

# ALMEDA COURT

Houston, Texas



**2,377 SF  
AVAILABLE  
(2nd Gen Restaurant)**

**1,630 SF  
AVAILABLE**

**1,630 SF IN-LINE SPACE & 2,377 SF (2ND GEN RESTAURANT) END CAP SPACE AVAILABLE**



**2,377 SF  
AVAILABLE  
(2nd Gen Restaurant)**

**1,630 SF  
AVAILABLE**

Professionally leased by:



Owned/Managed by:



For leasing information, contact:

**Mark Sondock,**  
Managing Partner  
msondock@ironbridgerealty.com  
346.701.5701

**Julian Fertitta,**  
Associate  
jferitta@ironbridgerealty.com  
346.701.5703

# TRADE AREA



## POPULATION 2020

1 mile	17,413
3 mile	123,288
5 mile	293,050



## POPULATION GROWTH 2020 - 2025

1 mile	8.25%
3 mile	6.75%
5 mile	6.75%



## HOUSEHOLDS 2020

1 mile	5,839
3 mile	38,357
5 mile	93,432



## HOUSEHOLD INCOME 2020

1 mile	\$65,700
3 mile	\$77,190
5 mile	\$81,810

# SITE AERIAL



## PROPERTY HIGHLIGHTS

- Located at hard corner lighted intersection
- Excellent visibility and access to Almeda Road
- Newest shopping center in the trade area
- Strong service-oriented co-tenants
- Caddy corner to major power center

## SPACE AVAILABLE

1,630 SF In-Line Space

2,377 SF End Cap - 2nd Gen Restaurant

Signage Available



## TRAFFIC COUNTS

Almeda Genoa Rd	28,115 VPD
Gulf Fwy/I-45	160,440 VPD



## DRIVE TIMES ESTIMATED

S Loop 610 E	7 mi. / 13 min.
Beltway 8	2.8mi. / 7 min.
Downtown Houston	18 mi. / 25 min.

The information contained herein has been obtained from sources that are deemed reliable and accurate. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.

# SITE PLAN

MINNESOTA ROAD

Pylon Sign

WELLS FARGO

ATM

DRIVE THRU

2,377 SF  
AVAILABLE  
2nd Gen Restaurant

Almeda  
Family  
Dental  
2,400 SF

THE JOINT<sup>®</sup>  
chiropractic  
65' Depth  
1,250 SF

1,630 SF  
AVAILABLE

Frost Bank  
2,783 SF



ALMEDA-GENOA ROAD

**28,115 VPD**





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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 sale's 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.

**Ironbridge Realty Partners, LLC**

LICENSED BROKER / BROKER FIRM NAME OR  
PRIMARY ASSUMED BUSINESS NAME

**Ralph E. Tullier, Jr.**

DESIGNATED BROKER OF FIRM

**9007044**

LICENSE NO.

**447126**

LICENSE NO.

**rtullier@ironbridgerealty.com**

EMAIL

**rtullier@ironbridgerealty.com**

EMAIL

**(346) 701-5700**

PHONE

**(346) 701-5707**

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

