



FOR LEASE - Up To 2,957 SQFT Available

9990 Almeda Genoa Rd, Houston, Texas 77075 (Ste 300 & 400)

FOR INFORMATION: Justin Patchen | 713-222-1400 | Justin@BuffaloREP.com | BuffaloREP.com



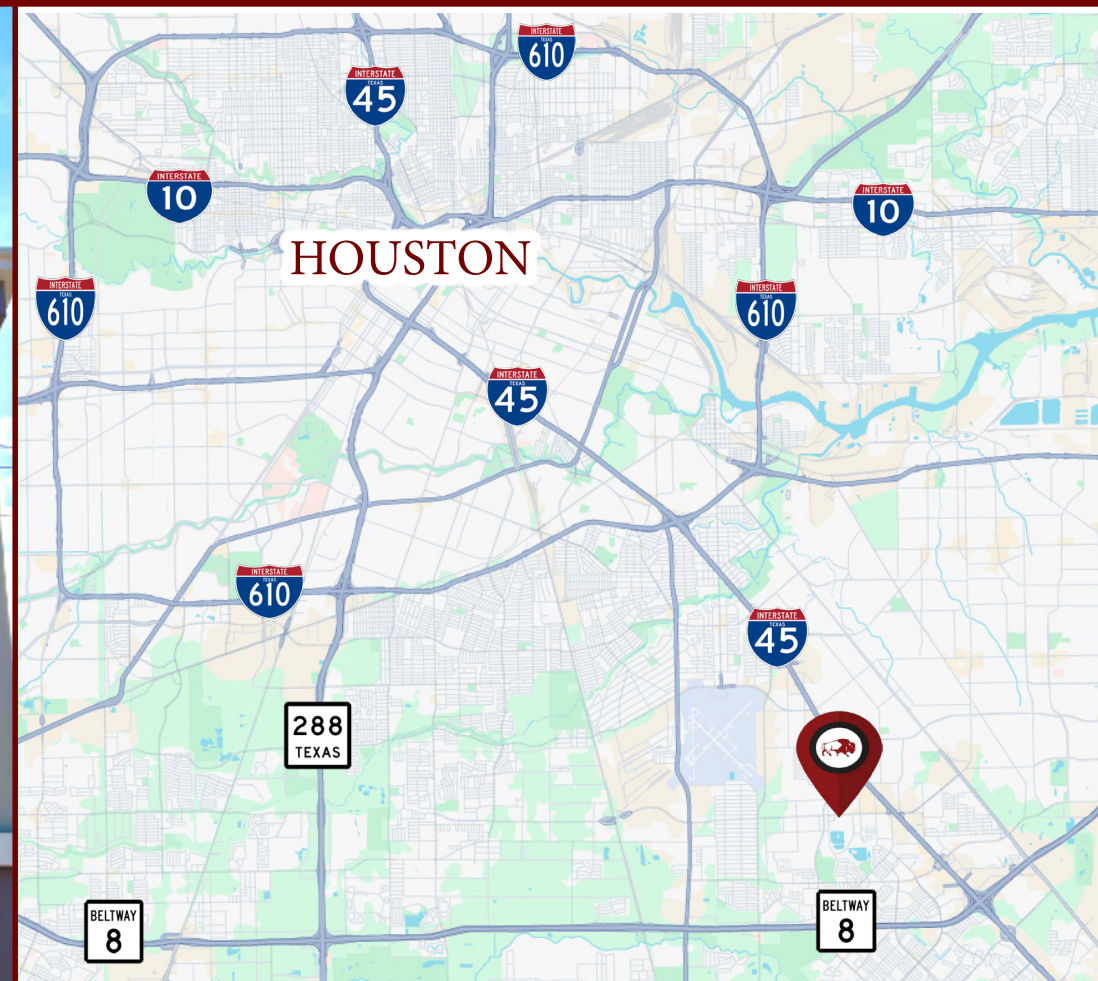
PROPERTY OVERVIEW

ECONOMICS

- Base Rent- \$28 psf/yr
- Estimated NNN - \$8 psf/yr
- TI - Negotiable
- Terms - 5 Years

PROPERTY HIGHLIGHTS

- Signalized Corner
- Pylon Signage Available
- Strong National & Regional Co-Tenants
- High Traffic Intersection
- Newest Shopping Center in the Area
- Up to 2,957 sqft Available
 - * Ste 300 (1,250 sqft) - 2nd Gen
 - * Ste 400 (1,707 sqft) - Cold Shell



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Sierra Vista Subdivision


Sterling Court Apartments
140 Units



THOMAS HANCOCK
Elementary School

 WOODFORES

Walmart+



 Capital One

MURPHY USA

WYNDHAM
HOTELS & RESORTS



GRAYWOOD PROPERTIES
2024 Yr Built
154 Unit Apt Complex



 Advance Auto Parts

 SONIC

 ZOOM EXPRESS CAR WASH

 Comerica

 FIVE BELOW

Marshalls

 ROSS DRESS FOR LESS

rue21

 SALLY BEAUTY SUPPLY

SHOE CARNIVAL

GameStop

HARBOR FREIGHT

 PETSMART

 FLOOR DECOR
TILE • WOOD • STONE

 Burlington

Alameda Genoa Rd

Alameda Genoa Rd (28,115 CPD)

SITE



 My Name LAUNDROMAT

Windmill Lake Blvd



 PRIORITY TRUST CREDIT UNION



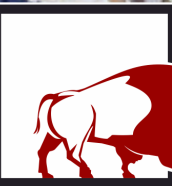
WAFFLE HOUSE



thrive

ALMEDA GENOA

2022 Yr Built
300 Unit Apt Complex



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WELLS FARGO
ATM

MINNESOTA ROAD

PYLON
SIGN



ALMEDA-GENOA ROAD 28,115 CPD



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Suite#300 -1,250SF



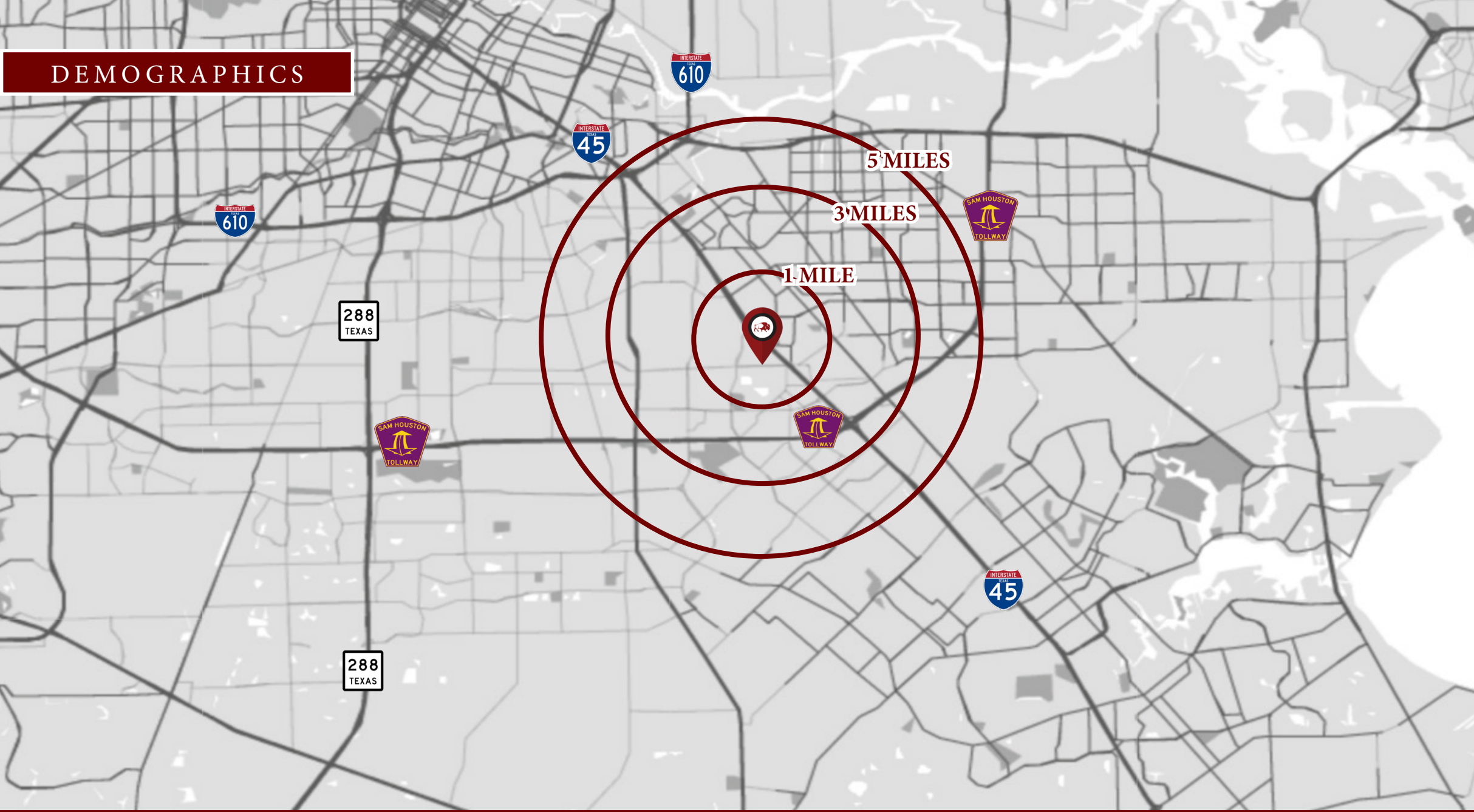
Suite#300 -1,250SF



Suite#400 - 1,707 SF



DEMOGRAPHICS



Population

1 MILE :	17,995
3 MILE :	121,726
5 MILE :	293,582

Traffic Count

I45 & ALMEDA GENOA :	206,449
ALMEDA GENOA & MINNESOTA :	28,115
ALMEDA GENOA & ROWLETT :	22,063

Income

1 MILE :	\$62,060
3 MILE :	\$72,323
5 MILE :	\$76,628



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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.



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.

Buffalo Real Estate Partners, Inc.	9006586	Justin@buffalorep.com	713-222-1400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Justin Patchen	599417	Justin@buffalorep.com	713-222-1400
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Justin Patchen	599417	Justin@buffalorep.com	713-222-1400
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

