

FOR LEASE

10013

Almeda Genoa Road
HOUSTON | TX

2,450 - 20,480 SF
Available at
Almeda Crossing



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CIM A CIM Operated Property




PROPERTY HIGHLIGHTS

223,200 SF power center anchored by Marshall’s, PetSmart, Five Below, Ross Dress for Less, and Conn’s Home Plus. The center is shadow-anchored by Walmart.

Situated in a dense retail corridor just west of Alameda mall, an 897,000 SF regional mall anchored by Macy’s Burlington Coat Factory and Palais Royal.

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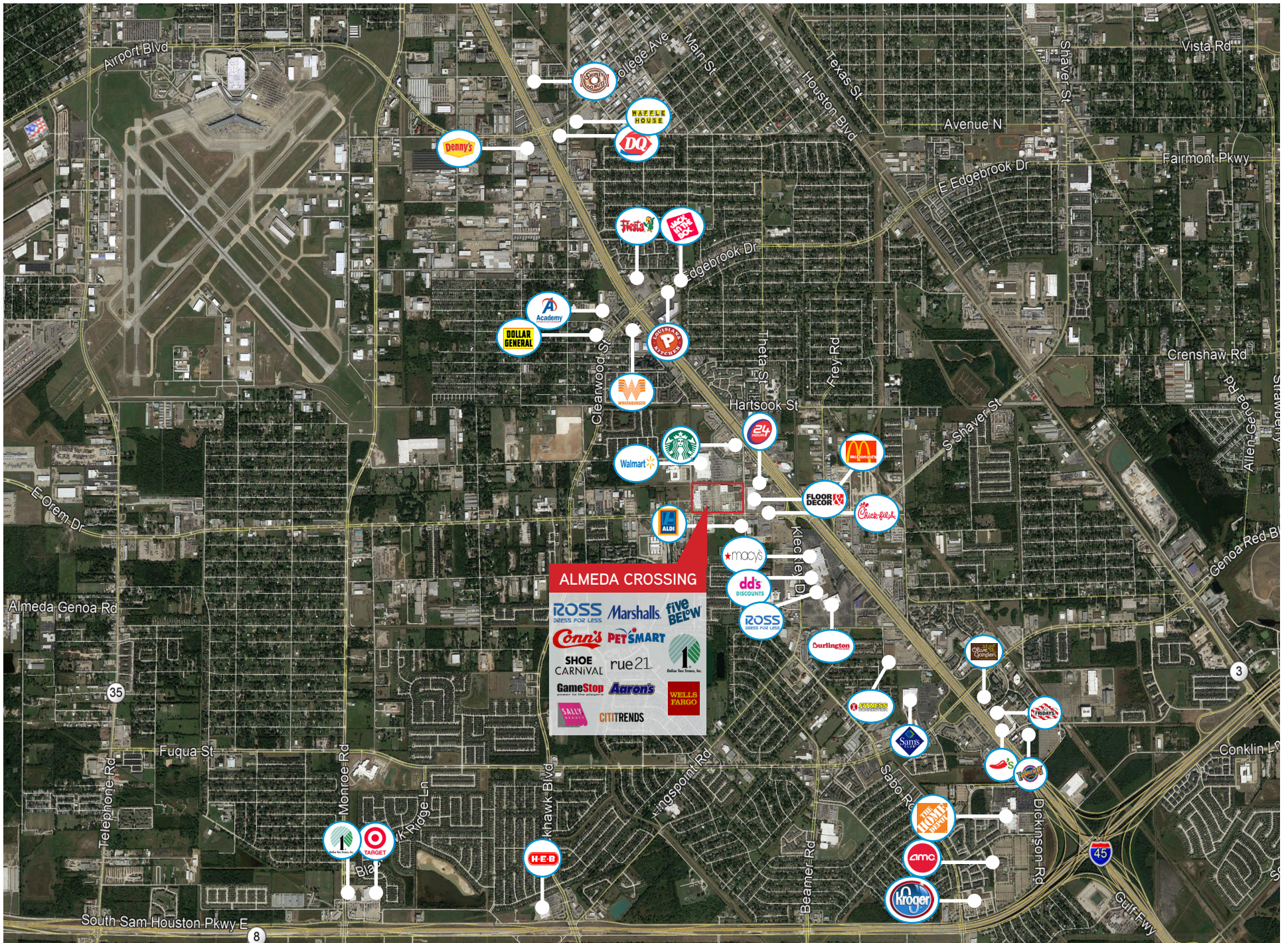
AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 Population (2018)	9,090	71,700	224,260
 Projected Population (2023)	9,290	73,990	239,920
 Average Household Income (2018)	\$65,700	\$77,190	\$81,810



SITE PLAN

B	Gamestop	2,020 SF	13	Payless ShoeSource	3,000 SF
1	Available	20,480 SF	14	Rue 21	4,970 SF
2	PetSmart	19,509 SF	16	Sally Beauty Supply	1,600 SF
3	Marshall's	25,000 SF	17	Conn's Appliance	30,000 SF
4	Ross Dress for Less	27,650 SF	18	Available	3,500 SF
5	Available	11,325 SF	19	Available	2,955 SF
6	Shoe Carnival	11,000 SF	20	PrideStaff	1,400 SF
7	Wells Fargo	4,079 SF	21	Boost Mobile	1,400 SF
8	Dollar Tree Store	9,060 SF	22	La Beaute	2,800 SF
9	Wallis State Bank	3,745 SF	23	Dr. Cabrera	2,250 SF
10	Citi Trends	11,000 SF	24	Addis Liquor	1,750 SF
11	Five Below	8,125 SF	25	Available	2,450 SF
12	Aaron's	8,000 SF	26	Available	4,130 SF





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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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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Date