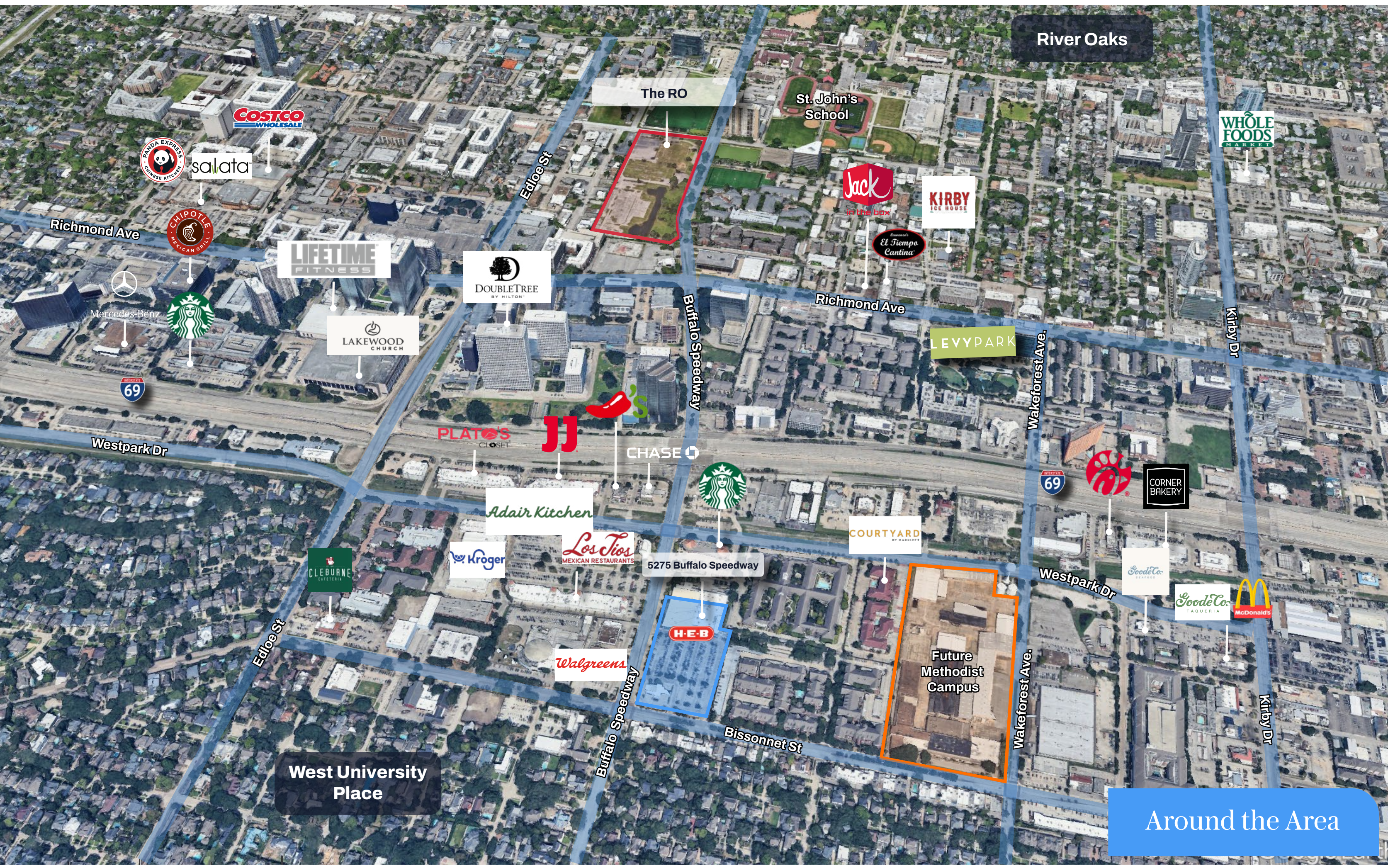
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Property Information

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

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

Wakeforest Ave.

Westpark Dr

PLATO'S CLOSET

JJ

CHASE

Starbucks

Adair Kitchen

COURTYARD BY MARRIOTT

69

CORNER BAKERY

GoodCo SEAFOOD

GoodCo TAQUERIA

McDonald's

CLEBURNE CAFE

Kroger

Los Tios MEXICAN RESTAURANTS

5275 Buffalo Speedway

H-E-B

Future Methodist Campus

Westpark Dr

Wakeforest Ave.

Kirby Dr

Edloe St

Buffalo Speedway

Bissonnet St

West University Place

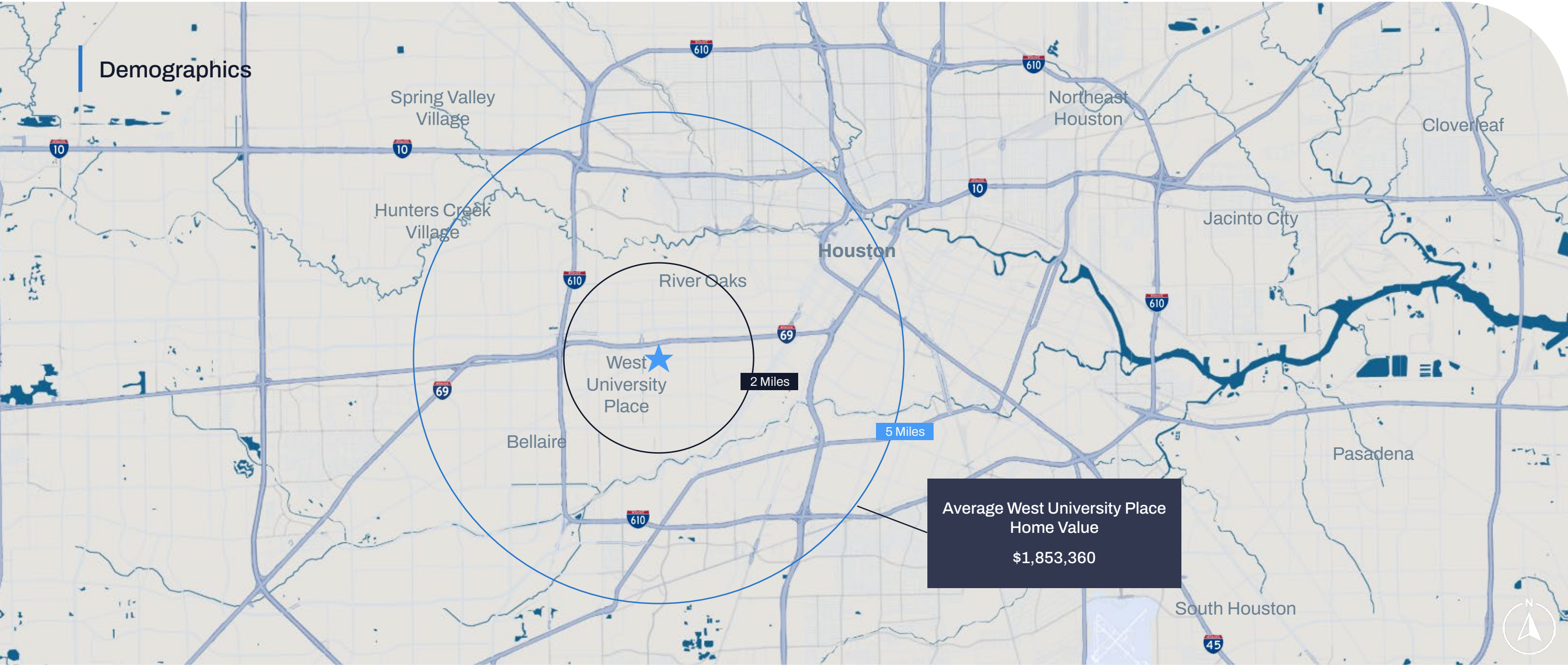
Around the Area



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



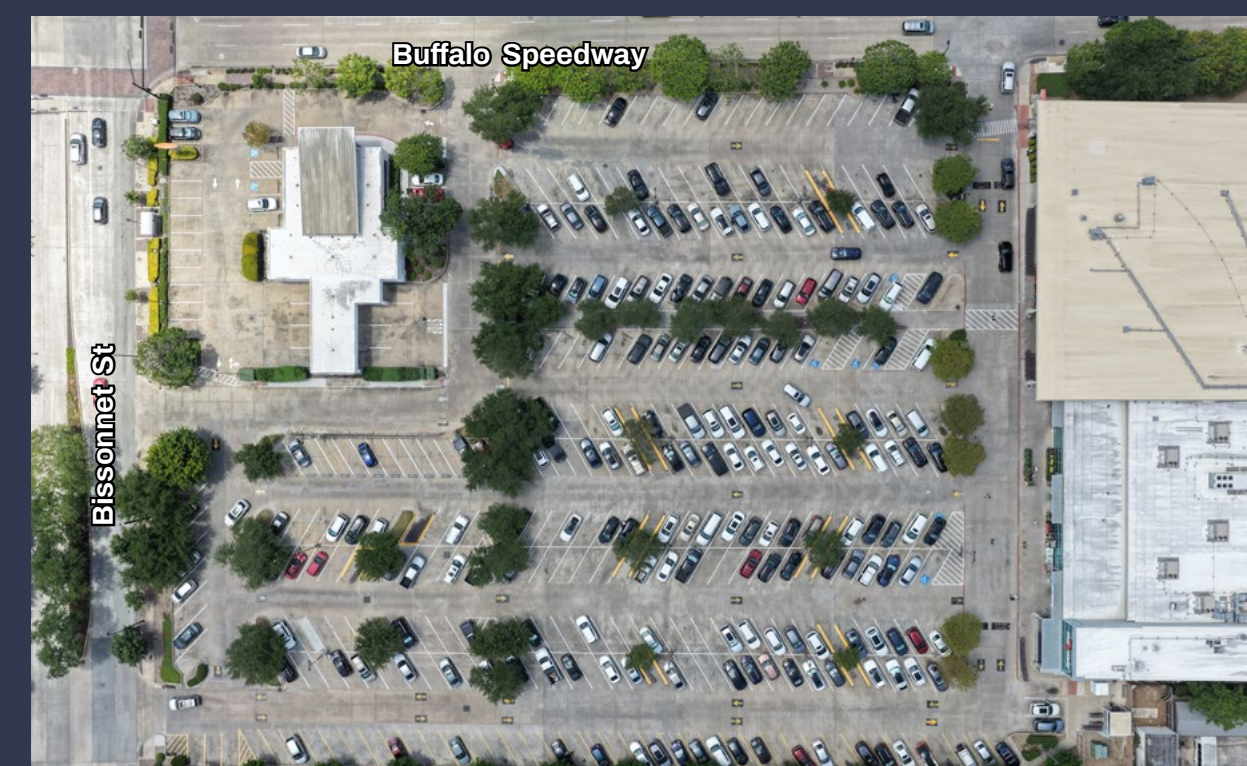
Highlights

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



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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