

DAVIS

HOLDINGS

ALMEDA TERRACE

10910 Kingspoint
Houston, TX 77075
SWC Kingspoint & Tanner Park Ct

LEASING INFORMATION

Kate Davis

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📞 713.659.3131, ext. 111

MULTI-TENANT RETAIL BUILDING FOR LEASE



HIGHLIGHTS

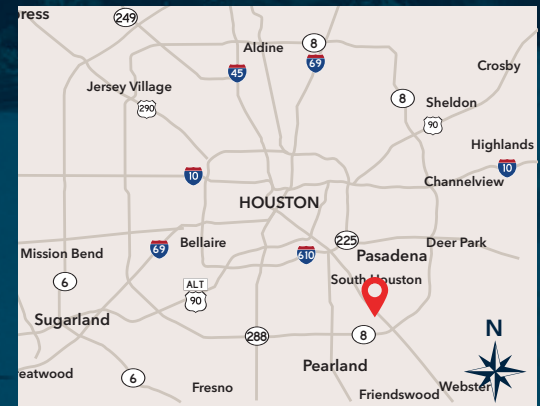
- Easy access to/from Gulf Fwy
- Visible from Gulf Fwy
- Next to Almeda Mall
- Pylon Signage (no additional cost)
- Newly paved sidewalk and parking lot
- High volume of lunch-time traffic
- Plentiful parking available
- Established Almeda Shopping Center
- Popular retail hub
- Nearby apartment complexes

SIZE

- Building A: 25,791 SF
- Building B (Pad): 1,071 SF
- Land: 5 Acres

AVAILABLE

- 980 SF | 1,071 SF | 1,200 SF | 1,200 SF | 3,000 SF
- FLEX / WAREHOUSE SPACE: 5,210 SF & 7,900 SF
- COMBINED FLEX / WAREHOUSE SPACE: 13,110 SF



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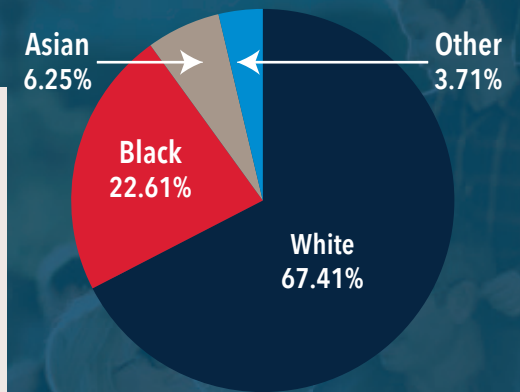
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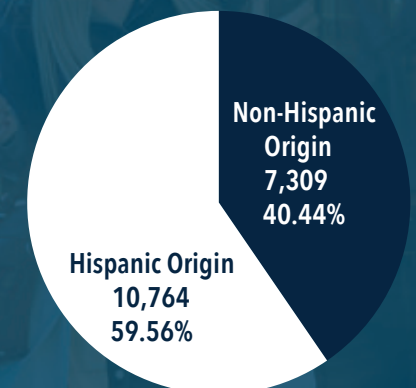
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DEMOGRAPHICS

TRADE AREA BY BLOCK GROUPS



2020 POPULATION BY RACE 1 MILE RADIUS



POPULATION BY HISPANIC ORIGIN 1 MILE RADIUS

RADIUS	1 MILE	2 MILE	5 MILE
Population			
2025 Projection	18,787	69,656	289,317
2020 Estimate	18,074	67,769	280,315
2010 Census	15,744	63,705	261,189
Growth 2020 - 2025	3.94%	2.78%	3.21%
Growth 2010 - 2020	14.80%	6.38%	7.32%
2020 Population By Race	18,074	67,769	280,315
White	12,184 67.41%	50,307 74.23%	222,242 79.28%
Black	4,087 22.61%	10,853 16.01%	32,139 1.47%
Asian	1,130 6.25%	4,502 6.64%	18,305 6.53%
Other	355 3.71%	1,148 1.69%	4,432 1.58%
Population by Hispanic Origin	18,074	67,769	280,315
Non-Hispanic Origin	7,309 40.44%	23,658 34.91%	102,506 36.57%
Hispanic Origin	10,764 59.56%	44,112 65.09%	177,809 63.43%
2020 Population by Education	11,682	44,231	185,433
Some High School, No Diploma	2,675 22.90%	11,291 25.53%	48,073 25.92%
High School Grad (Incl Equivalency)	3,081 26.37%	11,959 27.04%	50,192 27.07%
Some College, No Degree	3,435 29.40%	11,556 26.13%	48,042 25.91%
Associate Degree	772 6.61%	3,222 7.28%	12,046 6.50%
Bachelor Degree	1,318 11.28%	4,644 10.50%	19,361 10.44%
Advanced Degree	401 3.43%	1,559 3.52%	7,719 4.16%
2020 Average Household Size	2.70	3.10	3.10
Households			
2025 Projection	6,681	22,367	92,915
2020 Estimate	6,454	21,811	90,068
2020 Households by Income	6,454	21,810	90,068
2020 Avg Household Income	\$56,306	\$63,152	\$68,586
2020 Med Household Income	\$45,531	\$52,248	\$53,036

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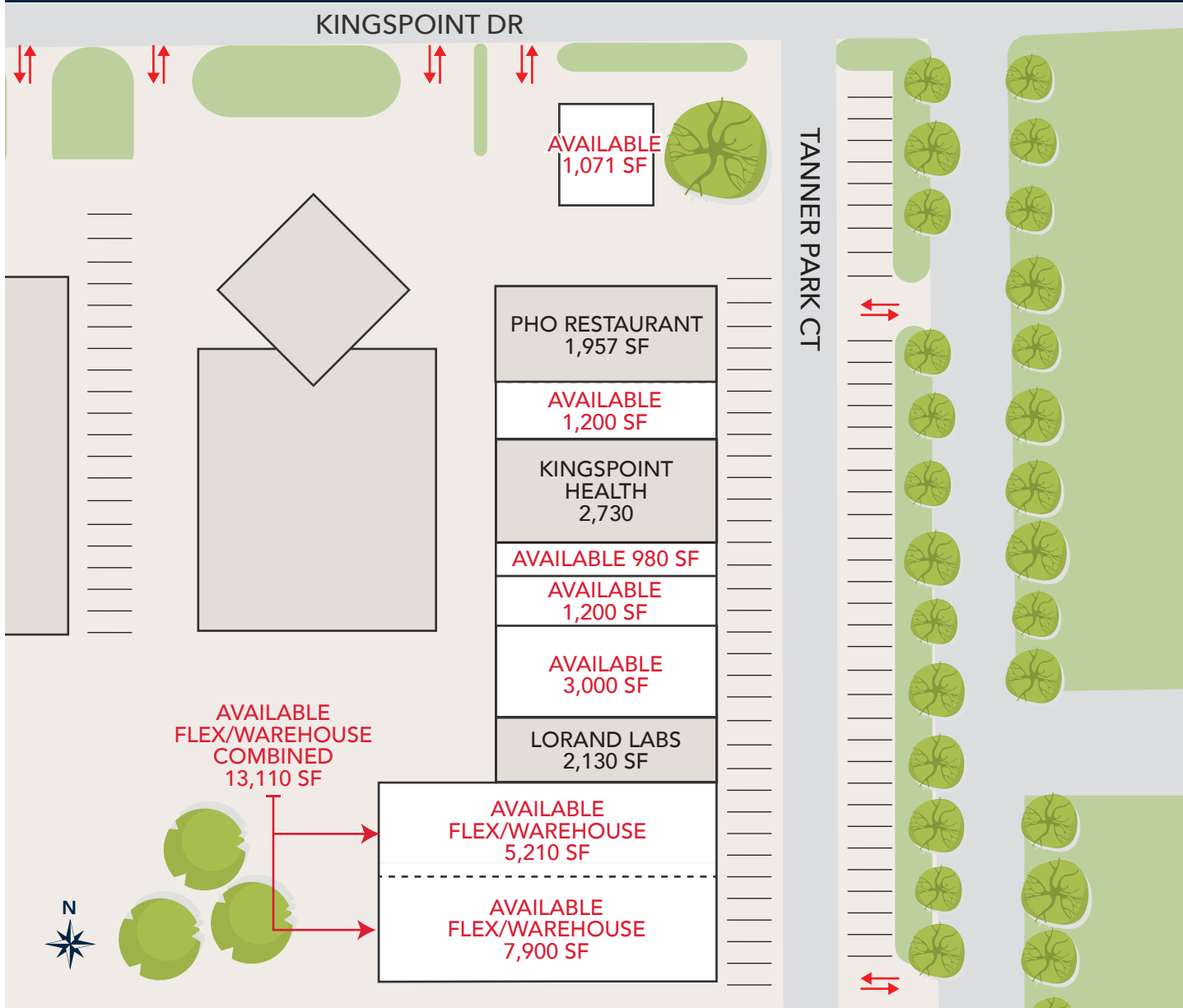
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SITE PLAN

- AVAILABLE
- LEASE PENDING
- EXECUTED

TENANT / SF

1. Pho Restaurant / 1,957
2. Kingspoint Health / 2,730
3. Lorand Labs / 2,130

AVAILABLE SQ FT

- 980 SF
- 1,071 SF
- 1,200 SF
- 1,200 SF
- 3,000 SF
- 3,157 SF
- 5,210 SF
- 7,900 SF
- 13,110 SF COMBINED

TRAFFIC (VPD)

- Kingspoint Rd @ Gulf Fwy 2,562
- I-45 @ Mace Rd206,591

TOTAL GLA

- Building A: 25,791 SF
- Building B (Pad): 1,071 SF
- Land: 5 Acres

This site plan rendering is provided to depict the general size and location of the building(s), property grounds, parking areas and amenities. Davis Bros. reserves the right to alter the aforementioned. Tenant names are subject to change without notice.