



## ALMEDA CROSSING | IH-45 SOUTH AND ALMEDA-GENOA RD., HOUSTON, TX 77075

### Features

- Power center located in Southeast Houston positioned along heavily traveled Gulf Freeway
- Anchored by Harbor Freight, Ross, Marshalls, and PetSmart with cross-access to Walmart
- Dense retail corridor with strong daytime and residential population
- Endcap drive thru available
- Conn's box now available

### FOR LEASE

**TOTAL SF:** 223,198  
**AVAILABLE SF:** 62,485  
**MIN CONTIGUOUS SF:** 1,385  
**MAX CONTIGUOUS SF:** 30,000  
**CONTACT FOR MORE INFORMATION**

### Traffic Counts

I-45	212,756 VPD
Almeda Genoa Rd.	28,115 VPD
Rowlett Rd.	5,392 VPD

### Demographics

	YEAR: 2024	1 MILE	3 MILE	5 MILE
Population		19,241	121,260	296,059
Daytime Population		17,293	110,379	271,400
Households		6,589	39,638	97,791
Average Household Income		\$70,510	\$79,880	\$87,532

### Area Retailers & Businesses



### Sarah Thobae, CCIM

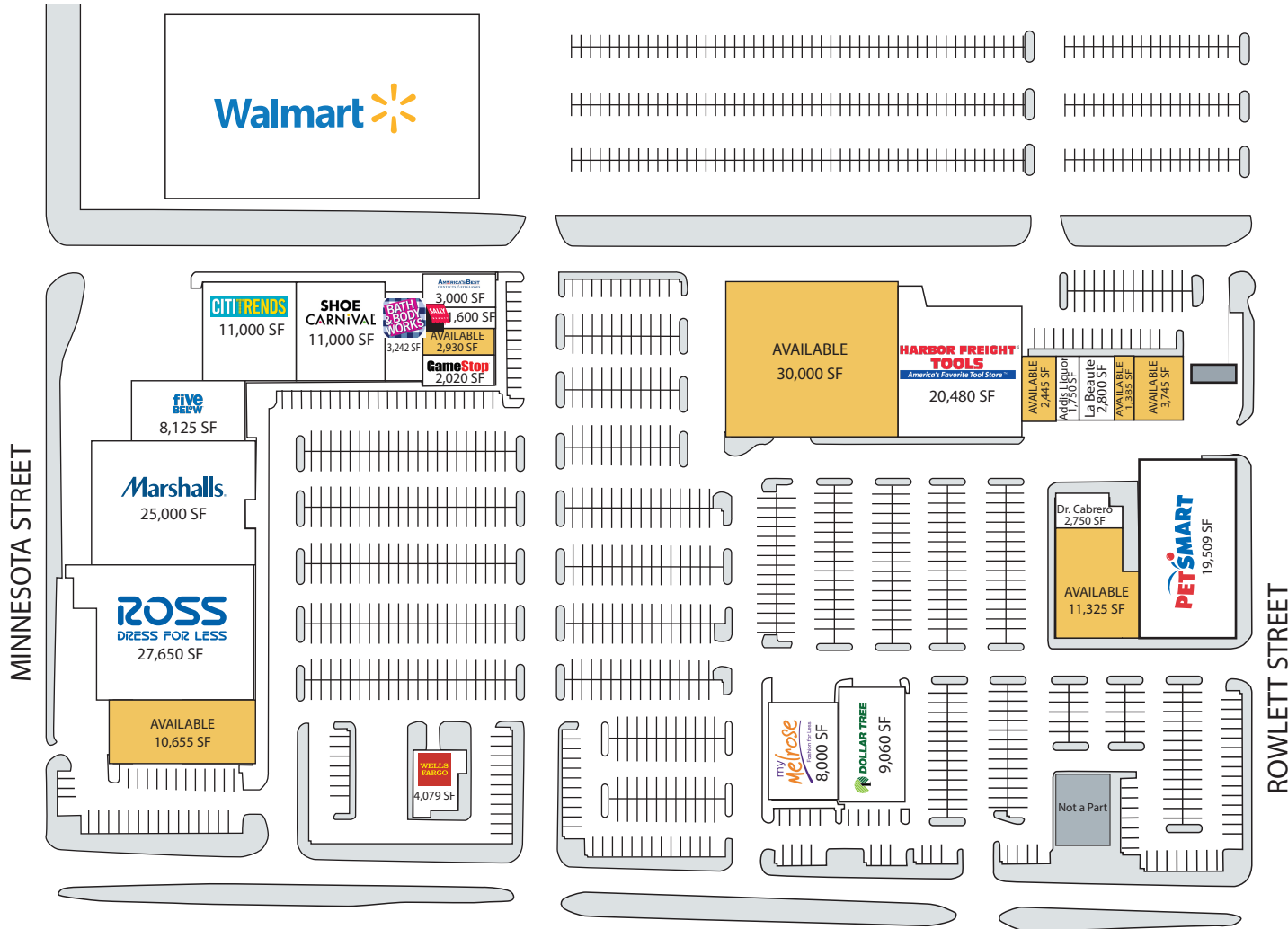
Assistant Vice President  
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[sthobae@weitzmangroup.com](mailto:sthobae@weitzmangroup.com)

### Kyle Knight

Senior Vice President  
 713.781.7111  
[kknight@weitzmangroup.com](mailto:kknight@weitzmangroup.com)

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.





### Available Space

5	11,325 sf
9	3,745 sf
17	30,000 sf
19	2,930 sf
20	10,655 sf
21	1,385 sf
25	2,445 sf
26	4,100 sf

### Current Tenants

1	Harbor Freight	20,480 sf
2	Petsmart	19,509 sf
3	Marshalls	25,000 sf
4	Ross Dress For Less	27,650 sf
6	Shoe Carnival	11,000 sf
7	Wells Fargo	4,079 sf
8	Dollar Tree Store	9,060 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
15	Gamestop	2,020 sf
16	Sally Beauty Supply	1,600 sf
18	Bath & Body Works	3,342 sf
22	La Beaute	2,800 sf
23	Dr. Cabrera	2,250 sf
24	Addis Liquor	1,750 sf

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**SITE**

**SHOE CARNIVAL**  
**GameStop**  
**WALLIS BANK**  
**PETSMART**  
**Aaron's**  
**DOLLAR TREE**  
**WELLS FARGO**  
**ROSS**  
**DRESS FOR LESS**  
**rue21**  
**Marshall's**  
**five BELOW**  
**CITITRENDS**

**Thomas Hancock Elementary**  
399 students

**Smart Living Apartments**  
300 units

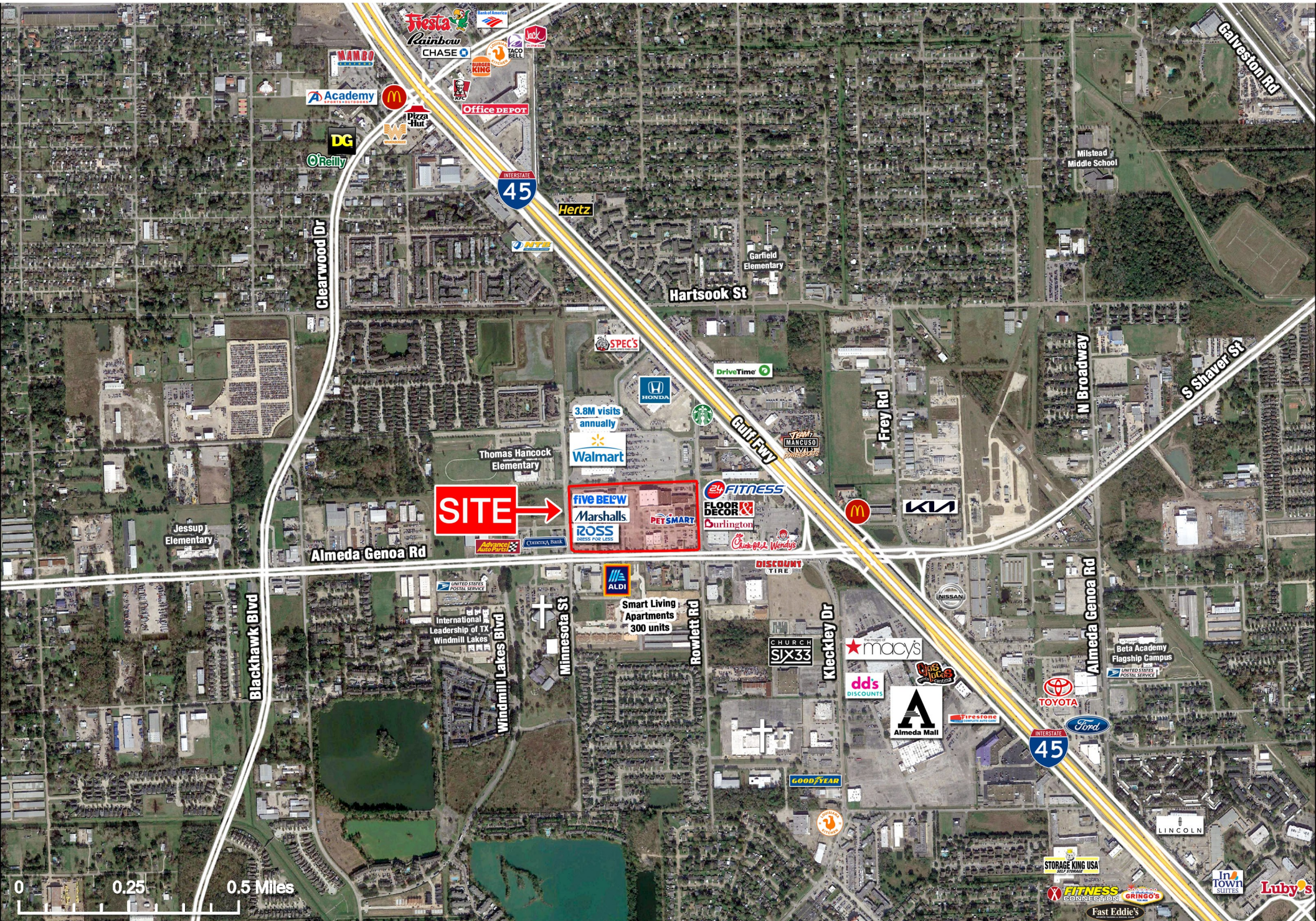
**30,388 vpd**

0 0.05 0.1 0.2 Miles

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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.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

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