

3420 ALMEDA GENOA ROAD | HOUSTON, TX 77047

FOR SALE



INSITE EFS



PROPERTY DETAILS

OVERVIEW

Offering	Educational Campus for sale
Building Area	43,236 SF
Land Area	9.58 AC
Year Built	2010 / 2022
APN	026-117-000-0148
Classrooms	24
Parking	86
Pricing	Contact Broker for Pricing

PROPERTY HIGHLIGHTS

- **North Building** includes 10 classrooms, 1 neurodiversity classroom, cafeteria/warming kitchen, teacher work room, and multiple administrative offices
- **South Building** features 4 classrooms, 1 neurodiversity classroom, indoor gym/concession area, library, and flexible admin/work spaces
- **Modular classroom** units provide an additional 8 classrooms and 2 restroom banks
- **Campus layout** supports a variety of academic, administrative, and student activity uses
- **Flexible classroom** and office configurations suitable for traditional or specialized educational programs

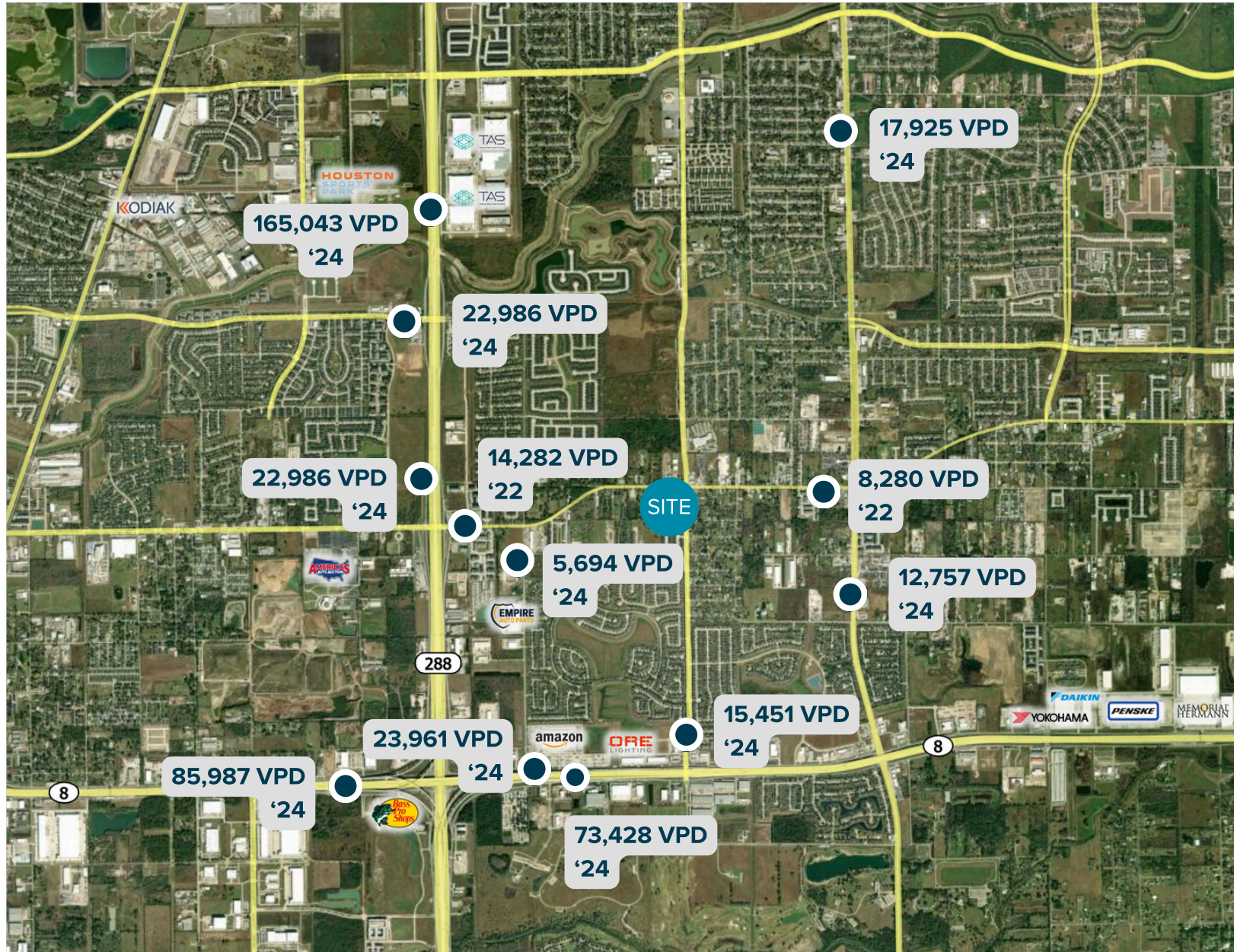
3420 ALMEDA GENOA RD

OFFERING

This educational campus offers a flexible layout designed to support a range of academic and institutional uses. The property includes dedicated neurodiversity/SPED learning spaces, indoor recreation and multipurpose areas, administrative offices, and age-appropriate outdoor play areas. An additional ±3 to 3.5 acres of undeveloped land provides potential for recreation, athletic fields, or future expansion.

Located on a prominent hard corner with access from both Scott St. and Alameda Genoa, the fully fenced property features secured gated entry, ample on-site parking, and infrastructure well-suited for immediate occupancy. The property is situated within an established submarket benefiting from continued residential and commercial investment, supporting long-term stability and sustained growth in the surrounding area.

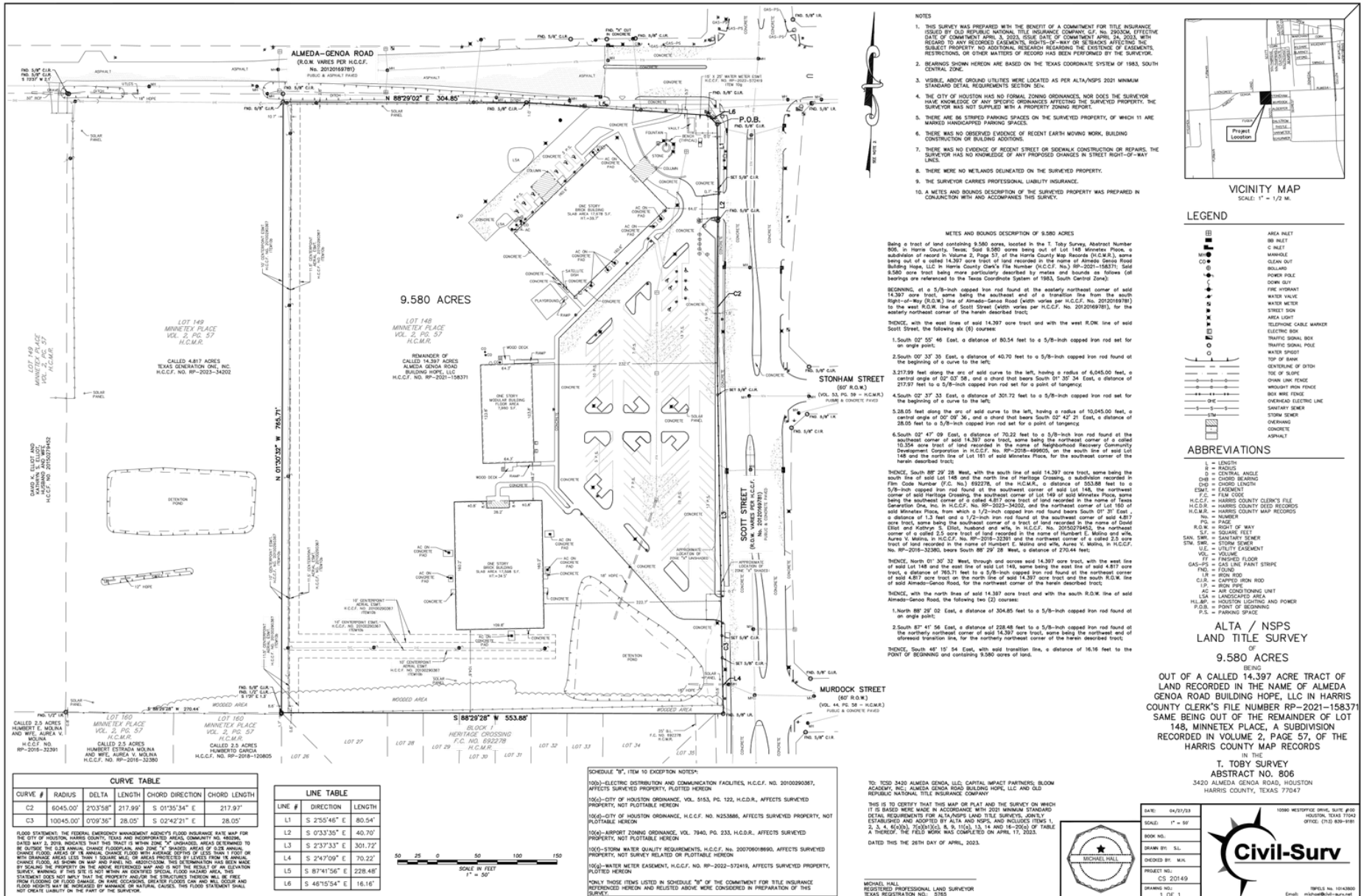






INSITE EFS

SURVEY



NOTES

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE... (text continues)
2. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
3. VISIBLE ABOVE GROUND UTILITIES WERE LOCATED AS PER ALTA/NSPS 2021 MINIMUM STANDARD DETAIL REQUIREMENTS SECTION 504.
4. THE CITY OF HOUSTON HAS NO FORMAL ZONING ORDINANCES, NOR DOES THE SURVEYOR HAVE KNOWLEDGE OF ANY PROPOSED ORDINANCES AFFECTING THE SURVEYED PROPERTY. THE SURVEYOR WAS NOT SUPPLIED WITH A PROPERTY ZONING REPORT.
5. THERE ARE NO STRIPPED PARKING SPACES ON THE SURVEYED PROPERTY, OF WHICH 11 ARE MARKED HANDICAPPED PARKING SPACES.
6. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
7. THERE WAS NO EVIDENCE OF RECENT STREET OR SIGNALS CONSTRUCTION OR REPAIRS. THE SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
8. THERE WERE NO WETLANDS DELINEATED ON THE SURVEYED PROPERTY.
9. THE SURVEYOR CARRIES PROFESSIONAL LIABILITY INSURANCE.
10. A METES AND BOUNDS DESCRIPTION OF THE SURVEYED PROPERTY WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY.



VICINITY MAP
SCALE: 1" = 1/2 MI.

LEGEND

- AREA FLEET
- BR W/LET
- C INLET
- CHANNEL
- CLEAR OUT
- COLLECTOR
- POWER POLE
- DOWN DRAIN
- ICE HOUSING
- WATER VALVE
- WATER METER
- STREET SIGN
- AREA LIGHT
- TELEPHONE CABLE MARKER
- ELECTRIC SIGN
- TRAFFIC SIGNAL POLE
- WATER SPOUT
- TOP OF BANK
- CENTRALISE OF ST/TH
- ROE OF SLOPE
- CHAIN LINK FENCE
- BOX AND FENCE
- OVERHEAD ELECTRIC LINE
- SAFETY BEAM
- STORM SEWER
- OVERWING
- CONCRETE
- ASPHALT

ABBREVIATIONS

- L = LENGTH
- D = DIAMETER
- C = CENTRAL ANGLE
- B = BEARING
- D = CHORD LENGTH
- CHD = CHORD
- F = FILM CODE
- H.C.C.F. = HARRIS COUNTY CLEER'S RECORDS
- H.C.C.R. = HARRIS COUNTY DEED RECORDS
- H.C.M.R. = HARRIS COUNTY MAP RECORDS
- N.O. = NUMBER
- R.P. = RIGHT OF WAY
- S.F. = SQUARE FEET
- S.A.N. = SANITARY SEWER
- S.T.M. = STORM SEWER
- U.E. = UTILITY EXISTENT
- V.O.L. = VOLUNTARY
- FF = FRESH FLOOR
- GAS-PS = GAS LINE PAINT STRIPE
- FZ = FZLINE
- IN = INCH
- CL.R. = CANTON SIGN ROAD
- BO-R = BOX
- AC = AIR CONDITIONING UNIT
- L.S.A. = LANDSCAPING AREA
- H.L.S.P. = HOUSTON LIGHTING AND POWER
- P.O.B. = POINT OF BEGINNING
- P.S. = PARKING SPACE

ALTA / NSPS LAND TITLE SURVEY OF 9.580 ACRES

OUT OF A CALLED 14.397 ACRE TRACT OF LAND RECORDED IN THE NAME OF ALMEDA GENOA ROAD BUILDING HOPE, LLC IN HARRIS COUNTY CLERK'S FILE NUMBER RP-2021-15837/1 SAME BEING OUT OF THE REMAINDER OF LOT 148, MINNETEX PLACE, A SUBDIVISION RECORDED IN VOLUME 2, PAGE 57 OF THE HARRIS COUNTY MAP RECORDS

IN THE
T. TOBY SURVEY
ABSTRACT NO. 806
3420 ALMEDA GENOA ROAD, HOUSTON
HARRIS COUNTY, TEXAS 77047

DATE: 04/27/23
SCALE: 1" = 50'
BOOK NO.:
DRAWN BY: S.L.
CHECKED BY: M.A.
PROJECT NO.: CS 20149
SHEET NO.: 1 OF 1

1000 WESTVIEW DRIVE, SUITE #101
HOUSTON, TEXAS 77002
PHONE: (713) 839-9181

Civil-Surv

ISSUES NO. 10143800
Email: mhall@civil-survey.com

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C2	6045.00'	70°3'58"	121.99'	S 01°35'34" E	217.97'
C3	10845.00'	07°09'36"	28.05'	S 02°42'21" E	28.05'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 2°55'48" E	80.54'
L2	S 0°33'33" E	40.70'
L3	S 2°37'33" E	301.72'
L4	S 2°47'09" E	70.22'
L5	S 87°41'56" E	228.48'
L6	S 46°15'54" E	18.16'

SCHEDULE "N", ITEM 10 EXCEPTION NOTES:

1001-ELECTRIC DISTRIBUTION AND COMMUNICATION FACILITIES, H.C.C.F. NO. 20102803087, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON

1002-CITY OF HOUSTON ORDINANCE, VOL. 5153, PG. 122, H.C.D.R., AFFECTS SURVEYED PROPERTY, NOT PLOTTABLE HEREON

1003-CITY OF HOUSTON ORDINANCE, H.C.C.F. NO. N253886, AFFECTS SURVEYED PROPERTY, NOT PLOTTABLE HEREON

1004-HARRIS COUNTY ORDINANCE, VOL. 7940, PG. 233, H.C.D.R., AFFECTS SURVEYED PROPERTY, NOT PLOTTABLE HEREON

1005-STORM WATER QUALITY REQUIREMENTS, H.C.C.F. NO. 20070608890, AFFECTS SURVEYED PROPERTY, NOT SURVEY RELATED OR PLOTTABLE HEREON

1006-WATER METER EASEMENT, H.C.C.F. NO. RP-2002-372418, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON

ONLY THOSE ITEMS LISTED IN SCHEDULE "N" OF THE COMMITMENT FOR TITLE INSURANCE NOTICED HEREON AND RELATED ABOVE WERE CONSIDERED IN PREPARATION OF THIS SURVEY.

TO: 1020 3420 ALMEDA GENOA, LLC, CAPITAL IMPACT PARTNERS, BLOOM ACADEMY, INC., ALMEDA GENOA ROAD BUILDING HOPE, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

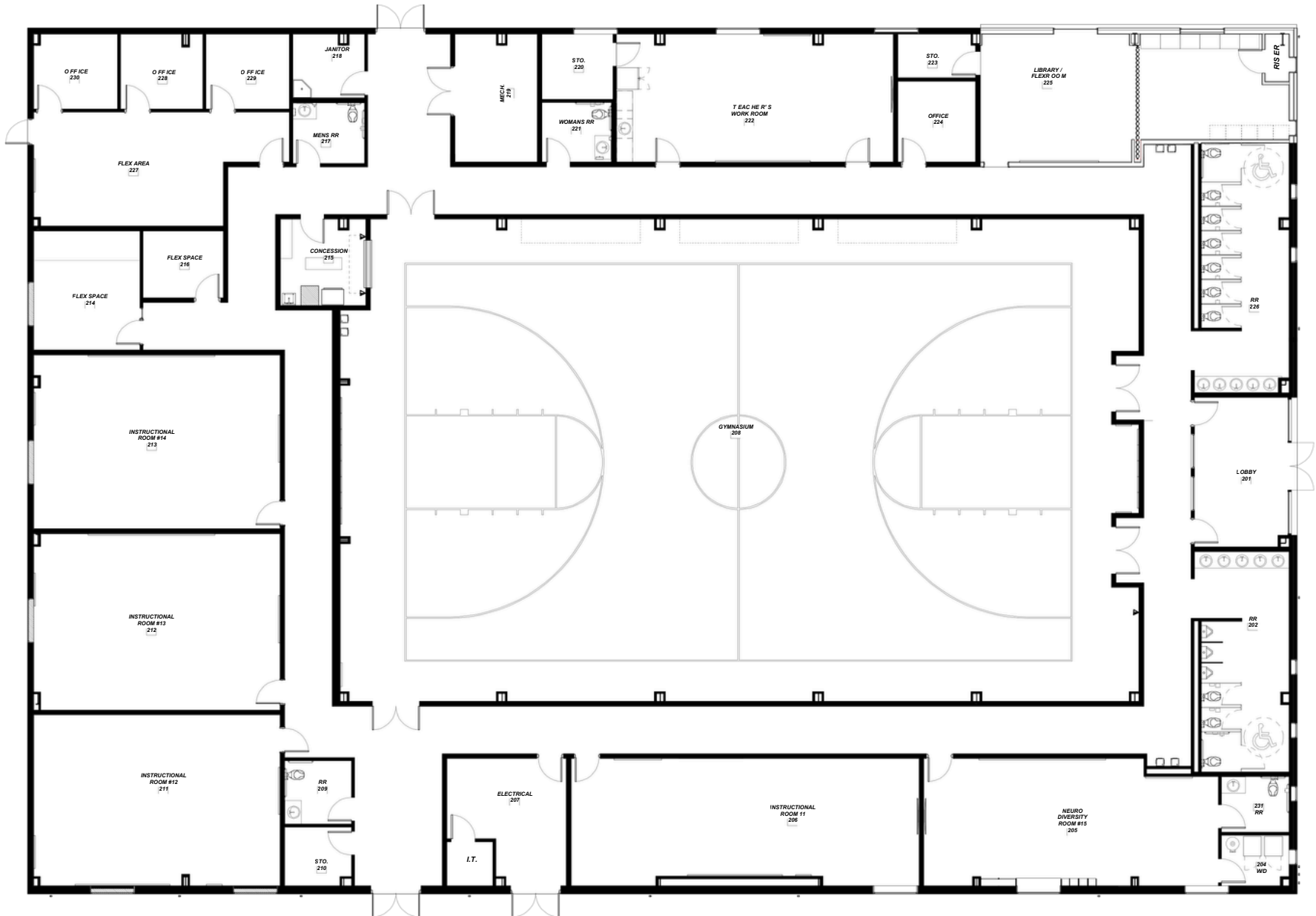
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 HARRIS COUNTY DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED BY THE HARRIS COUNTY CLERK AND THE HARRIS COUNTY ENGINEERS, ARCHITECTS, SURVEYORS AND LAND SURVEYORS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 AND 21 OF TABLE 2 THEREIN. THIS MAP OR PLAN WAS COMPLETED ON APRIL 17, 2023.

DATED THIS 28TH DAY OF APRIL, 2023.

MICHAEL HALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5785



FLOOR PLAN - SOUTH BLDG





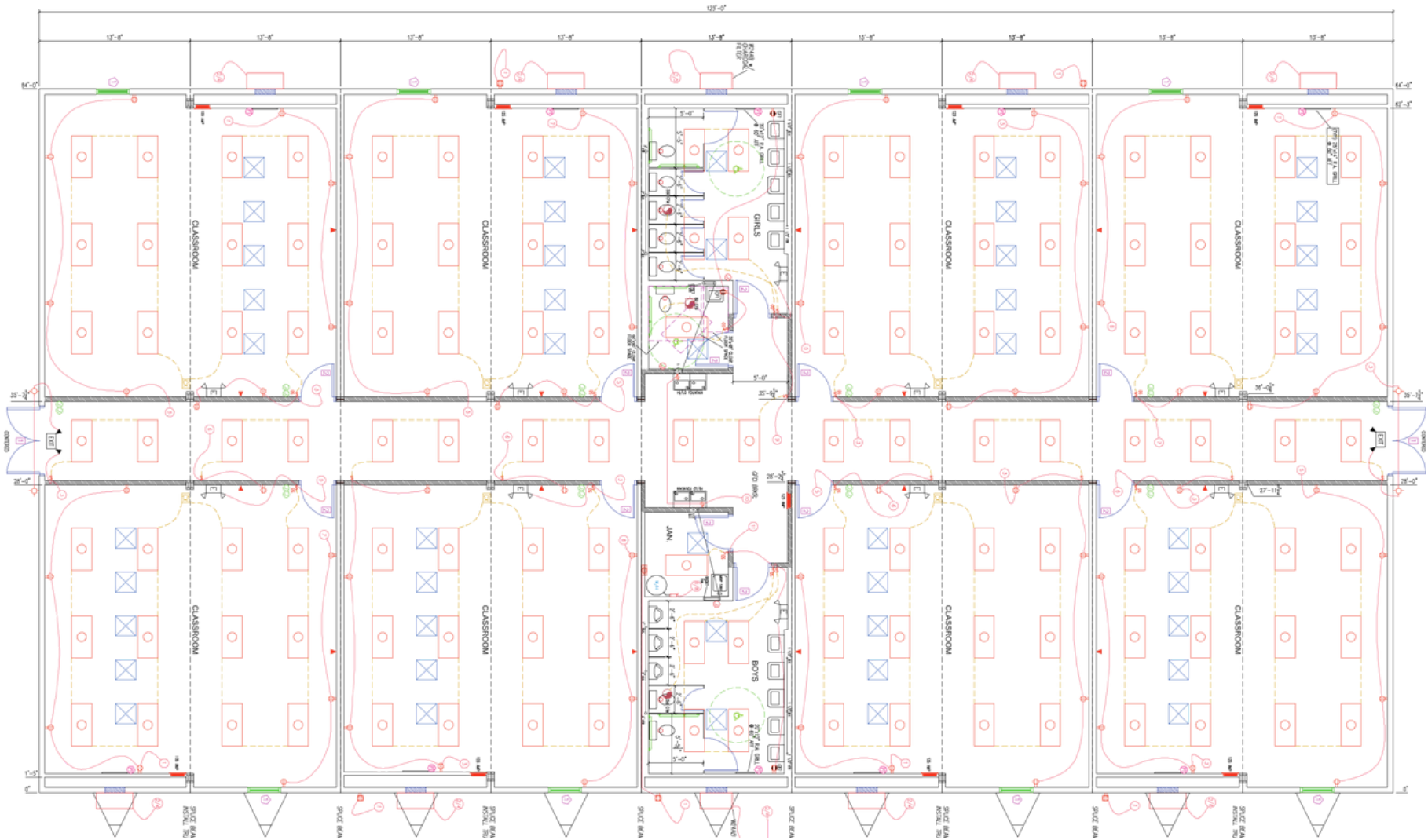
FLOOR PLAN - NORTH BLDG





INSITE EFS

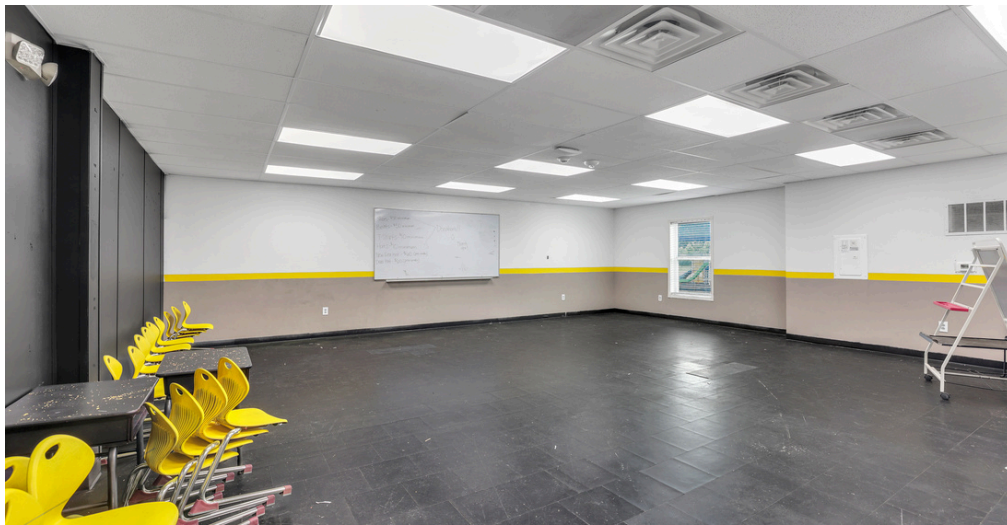
FLOOR PLAN - MODULARS









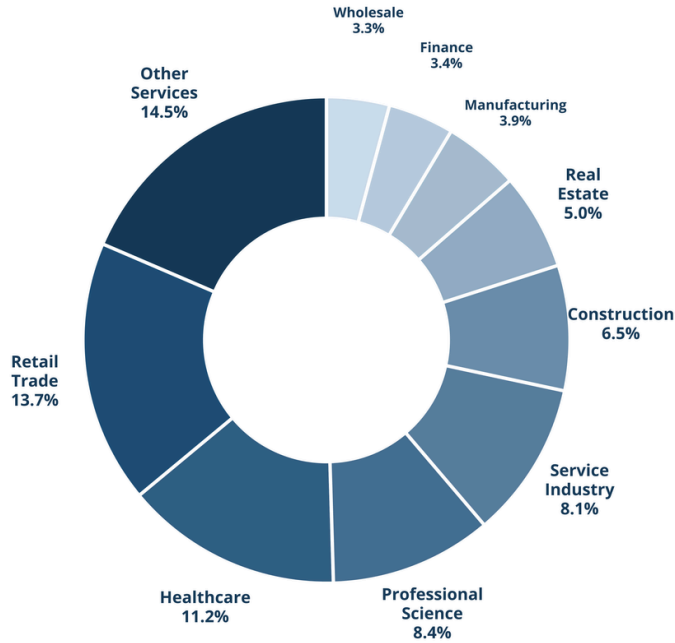






MARKET OVERVIEW

HOUSTON, TEXAS



TAPESTRY HOUSEHOLD SEGMENTS

CLASSIFICATION	HOUSEHOLDS (#)	HOUSEHOLDS (%)
Family Fabric	21,293	19.1%
Metro Vibes	19,593	17.6%
Community Connections	19,382	17.4%
Tech Trailblazers	16,229	14.6%
Urban Threads	13,675	12.3%

Click [here](#) for more detail on Esri Tapestry Segmentation

Houston is one of the nation’s largest and most economically dynamic metropolitan centers, serving as the commercial and cultural hub of Southeast Texas and the Gulf Coast region. With more than 2.3 million residents in the city and over 7 million across the Greater Houston metropolitan area, Houston combines strong population growth, exceptional diversity, and a business-friendly climate that continues to attract corporations, institutions, and mission-driven organizations from around the world.

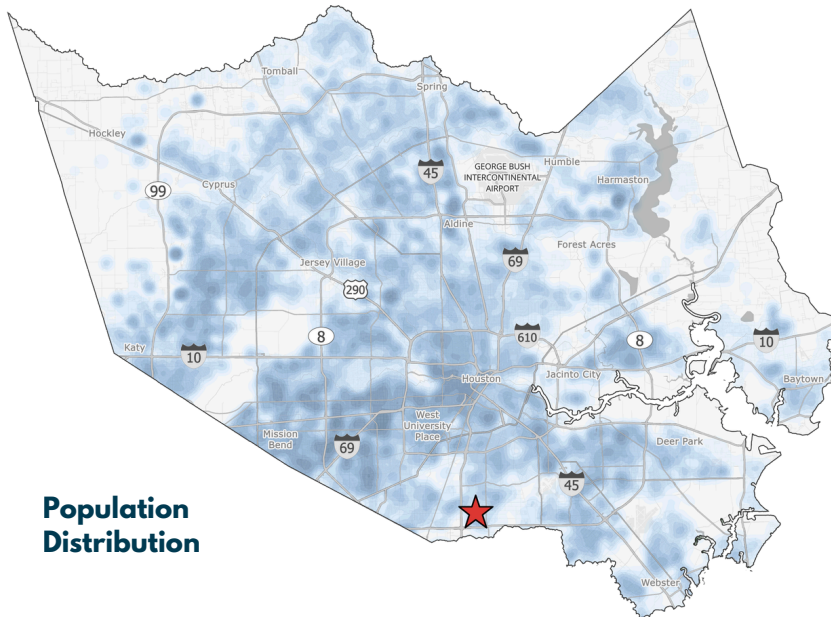
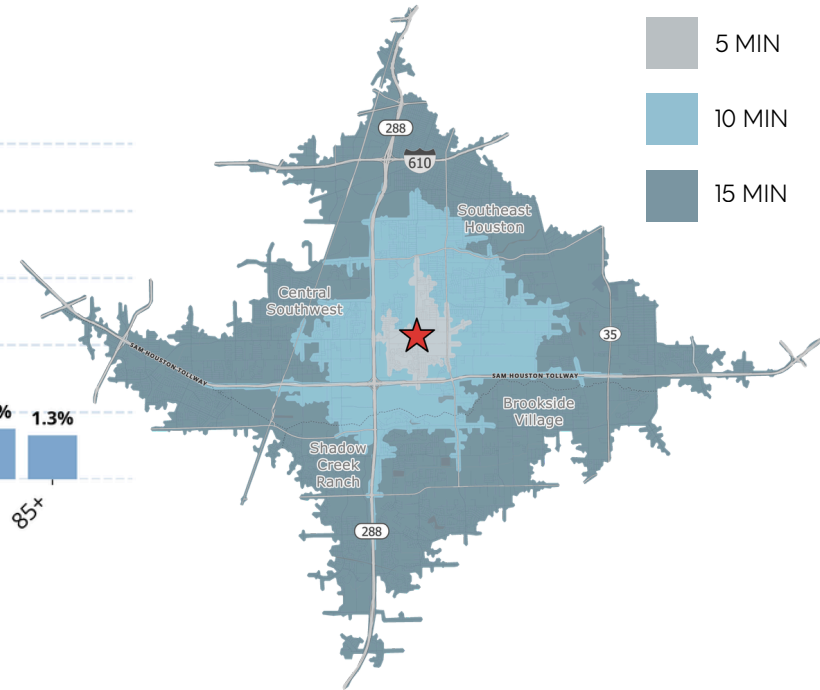
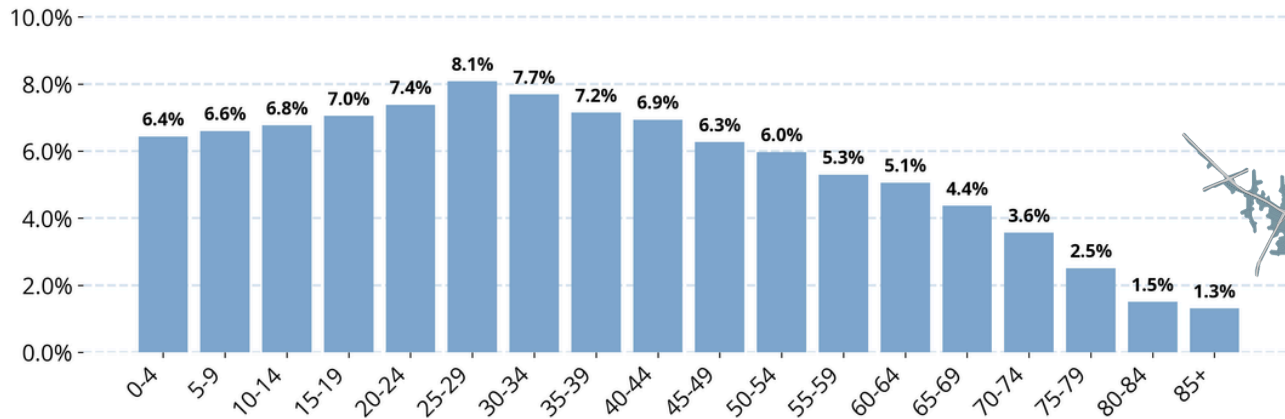
As the anchor of the Houston–The Woodlands–Sugar Land metro area, Houston supports globally competitive industries including energy, healthcare, life sciences, aerospace, logistics, and advanced manufacturing. The region is home to major economic assets such as the Texas Medical Center, the Port of Houston, and NASA’s Johnson Space Center, reinforcing its role as a leader in innovation, trade, and research.

With extensive transportation infrastructure, a highly skilled and multilingual workforce, and a relatively affordable cost of living compared to other major U.S. cities, Houston offers a compelling combination of economic scale, regional connectivity, and long-term growth potential.





Age Distribution - 15 Minute Drivetime





Population Distribution

Drivetimes	5 MIN	10 MIN	15 MIN
Population (2025)	11,974	65,619	305,424
5 Year Growth (2024 - 2029)	5.191%	5.96%	3.73%
Median Household Income	\$87,278	\$64,005	\$69,687
Total Households	4,332	23,511	111,394
HH With Bachelor Degree +	41.9%	29.2%	35.4%
Median Age	36.2	35.6	35.0
Owner Occupied	65.0%	57.1%	52.0%
Renter Occupied	29.7%	35.6%	40.7%



AMY MARTORANO


 amy@insiteefs.com

 512.271.5690

 License: #675091-BB

CRYSTAL ZAMORA

 crystale@insiteefs.com

 510.598.9856

 License: #826786-SA



InSite EFS represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.