

FOR SALE  
**Prime Gulf Freeway Tract**  
 Almeda Genoa Rd | Houston, TX



**Overview**

<b>SALE PRICE</b>	Contact Broker
<b>LOT SIZE</b>	6.307 Acres



**Description**

- Excellent Accessibility to I-45 (Gulf Freeway) - 158,114 vpd
- Great visibility from all main roads
- Center of established retail hub
- Adjacent to Almeda Mall (1.6M Annual Visits)

**Nearby Retailers**



**Demographics**

	1 MILE	3 MILES	5 MILES
Total Population	18,102	131,963	297,903
Average Household Income	\$54,660	\$64,799	\$68,555
Daytime Population	16,870	115,826	271,376

Year: 2021 | Source: ESRI

**Contact**

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**Traffic Counts**

I-45	158,114 VPD
Almeda Genoa Rd	28,115 VPD

Year: 2019 | Source: TxDOT

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Available:  
±6.3 AC

Owned by D.O.T.

- macy's
- FINISH LINE
- dd's DISCOUNTS
- Burlington
- Bath & Body Works
- cricket wireless
- HIBBETT SPORTS
- Foot Locker
- MAC

Almeda Mall  
1.6 Million  
Annual Visits

Almeda Crossing  
Power Center  
1.3 Million  
Annual Visits

Orange Grove  
Shopping Center  
839,000  
Annual Visits

Almeda Genoa Rd 28,115 AADT

INTERSTATE  
TEXAS  
45

158,114 AADT '19

SITE

477.32'

374.97'

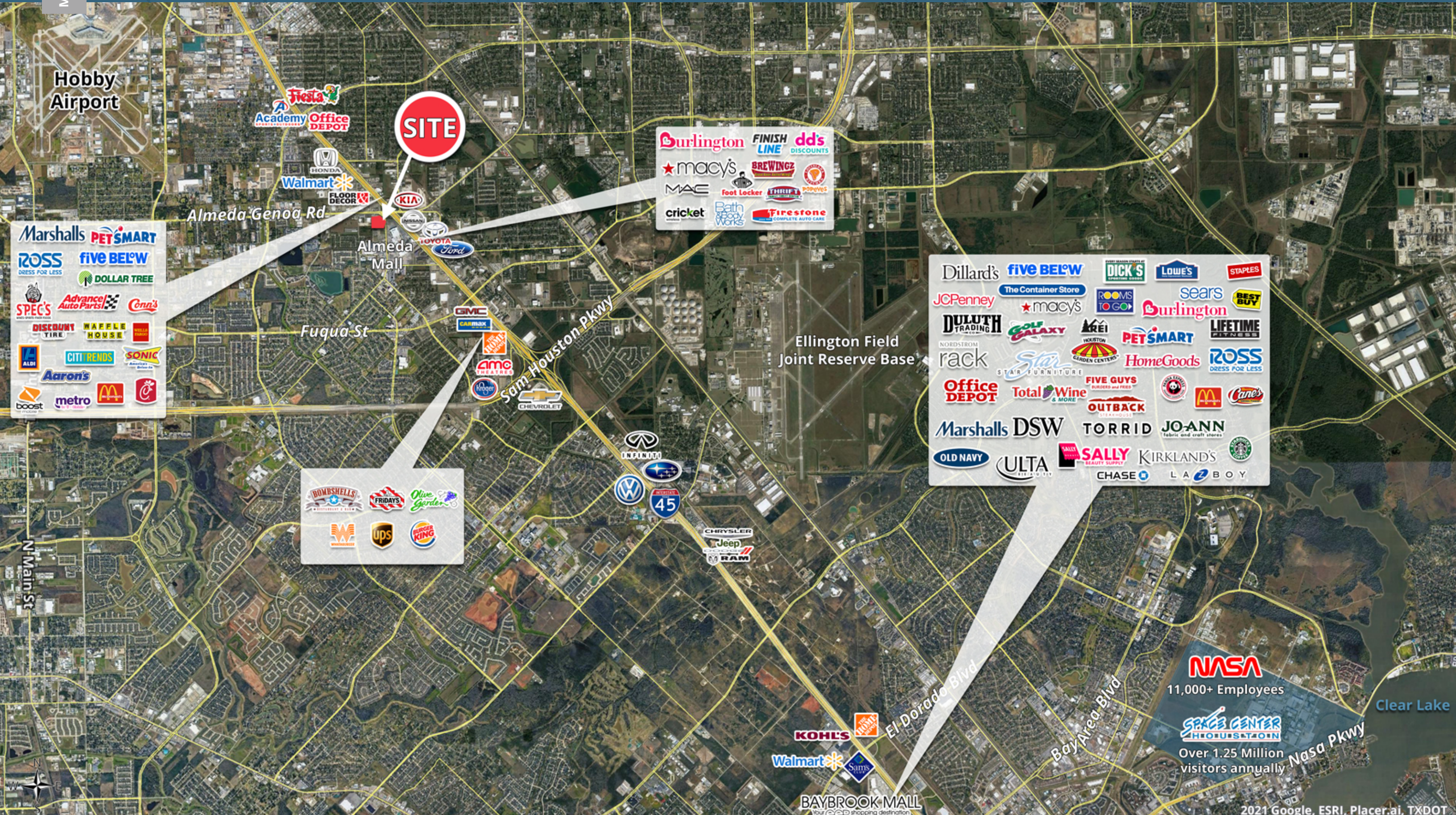
327'

234.27'

661.97'

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**SITE**

**Marshall's** **PETSMART**  
**ROSS** **FIVE BELW**  
**DOLLAR TREE**  
**Advance Auto Parts** **Conn's**  
**SPECS** **Waffle House**  
**DISCOUNT TIRE** **Waffle House**  
**ALDI** **CITITRENDS** **SONIC**  
**Aaron's**  
**boost** **metro** **McDonald's** **Chick-fil-A**

**Burlington** **FINISH LINE** **dd's DISCOUNTS**  
**macy's** **BREWINGZ**  
**MAC** **Foot Locker** **POPEYES**  
**cricket** **Bath & Body Works** **Firestone**

**Dillard's** **FIVE BELW** **DICK'S** **LOWE'S** **STAPLES**  
**JCPenney** **The Container Store** **ROOMS TO GO** **sears** **BEST BUY**  
**DULUTH TRADING** **GOLF GALAXY** **KREI** **Burlington** **LIFETIME FITNESS**  
**NORDSTROM** **rack** **STAR FURNITURE** **PETSMART** **ROSS**  
**Office DEPOT** **Total Wine & More** **FIVE GUYS** **McDonald's** **Cane's**  
**Marshall's** **DSW** **TORRID** **JO-ANN**  
**OLD NAVY** **ULTA** **SALLY BEAUTY SUPPLY** **KIRKLAND'S** **Starbucks**  
**CHASE** **LA BOY**

**BOMBHELLS** **FRIDAYS** **Olive Garden**  
**Wendy's** **ups** **Burger King**

**NASA**  
 11,000+ Employees  
**SPACE CENTER HOUSTON**  
 Over 1.25 Million visitors annually

**KOHL'S** **Walmart** **Sams Club**  
**BAYBROOK MALL**  
Your favorite shopping destination

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	1 mile	3 miles	5 miles
<b>Population</b>			
2020 Population	18,102	131,963	297,903
2000 Population	11,478	94,727	219,643
2010 Population	16,154	121,931	269,137
2025 Population	19,121	138,620	313,391
2000-2010 Annual Rate	3.48%	2.56%	2.05%
2010-2020 Population: Annual Growth Rate	1.12%	0.77%	1.00%
2020-2025 Population: Annual Growth Rate	1.10%	0.99%	1.02%
2020 Median Age	28.6	30.7	31.7
<b>Households</b>			
2000 Households	4,422	31,937	73,974
2010 Households	5,457	38,392	86,216
2020 Total Households	5,912	40,585	93,487
2025 Total Households	6,187	42,310	97,708
2000-2010 Annual Rate	2.13%	1.86%	1.54%
2010-2020 Households: Annual Growth Rate	0.78%	0.54%	0.79%
2020-2025 Households: Annual Growth Rate	0.91%	0.84%	0.89%
2020 Average Household Size	3.06	3.25	3.18
<b>Housing Units</b>			
2020 Total Housing Units	6,655	44,417	101,564
2020 Owner Occupied Housing Units	1,755	21,669	51,280
2020 Renter Occupied Housing Units	4,157	18,915	42,207
2020 Vacant Housing Units	743	3,832	8,077
<b>Race and Ethnicity</b>			
2020 White Alone	45.4%	54.5%	57.6%
2020 Black Alone	22.0%	12.7%	10.9%
2020 American Indian/Alaska Native Alone	0.8%	0.6%	0.6%
2020 Asian Alone	4.0%	5.9%	6.7%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	64.8%	68.3%	65.2%
<b>Income</b>			
2020 Median Household Income	\$42,317	\$52,052	\$52,865
2020 Average Household Income	\$54,660	\$64,799	\$68,555
2020 Per Capita Income	\$17,799	\$19,967	\$21,582
<b>2020 Population 25+ by Educational Attainment</b>			
Total	10,197	79,332	182,285
High School Graduate	23.1%	26.1%	25.5%
GED/Alternative Credential	6.2%	5.2%	5.0%
Some College, No Degree	21.6%	20.9%	20.1%
Associate Degree	6.2%	6.7%	6.6%
Bachelor's Degree	10.4%	10.5%	11.5%
Graduate/Professional Degree	2.1%	4.3%	5.4%
<b>Data for all businesses in area</b>			
Total Businesses:	607	3,724	8,840
Total Employees:	5,742	37,121	92,796
Total Residential Population:	18,102	131,963	297,903
Employee/Residential Population Ratio:	0:1	0:1	0:1
2020 Total Daytime Population	16,870	115,826	271,376
Workers	6,659	43,707	105,307
Residents	10,211	72,119	166,069

Source: Esri, Esri and Infogroup, U.S. Census

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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 or 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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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