



POWER CENTER FOR LEASE IN SOUTH EAST HOUSTON WITH 2.3M ANNUAL VISITS



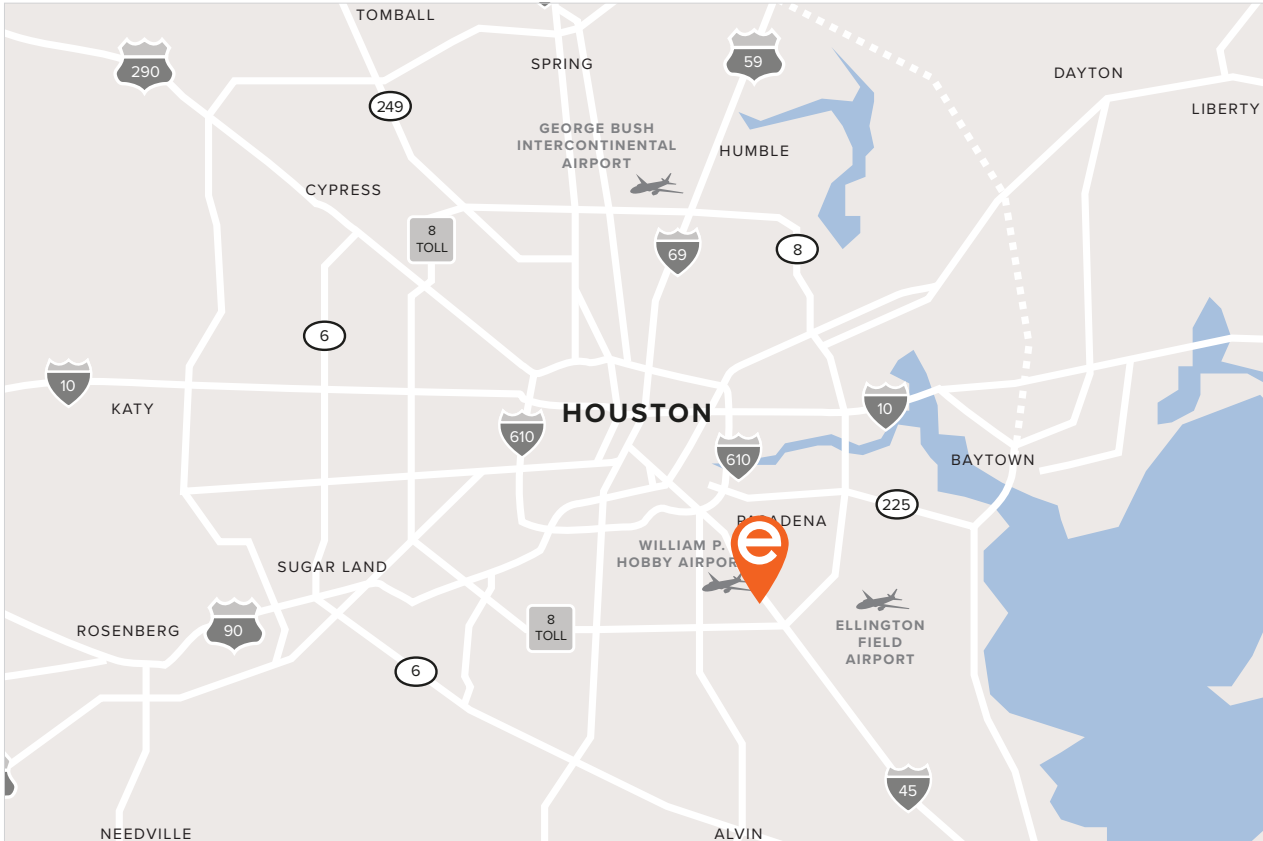
# Almeda Crossing

10005-10065 Almeda Genoa Rd, Houston, TX 77075

**Kathy King** | *Vice President*  
kking@edge-re.com | 713.900.3030

**Debbie Adams** | *Principal*  
dadams@edge-re.com | 713.900.3006

**Edge Realty Partners**  
515 Post Oak Blvd, Suite 175, Houston, Texas 77027  
713.900.3000 | edge-re.com



**LOCATION**

**10005-10065 Almeda Genoa Rd  
Houston, Texas 77075**



**AVAILABLE**

**See Site Plan for Availability**



**RATE**

**Please Call for Pricing**



**TRAFFIC COUNTS (INRIX 2023)**

**163,104 CPD**

Gulf Fwy (I-45)

**28,351 CPD**

Almeda Genoa Rd



**PROPERTY INFORMATION**

- Power Center is Located in Southeast Houston Positioned Along Gulf Freeway With Over 160,000 CPD
- Almeda Crossing is Anchored by Harbor Freight, Ross, Marshalls, and PetSmart With Cross Access to Walmart
- Walmart Receives 3.3 Million Annual Visits and Ranks 5th/66 Stores Within a 50 Mile Radius
- Endcap With Drive Thru Available
- Located in A Dense Retail Corridor With Strong Daytime and Residential Population Counts Over 290,000 Within a 5 Mile Radius
- Near Almeda Mall Which Receives 2 Million Annual Visits

*Visitor data from Placer.ai\**

**2023 DEMOGRAPHIC SNAPSHOT**

	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	19,299	122,976	294,138
<b>ADULT DAYTIME POP.</b>	16,378	107,960	260,833
<b>AVG HH INCOME</b>	\$62,542	\$70,482	\$73,591

**AREA RETAILERS**

Walmart, Almeda Mall, Sam's Club, Floor & Decor, Aldi, Harbor Freight Tools, 24 Hour Fitness, Dollar Tree, Burlington, Ross Dress For Less, Marshall's, CitiTrends, WSS, Bath & Body Works, PetSmart, Starbucks, Chick-Fil-A, McDonald's, Wendy's







1	Harbor Freight	20,480 SF
2	Petsmart	19,509 SF
3	Marshalls	25,000 SF
4	Ross Dress For Less	27,650 SF
5	Uniform N More	11,325 SF
6	Shoe Carnival	11,000 SF
7	Wells Fargo	4,079 SF
8	Dollar Tree Store	9,260 SF
9	Available	3,745 SF
10	Citi Trends	11,000 SF
11	Five Below	8,125 SF
12	My Melrose	8,000 SF
13	America's Best	3,000 SF
14	Gamestop	2,020 SF
15	Sally Beauty Supply	1,600 SF
16	Available	30,000 SF
17	Bath & Body Works	3,342 SF
18	Available	2,930 SF
19	Available (Divisible)	10,655 SF
20	Available	1,385 SF
21	La Beaute	2,800 SF
22	Dr. Cabrera	2,250 SF
23	Addis Liquor	1,750 SF
24	Available	2,445 SF

★ = Pylon Signage



## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### INFORMATION ABOUT BROKERAGE SERVICES

#### 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 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.

**Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.**

EDGE Realty Partners LLC

9000663

info@edge-re.com

713.900.3000

**BROKER FIRM NAME**

**LICENSE NO.**

**EMAIL**

**PHONE**

**BUYER, SELLER, LANDLORD OR TENANT**

**DATE**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809