



OFFERING SUMMARY

Lot Size (acres)	0.88
Parcel ID	1015160000001
Zoning Type	Commercial
County	Harris
Frontage	345.00 Ft
Coordinates	29.632928,-95.412266
Traffic Count	0.00

PROPERTY OVERVIEW

Prime Ground Lease Opportunity
 Rectangular lot with 345 ft of frontage on Almeda and 112 ft depth, surrounded by thriving developments. Positioned between a new multi-tenant retail center to the south and an established one to the north, with new townhomes directly behind and the Almeda Plaza neighborhood nearby. High visibility with 30,765 VPD on Almeda and located outside the flood zone.

PROPERTY HIGHLIGHTS

- Signage opportunities visible along a high-traffic street.
- 345 ft of direct frontage on Almeda Rd.
- 30,765 VPD
- New residential developments nearby
- 182,868 sqft commercial space under construction within 5 miles



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OTHERS PROPERTY FOR LEASE

Almeda Ground Lease

12232 ALMEDA RD
HOUSTON, TX 77045



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POPULATION			1 MILE	3 MILE	5 MILE
2000	Population	2010	6,291	41,868	191,473
	Population	2024	9,658	58,850	240,975
	Population	2029	11,656	79,354	287,543
	Population	2024-2029	11,749	83,503	297,086
Growth	Rate	2024	0.16 %	1.02 %	0.66 %
	Daytime Population		7,588	69,822	277,677

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE		
less than \$15000	369	216	2,709	11,913	
\$15000-24999	317	379	1,666	6,452	
\$25000-34999	823	617	2,444	8,639	
\$35000-49999	596	296	3,658	12,663	
\$50000-74999	98	\$	6,399	22,843	
\$75000-99999	65,138	\$	4,016	14,555	
\$100000-149999	79,474		4,061	15,542	
\$150000-199999			1,993	7,559	
\$200000 or greater			876	9,721	\$
Median HH Income			\$ 60,725	64,381	\$
Average HH Income			\$ 78,213	95,331	

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,796	13,379	71,926
2010 Total Households	2,819	19,657	89,633
2024 Total Households	3,712	27,821	109,886
2029 Total Households	3,804	29,781	114,923
2024 Average Household Size	3.14	2.84	2.6
2024 Owner Occupied Housing	2,452	16,016	55,488
2029 Owner Occupied Housing	2,586	17,272	59,207
2024 Renter Occupied Housing	1,260	11,805	54,398
2029 Renter Occupied Housing	1,218	12,509	55,716
2024 Vacant Housing	130	2,447	11,661
2024 Total Housing	3,842	30,268	121,547



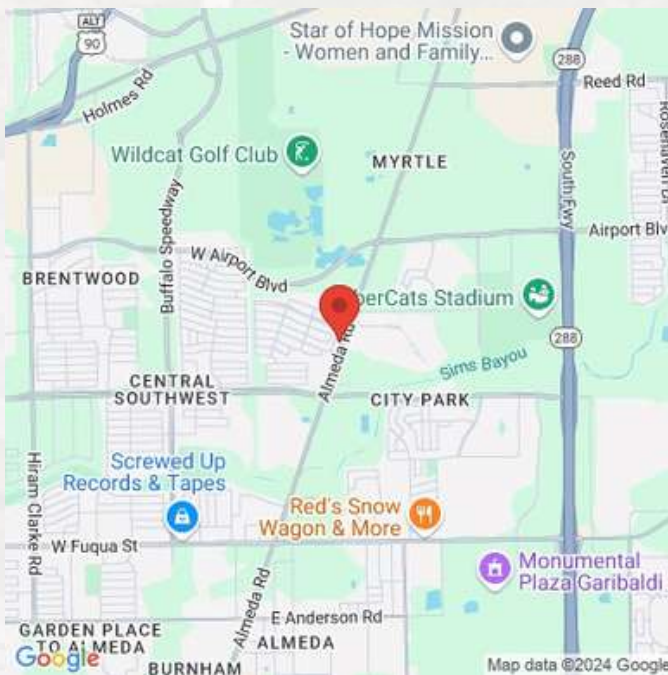
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ABOUT HOUSTON

Houston (; HEW-stən) is the most populous city in the U.S. state of Texas and in the Southern United States. Located in Southeast Texas near Galveston Bay and the Gulf of Mexico, it is the seat of Harris County; as well as the principal city of the Greater Houston metropolitan area, the fifth-most populous metropolitan statistical area in the United States and the second-most populous in Texas after Dallas–Fort Worth. With a population of 2,314,157 in 2023, Houston is the fourth-most populous city in the United States after New York City, Los Angeles, and Ch...



CITY OF HOUSTON

County	
Incorporated	6/4/1837

AREA

City	671.7 sq mi
Land	640.4 sq mi
Water	31.2 sq mi
Elevation	80 ft

POPULATION

Population	2,301,572
Estimate (null)	2,314,157
Rank	6
Density	3,598.43 sq mi
Urban	5,853,575



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11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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