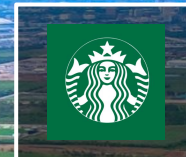


OREM & ALMEDA GENOA

HOUSTON, TX 77047

H-E-B ANCHORED COMING SOON (SOLD 8/2024)



Subject:
1.92 Acres
AVAILABLE



W OREM DR

E OREM DR

CITY PARK CENTRAL

CITYSCAPE AVENUE

81.3 Acres
AVAILABLE

10.603 Acres
AVAILABLE

Subject: 4.547
Acres AVAILABLE



SOLD
CARWASH
1.156 Acres

ALMEDA GENOA RD

288
TEXAS

ALMEDA GENOA RD

Julian R. Cortinas
Office: 832-206-7501 | cortinascre@gmail.com | www.cortinascre.com
4808 Gibson St 3rd Floor Houston, Tx 77007



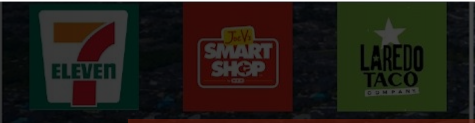
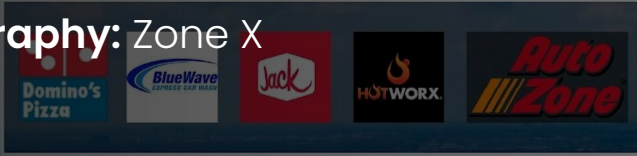
Data Not Verified/Guaranteed by Sellers or Cortinas Commercial Real Estate

PROPERTY DETAILS

→ **FOR SALE OR BUILD-TO-SUIT SERVICES**

→ **Address:** 288 South @ Almeda Genoa Rd & Orem Dr , Houston, Tx 77047

→ **Topography:** Zone X



→ **Parcel 2:** 4.547 Acres

→ **Parcel 3:** 1.156 Acres **SOLD**

→ **Parcel 4:** 1.92 Acres



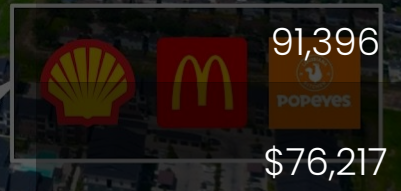
1.92 Acres AVAILABLE

DEMOGRAPHICS

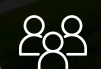
	1 Mile	3 Mile	5 Mile
POPULATION	7,072	78,269	256,530
EST. HOUSEHOLDS	3,089	25,674	91,396
AVG. HOUSEHOLD INCOME	\$72,443	\$63,496	\$76,217
DAYTIME: TOTAL EMPLOYEES	823	11,144	103,155

288 TEXAS

4.547 Acres AVAILABLE



SOLD CARWASH
1.156 Acres



CITY-PARK CENTRAL

CITYSCAPE AVENUE

ALMEDA GENOA RD

ALMEDA GENOA RD

W OREM DR

E OREM DR

AREA MAP



7.2 Miles to
Texas Medical Center



10.1 Miles to
Downtown Houston

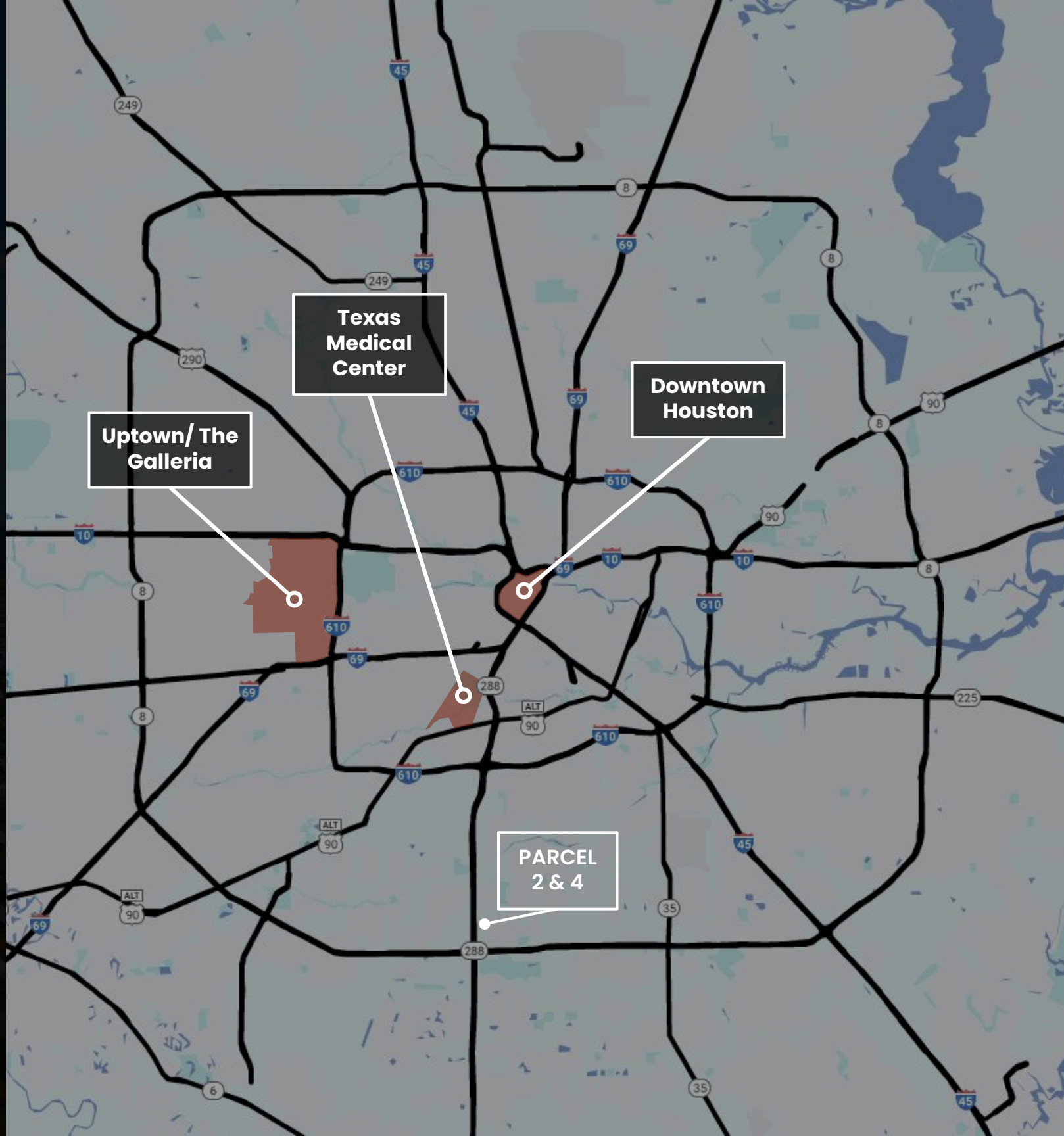


13.7 Miles to
Uptown/ The Galleria

VEHICLES PER DAY (VPD)

West Orem Drive @
City Park Central Lane **15,598** VPD

Almeda Genoa Rd @
288 South **18,104** VPD



H-E-B ANCHORED COMING SOON (SOLD 8/2024)

UPTOWN/
THE GALLERIA

TEXAS MEDICAL
CENTER

DOWNTOWN
HOUSTON



Subject:
1.92 Acres
AVAILABLE



SOLD
CARWASH
1.156 Acres

W OREM DR

E OREM DR

CITY PARK CENTRAL

CITYSCAPE AVENUE

81.3 Acres
AVAILABLE

10.603 Acres
AVAILABLE

Subject: 4.547
Acres AVAILABLE

288
TEXAS

ALMEDA GENOA RD

ALMEDA GENOA RD

UNIT	TENANT	SIZE
1	Proposed Grocer	57,600 SF
2	Blue Wave Car Wash	2,895 SF
3	Jack in the Box	2,928 SF
4	Taco Bell	0.84 AC
5	Shell Federal Credit Union	1.51 AC
6	7-Eleven	4,650 SF
7	Available	5,697 SF
8	Chipotle	2,351 SF
9	Whataburger	3,745 SF
10	Available Pad	1.04 AC
11	Available Pad	0.94 AC
12	Available Pad	1.92 AC
13	Available Land	1.67 AC

COMING SOON



SOLD 8/2024



THE MARKET AT
CITY PARK

TMC DEVELOPMENTS

The **Texas Medical Center (TMC)** is embarking on a transformative journey with over **\$10 billion** in investments aimed at cementing its position as a global leader in healthcare, life sciences, and innovation. Central to this development is TMC3, a **\$1.5 billion** state-of-the-art research campus anchored by the iconic TMC Helix Park, designed to foster collaboration between the world's top medical institutions and biotech companies.

Complementing this is the TMC BioPort, a groundbreaking biomanufacturing hub set to revolutionize the production of life-saving drugs and vaccines, with an estimated investment of **\$3 to \$5 billion**. These projects, along with major expansions at MD Anderson Cancer Center, Houston Methodist, Texas A&M, and Baylor College of Medicine, will generate an estimated **\$30 billion** in economic impact, driving innovation and creating thousands of jobs. With these initiatives, TMC is not just expanding its physical footprint but also its impact on global health, offering unparalleled opportunities for innovation, collaboration, and economic growth.

TMC | MEDICAL CAMPUS

The Largest Medical Complex In The World Today, TMC is home to **106,000** employees, **50,000** life science students, and **thousands** of volunteers & Houston's Largest Employer.



Total Investment
Over \$10 Billion



Economic Impact
Estimated \$30 Billion



Size
Over 5 Million SF

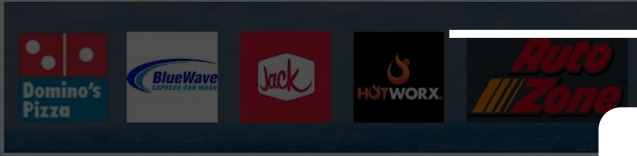
TMC | BIOPORT

TMC | INNOVATION FACTORY

TMC | HELIX PARK

LEVIT GREEN

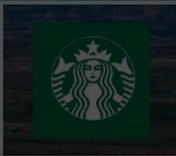
Links Below



Consumer Protection Notice

Information About Brokerage Services

cortinascre.com



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