



COMMERCIAL BUILDING FOR SALE | **+/-8,640 SF BUILDING +/-0.9715 ACRES**

13502 Almeda Road | Houston Texas 77053

Located along Almeda Road (FM 521) near Almeda Genoa Road in Southwest Houston, the property sits north of Beltway 8 and west of Highway 288. Convenient access to the Texas Medical Center, Pearland, and Downtown Houston.

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PROPERTY INFORMATION

ABC Realty Advisors presents an opportunity to acquire a freestanding commercial property on approximately 0.9715 acres along Alameda Road in Southwest Houston. The approximately 8,640 SF building features an updated exterior, covered storefront walkway, and on-site parking. Its flexible layout offers potential for an owner-user or an investor seeking to configure space for multiple tenants. Located near Alameda Genoa Road, north of Beltway 8 and west of Highway 288, the property provides convenient connections to surrounding Houston communities.

PROPERTY HIGHLIGHTS

- ±8,640 SF commercial building
- Remodeled in 2025, per HCAD records
- Alameda Road frontage with strong street visibility
- Updated façade with covered storefront walkway
- On-site parking directly in front of the building
- Multiple entrances offer flexibility for future tenant configurations
- Potential for retail, service, office, or community uses, subject to applicable approvals
- Convenient access to Beltway 8 and Highway 288
- Opportunity for owner occupancy or investment

Parking Spaces: 24 and 2 Handicapped

HCAD# 0150030100021

2025 Tax Rate: \$2.2252 per \$100 of assessed value.

Sale Price: Please call Nancy for pricing

DEMOGRAPHICS (3 MILES)

88,943 Population

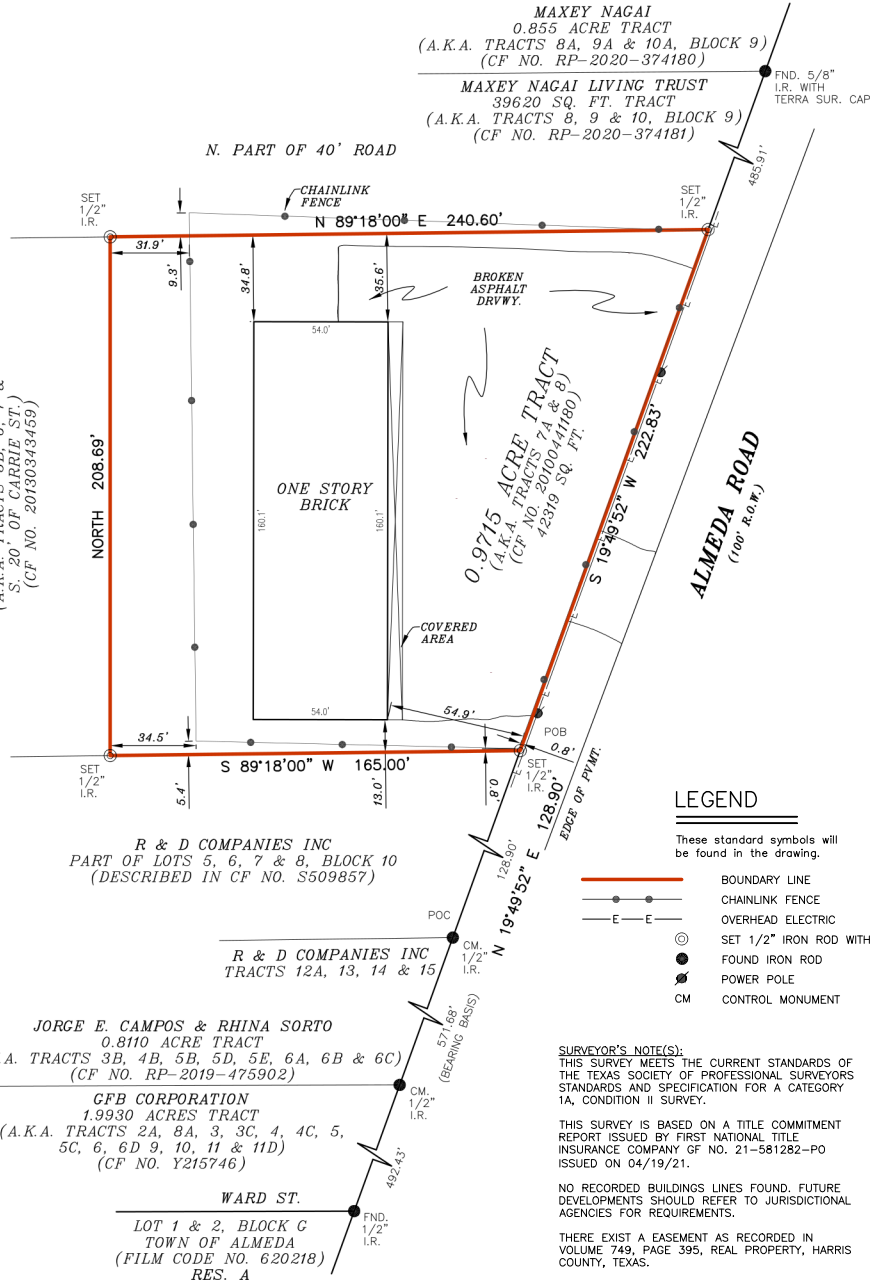
29,456 Households

\$75,422 Med HH Income

SITE

29,170 VPD

ALEMMA ROAD



FLOOD INFORMATION
FIRM: 48201C PANEL: 1010 M
REV. DATE: 05/02/2019
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

GRAPHIC SCALE



I, C. PAUL JONES SR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to CAPITAL TITLE OF TEXAS, LLC and SWEETCUM, LLC that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey. Description: BEING A 0.9715 ACRE PARCEL OF LAND recorded in Clerk's File 20100441180, of the Map/Deed and Plat Records of HARRIS County, Texas. located in the W.B. WATERS SURVEY, A-873. Borrower: SWEETCUM, LLC. Address: 13502 ALAMEDA RD., HOUSTON, TX 77053 GF No. 21-581282-PO

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 3, PAGE 46, MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY

JOB NO.:	2104026007	NO.	REVISION	DATE
DATE:	05/06/21			
DRAWN BY:	MS			
APPROVED BY:	CPJ			



FIRM REGISTRATION NO. 10190700
C. PAUL JONES SR., R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5480
COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

Overland Consortium Inc.
Surveyors

Tel: 281-940-8869 Fax: 281-207-6476



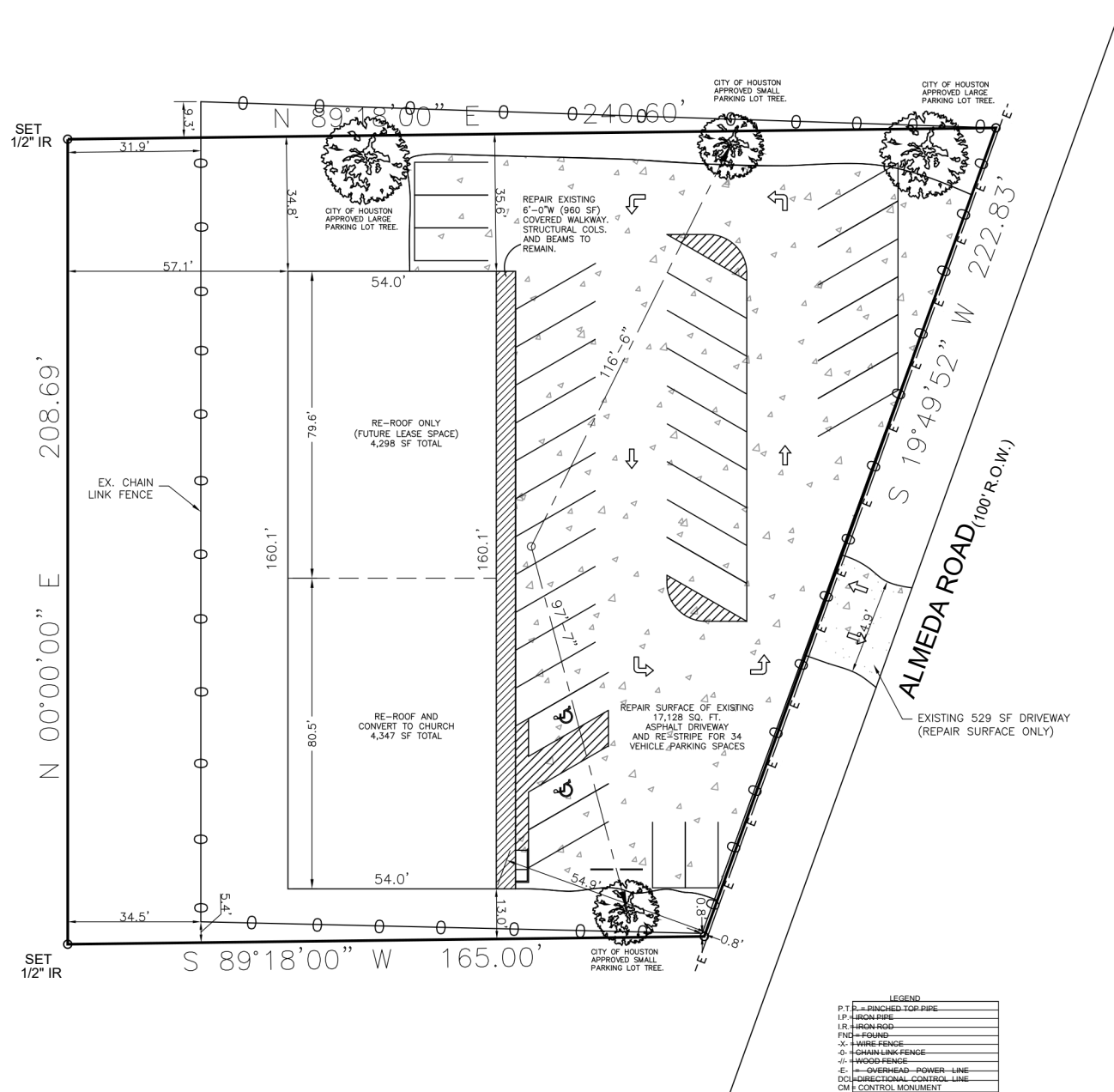




TOTAL: 0 sq. ft

1st floor: 0 sq. ft

EXCLUDED AREAS: CONFERENCE ROOM: 4019 sq. ft, ROOM: 2419 sq. ft, BAR: 141 sq. ft,
HALL: 685 sq. ft, HALF BATH: 224 sq. ft, UNDEFINED: 46 sq. ft,
PANTRY: 61 sq. ft, GARAGE: 731 sq. ft, STORAGE: 93 sq. ft



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.

IABS1-2 | Formdate:11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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