

FORMER JCPENNEY/BURLINGTON BOX AT ALMEDA MALL



FOR SALE
±198,964 SF | ±17.18 AC

12200 GULF FWY
HOUSTON, TX 77034

CBRE

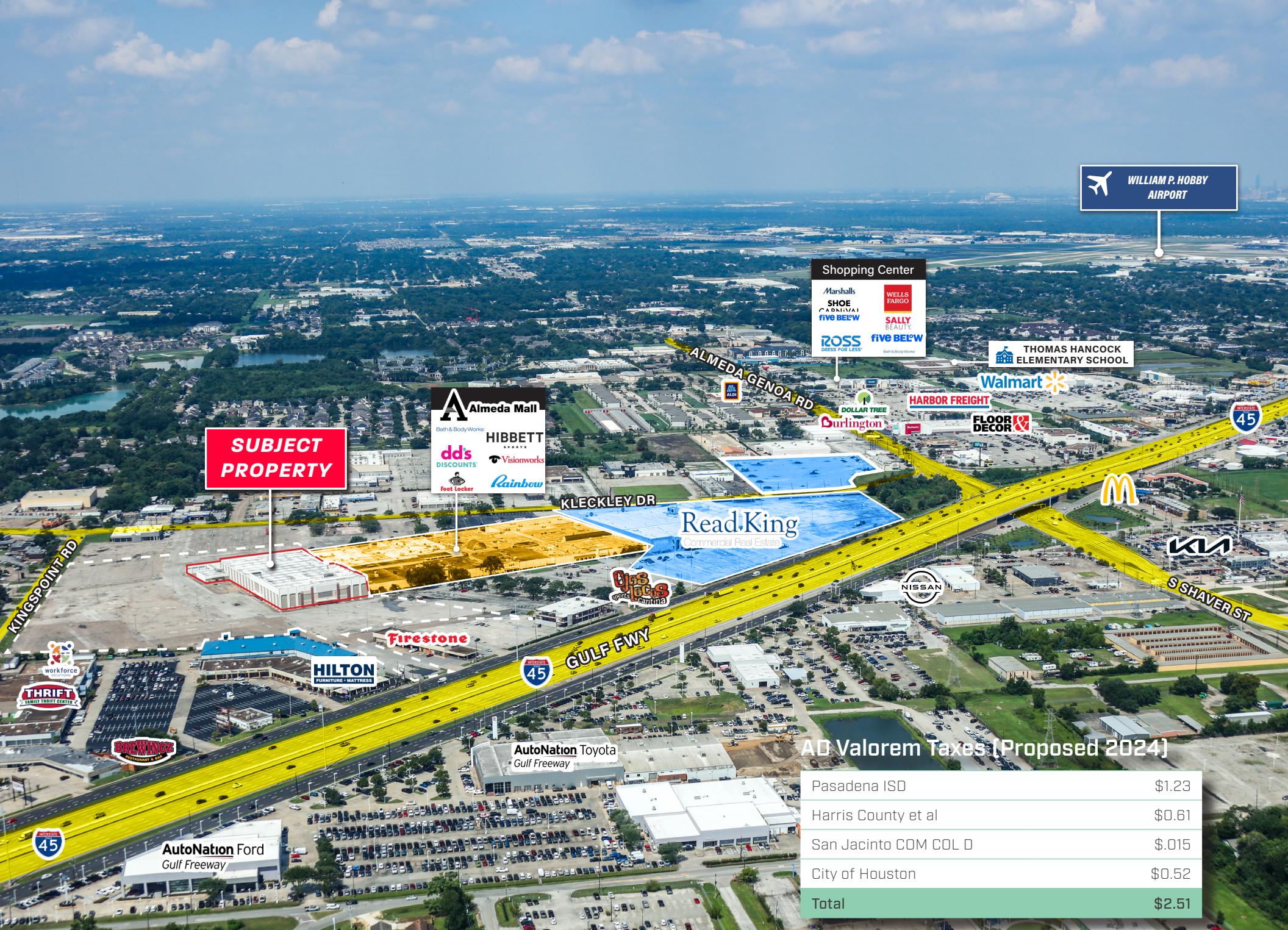
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PROPERTY OVERVIEW

CBRE is pleased to offer the opportunity to acquire the fee simple interest in a former JCPenney/Burlington Box (the "Property") in southeast Houston. Positioned at the south end of Almeda Mall, which draws 1.7m visitors annually, and along Interstate 45, the Property benefits from direct exposure to 195,000 VPD and a dense consumer base of 130,000 residents within 3 miles. The Property's larger parcel size, exceptional visibility and access, and freedom of use make it an attractive asset for an owner/user or as a potential redevelopment site.

ADDRESS	12200 Gulf Fwy Houston, TX 77034
ASKING PRICE	Contact Broker
BUILDING SIZE	2-Stories Ground: 103,916 SF 2nd Floor: 95,048 SF Total: 198,964 SF
LAND SIZE	± 17.18 AC
LOADING	4 Loading Docks
SIGNAGE	1 Pylon, 2 Monuments
TAXES	\$78,621/Year
RESTRICTIONS	No Known Restrictions
LEGAL DESCRIPTION	TRS 10A 10B 11A 13 14 & 18 & LT 9 BLK 19 GENOA ACRES
PARCEL ID	0151160190018



AD Valorem Taxes [Proposed 2024]

Pasadena ISD	\$1.23
Harris County et al	\$0.61
San Jacinto COM COL D	\$0.015
City of Houston	\$0.52
Total	\$2.51

Demographics (2024)

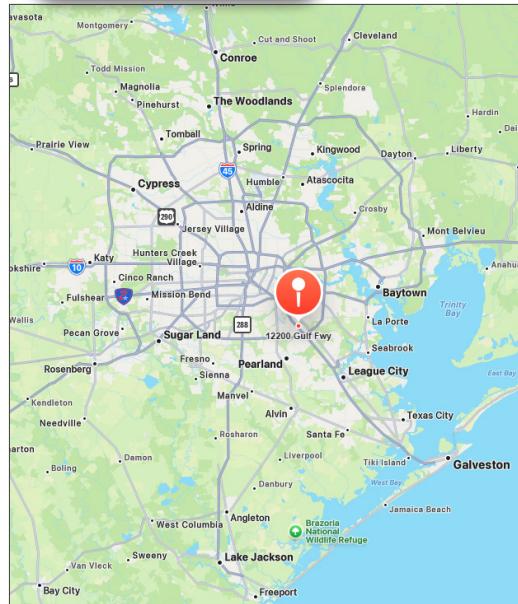
Market Overview

The Property enjoys a strategic position in southeast Houston, nestled amongst key employment centers and Interstate 45, the main north-south artery from downtown Houston to Galveston. The central location offers outstanding visibility, ensuring maximum exposure for businesses. It provides convenient access, serving a significant population of 130,000 within a 3-mile radius.

The Property is adjacent to Almeda Mall, which draws 1.7m visitors annually, and The Market at Almeda, a 23-acre retail redevelopment project featuring a grocery anchor and other service-related retailers, set to deliver 182,000 square feet and 4.96 acres of pad opportunities in 2026.

Within 3 miles of the Property, multiple industrial developments are underway, including SouthPort 45, Gulfbelt Logistics Park, Red Bluff Distribution Center, Gauge Southgate, and Gulf Point 8, contributing more than 2.3m square feet of industrial spec space to the area.

[Download Survey](#)



1-Mile

Population: 13,699
Daytime Population: 16,222
Average HH Income: \$73,776

3-Mile

Population: 126,176
Daytime Population: 111,990
Average HH Income: \$87,729

5-Mile

Population: 277,419
Daytime Population: 257,103
Average HH Income: \$92,849



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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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	