

FOR SALE

# 1320 Almeda- Genoa Road, Building D

HOUSTON, TX 77047

# Table of Contents

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1320 ALMEDA-GENOA ROAD, BUILDING D

## TABLE OF CONTENTS

|                      |   |
|----------------------|---|
| PROPERTY INFORMATION | 3 |
| LOCATION INFORMATION | 6 |

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# Property Information

## SECTION 1

PropNex Realty | 2717 Commercial Center Blvd | Katy, TX 77494 | [PropNexUSA.com](http://PropNexUSA.com)

**DAVID WANG. CCIM SIOR**

CEO

832.913.5188

[David.Wang@PropNexUSA.com](mailto:David.Wang@PropNexUSA.com)

# Property Summary

1320 ALMEDA-GENOA ROAD, BUILDING D



## PROPERTY DESCRIPTION

Under Construction, Shell Building delivery March 2025  
±48,000 SF Building  
Office Build to Suit  
24' Clear Height  
Tiltwall construction  
Dock High Front Load  
8 Dock Doors 9' X 10 '  
Two 12' x 14' Drive-In Ramp  
160 feet building depth  
Column Spacing 50' X 45'  
57'6" Speed bay  
ESFR sprinkler system  
3 phase, 480 volt, 800 AMP  
32 vehicle parking spaces  
LED Warehouse Lights  
TPO 60 mil Membrane Roof System  
Freeport Tax Exemptions available  
Sale Price not including Office and Warehouse Lights

## OFFERING SUMMARY

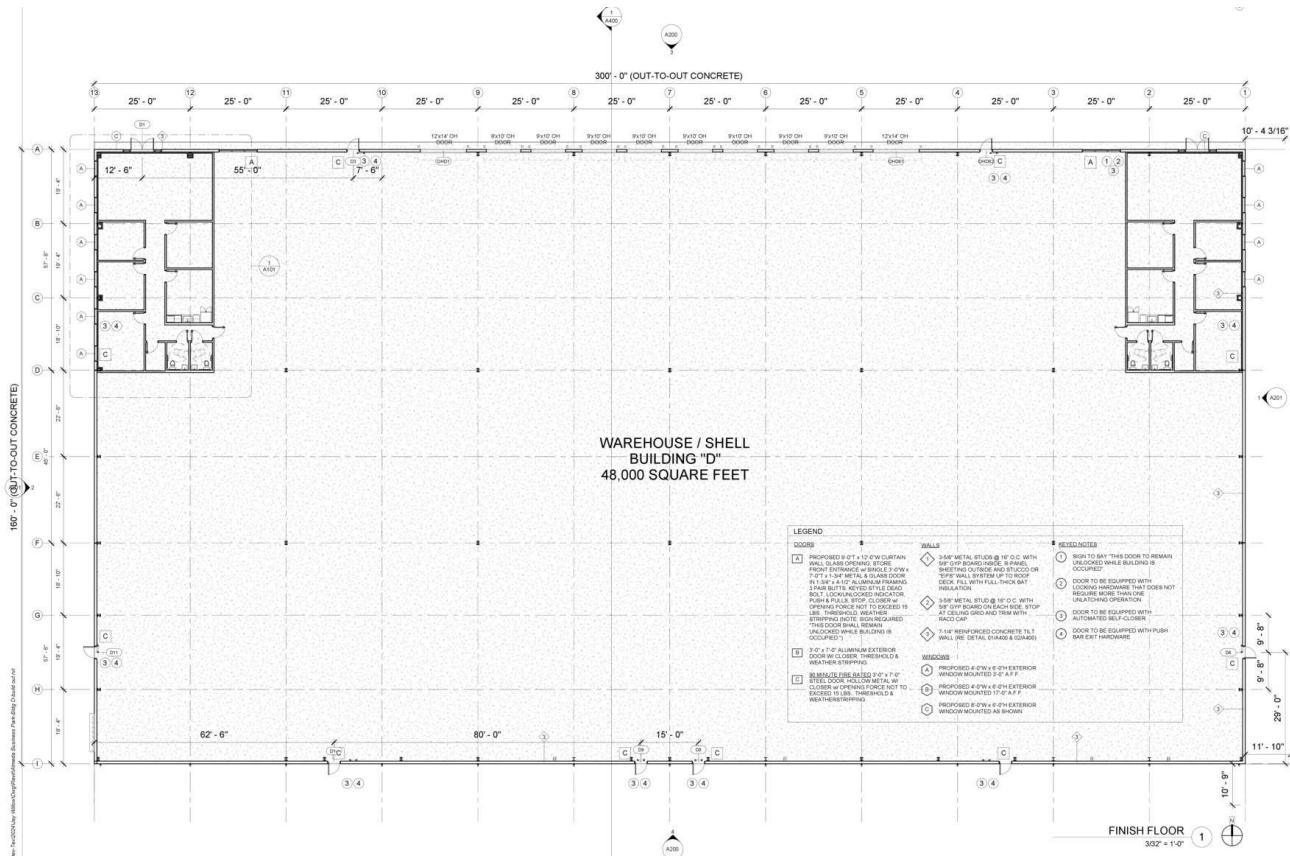
|                |                  |
|----------------|------------------|
| Sale Price:    | Subject To Offer |
| Building Size: | 48,000 SF        |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,912    | 26,175   | 83,049   |
| Total Population  | 11,715   | 77,343   | 242,412  |
| Average HH Income | \$87,698 | \$91,048 | \$95,103 |



# Additional Photos

1320 ALMEDA-GENOA ROAD, BUILDING D



**Dev Tex**  
Dev Tex Engineering, LP  
17000 Alameda Road, Suite 100  
Copperdale, TX 77424  
Phone: (281) 585-1001  
Email: info@devtex.com  
www.devtex.com

**ISSUED:**

| DATE | ACTIVITY |
|------|----------|
|      |          |

**REVISIONS:**

| DATE | ACTIVITY |
|------|----------|
|      |          |

TEXAS PROFESSIONAL ENGINEERING  
REGISTRATION NO. 44-7699

**RANDY L. KURTZ, P.E.**  
0378

Dev Tex Engineering, LP  
R-2999  
07/09/2024  
*Randy Kurtz, P.E.*

**Almeda Genoa Business Park-Warehouse Bldg. "D"**  
OVERALL FLOOR PLAN

SHEET  
P&L-R DE-RLR  
Date: 07/09/2024  
S&B Number: \_\_\_\_\_



# Location Information

## SECTION 2

PropNex Realty | 2717 Commercial Center Blvd | Katy, TX 77494 | [PropNexUSA.com](http://PropNexUSA.com)

**DAVID WANG. CCIM SIOR**

CEO

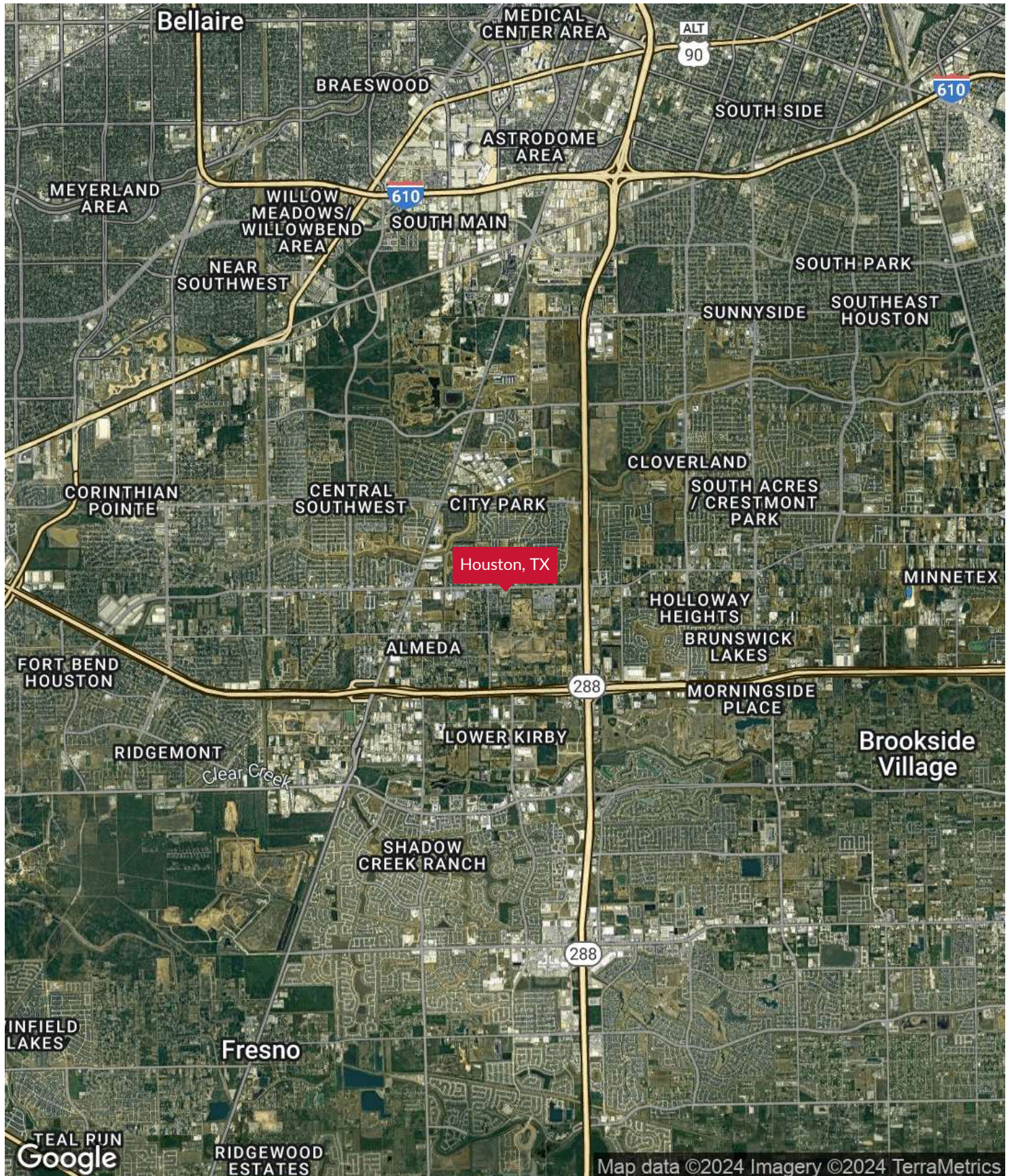
832.913.5188

[David.Wang@PropNexUSA.com](mailto:David.Wang@PropNexUSA.com)



# Regional Map

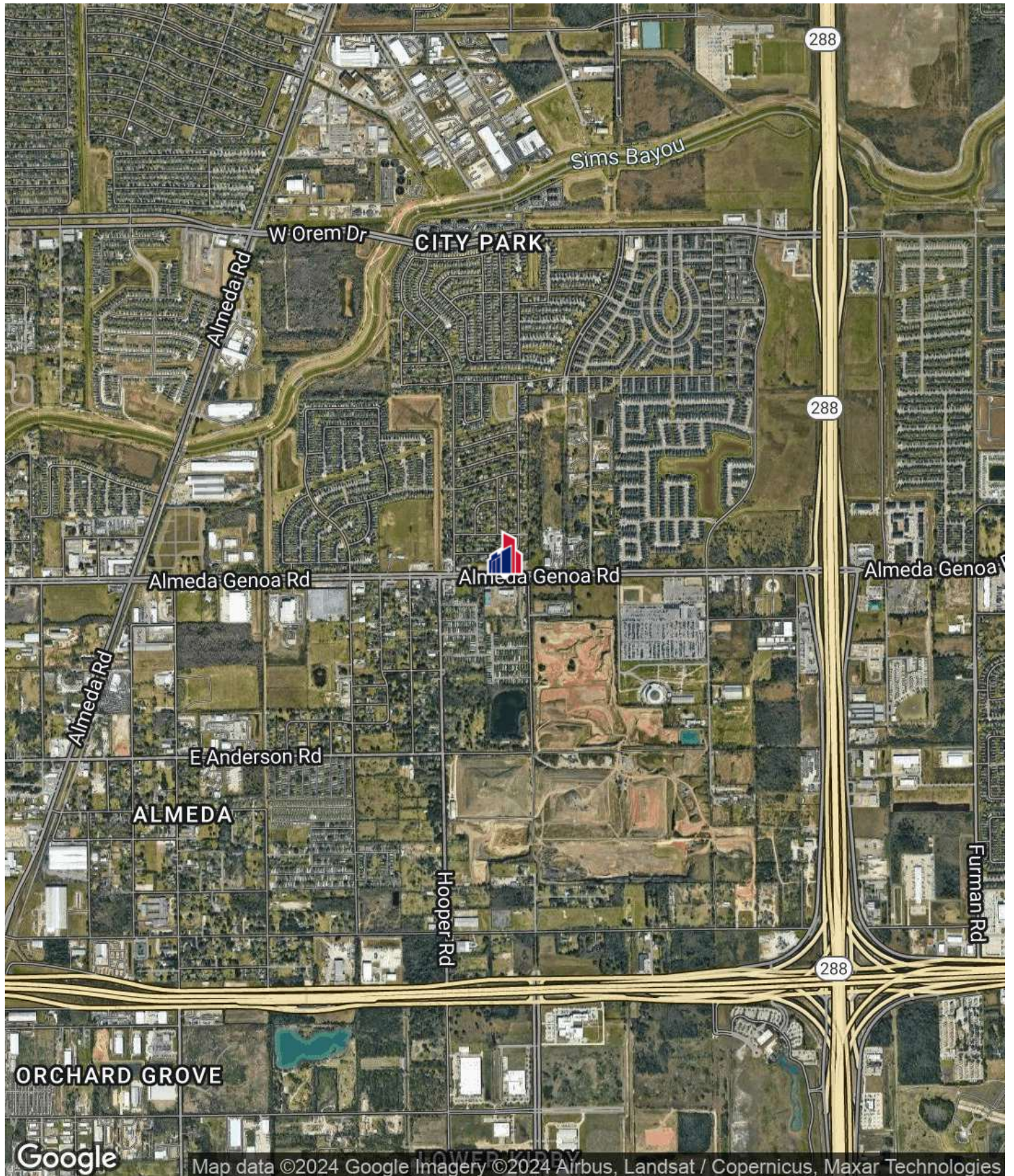
1320 ALMEDA-GENOA ROAD, BUILDING D





# Location Map

1320 ALMEDA-GENOA ROAD, BUILDING D

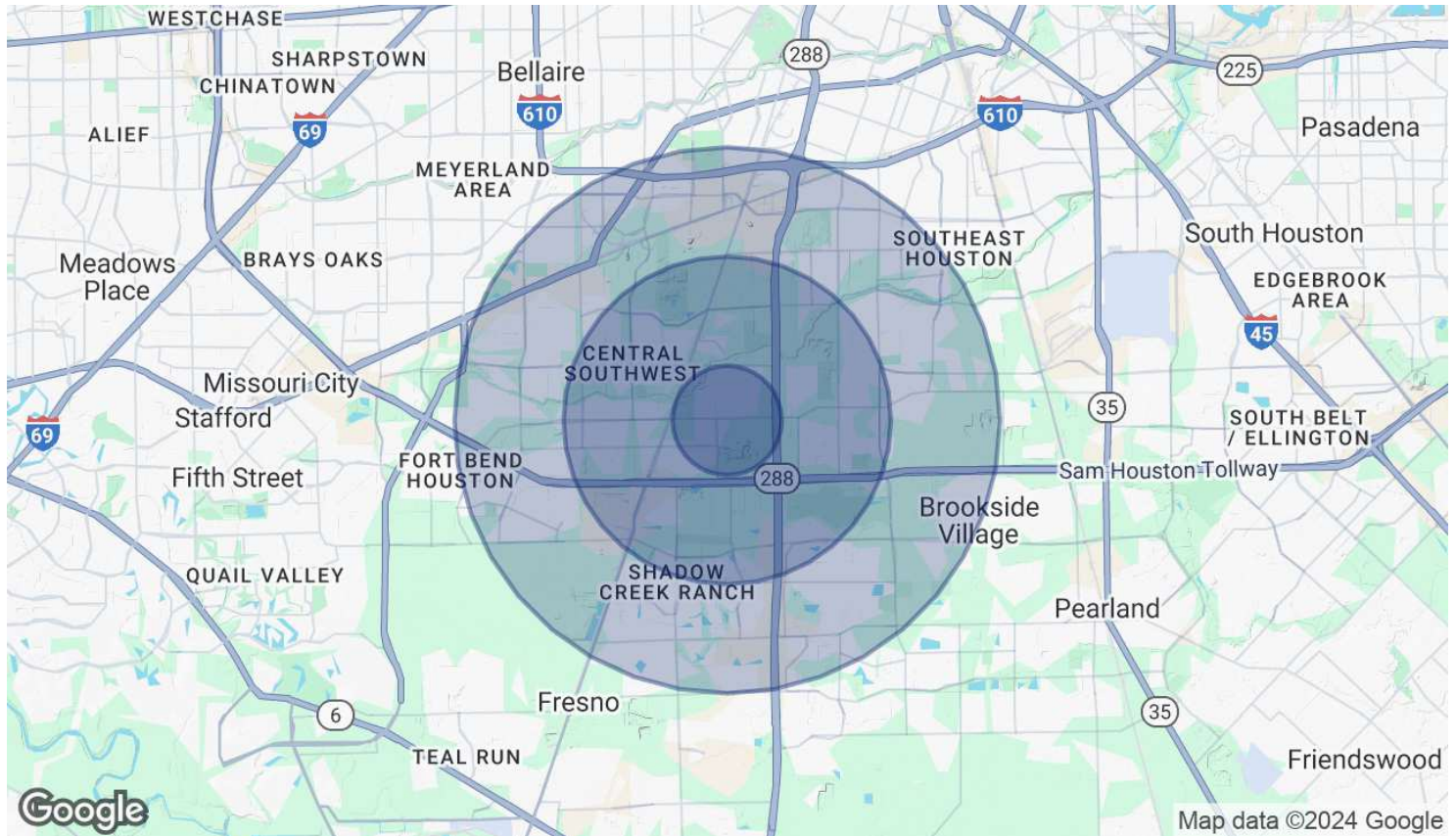






# Demographics Map & Report

1320 ALMEDA-GENOA ROAD, BUILDING D



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Population               | 11,715        | 77,343         | 242,412        |
| Average Age                    | 34            | 37             | 37             |
| Average Age (Male)             | 33            | 35             | 36             |
| Average Age (Female)           | 35            | 38             | 38             |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total Households               | 3,912         | 26,175         | 83,049         |
| # of Persons per HH            | 3             | 3              | 2.9            |
| Average HH Income              | \$87,698      | \$91,048       | \$95,103       |
| Average House Value            | \$214,995     | \$217,021      | \$248,009      |

Demographics data derived from AlphaMap



# Advisor Bio 1

1320 ALMEDA-GENOA ROAD, BUILDING D



**DAVID WANG. CCIM SIOR**

**CEO**

David.Wang@PropNexUSA.com

Direct: 832.913.5188 | Cell: 832.806.8886

TX #634280 // GA #436855