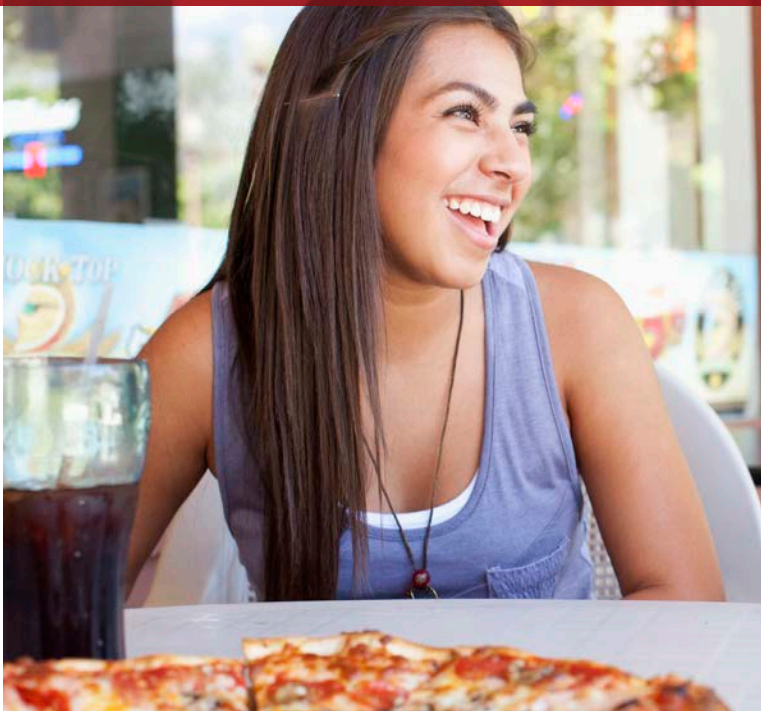




THE CROSSING AT ALMEDA

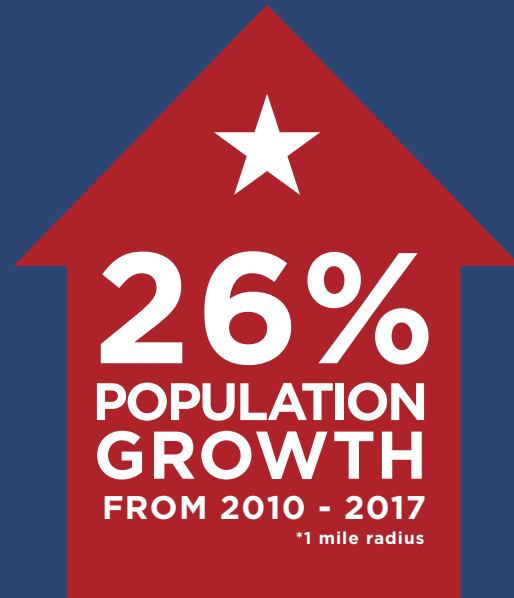
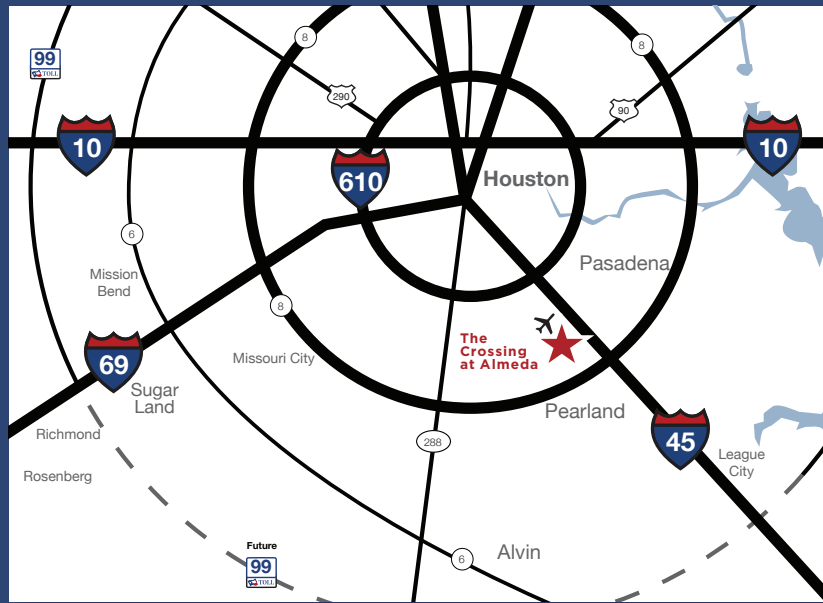
10,400 SF Brand New Center with Endcap Drive-Thru

9990 Almeda Genoa | Houston, Texas



Ori Batagower | Neal Thomson | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management



Developed by:



100,985 Current Households in the 5 Mile Trade Area



MAJOR AREA BUSINESSES

- Walmart
- Marshall's
- Conns
- Ross
- Alameda Mall
 - Macy's
 - Burlington Coat Factory
 - Palais Royal



THE CROSSING AT ALMEDA

Edifis Group presents **10,400 SQUARE FEET OF NEW CONSTRUCTION** in the retail-rich connector corridor of Alameda Genoa, just west of I-45.

Dense **POPULATION OF OVER 300,000 PEOPLE WITHIN A 5 MILE RADIUS.** Shoppers will appreciate the quick, convenient ease of access to this very attractive center.

The Crossing at Alameda will offer an appealing aesthetic, excellent visibility at a signalized hard corner, and a tall pylon that will be seen by over 25,000 vehicles per day. A **QUICK SERVE SHOP OPPORTUNITY IS AVAILABLE ON THE EAST ENDCAP, WITH A 6 CAR STACK EASILY ACCOMMODATED.**

A **DUAL ATM DRIVE-THRU** will channel additional incidental traffic to the center. Plenty of restaurant parking is available.

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Edgebrook

2017 Brand New Elementary School

Thomas Hancock Elementary School

WOODFOREST NATIONAL BANK

TGF HAIR SALON

Walmart

STARBUCKS COFFEE

Capital One

SUBWAY

Más Pízza Menos Dinero

at&t

INTERSTATE 45

MORRISON SUPPLY COMPANY

ELC Early Learning Center

ct|church

ALASCOS

Advance Auto Parts

Comerica Bank

SONIC

Marshall's

ROSS

Aaron's

PET SMART

DOLLAR TREE

FLOOR DECOR

FAMSA

24 FITNESS

FishPlace

McDonald's

Pancho's MEXICAN BUFFET

Arby's

Wendy's

Wendy's

Alameda Genoa Rd

POWER MARK RESOURCES

FARMERS INSURANCE

UNITED STATES POST OFFICE

VALERO

ALDI

plus4

ALDI

WAFLE HOUSE

Super 8

DISCOUNT TIRE

99¢ ONLY

2017 Brand New Charter School



INTERNATIONAL LEADERSHIP OF TEXAS WINDMILL LAKES K-8

Windmill Lakes Blvd

life CHURCH

life Life's Love Message

Minnesota

Brand New Shopping Center with Drive-Thru

Rowlett

Victoria Park

ALMEDA MALL

★ macy's

PALAIS ROYAL

Burlington coat factory





HH
HOUSTON HOBBY
OPPORTUNITIES WITHOUT BORDERS

Walmart
PET SMART
STAPLES
Aaron's
Conn's
Marshalls
ROSS
DOLLAR TREE

Academy SPORTS+OUTDOORS
JCI
McDonald's

STARBUCKS COFFEE
FLOOR DECOR &
24 HOUR FITNESS
FAMSA
FishPlace
Capital One
at&t
SUBWAY
Arby's
Wendy's
Pancho's MEXICAN BUFFET

Brand New Shopping Center with Drive-Thru

LMEDA MALL
macy's
PALAIS ROYAL
Burlington coat factory

TARGET
Payless SHOESOURCE
DOLLAR TREE

Sams CLUB
golden corral Buffet & Grill
JOE'S CRAB SHACK
GRINGO'S TEX-MEX

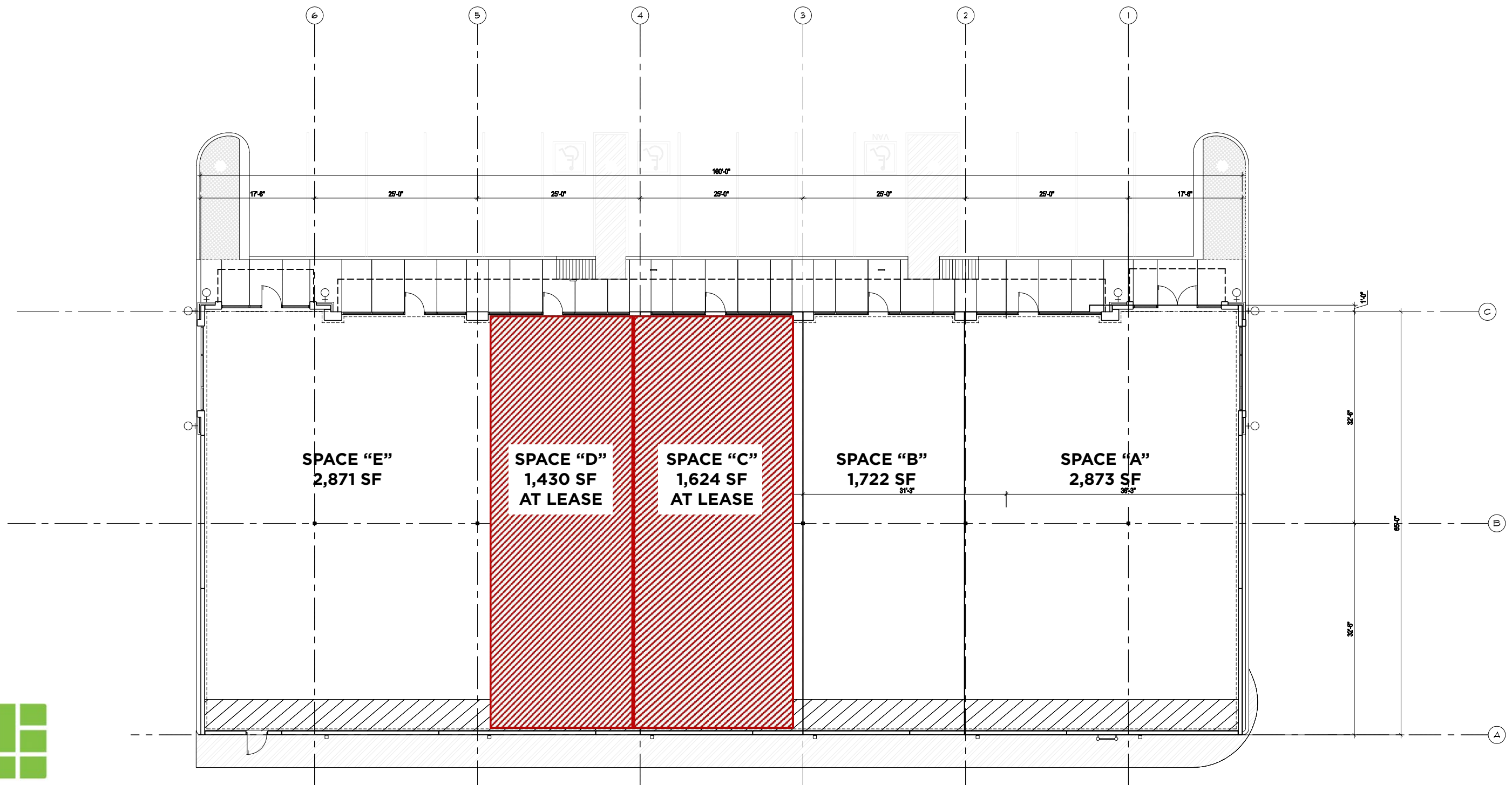
THE HOME DEPOT
Kroger
OUTBACK STEAKHOUSE
AMC THEATRES
CARmax

State Farm
STUDIO MOVIE GRILL
SportClips HAIRCUTS
FLAMINGO
BREWINGZ

STARBUCKS COFFEE
SUBWAY
verizon
Sprint
SPEC'S

Sagemont CHURCH





WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2013 Estimates with Delivery Statistics as of 9/17

	1 Mile	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	6,906	45,706	100,985
Current Population	20,540	143,859	313,913
2010 Census Average Persons per Household	2.97	3.15	3.11
2010 Census Population	16,249	123,394	272,952
Population Growth 2010 to 2017	26.42%	16.63%	15.37%
CENSUS HOUSEHOLDS			
1 Person Household	23.69%	19.51%	20.35%
2 Person Households	23.04%	23.50%	24.34%
3+ Person Households	53.27%	56.99%	55.31%
Owner-Occupied Housing Units	38.79%	56.75%	57.62%
Renter-Occupied Housing Units	61.21%	43.25%	42.38%
RACE AND ETHNICITY			
2017 Estimated White	48.33%	56.00%	58.77%
2017 Estimated Black or African American	20.26%	12.88%	11.36%
2017 Estimated Asian or Pacific Islander	4.15%	6.19%	6.57%
2017 Estimated Other Races	26.34%	24.24%	22.66%
2017 Estimated Hispanic	64.14%	64.55%	62.20%
INCOME			
2017 Estimated Average Household Income	\$51,857	\$61,166	\$63,640
2017 Estimated Median Household Income	\$46,861	\$55,520	\$56,123
2017 Estimated Per Capita Income	\$17,769	\$19,959	\$21,083
EDUCATION (AGE 25+)			
2017 Estimated High School Graduate	30.54%	29.63%	29.69%
2017 Estimated Bachelors Degree	9.89%	10.96%	10.84%
2017 Estimated Graduate Degree	3.47%	4.27%	4.73%
AGE			
2017 Median Age	29.1	30.7	31.6

Our quest
is your success.

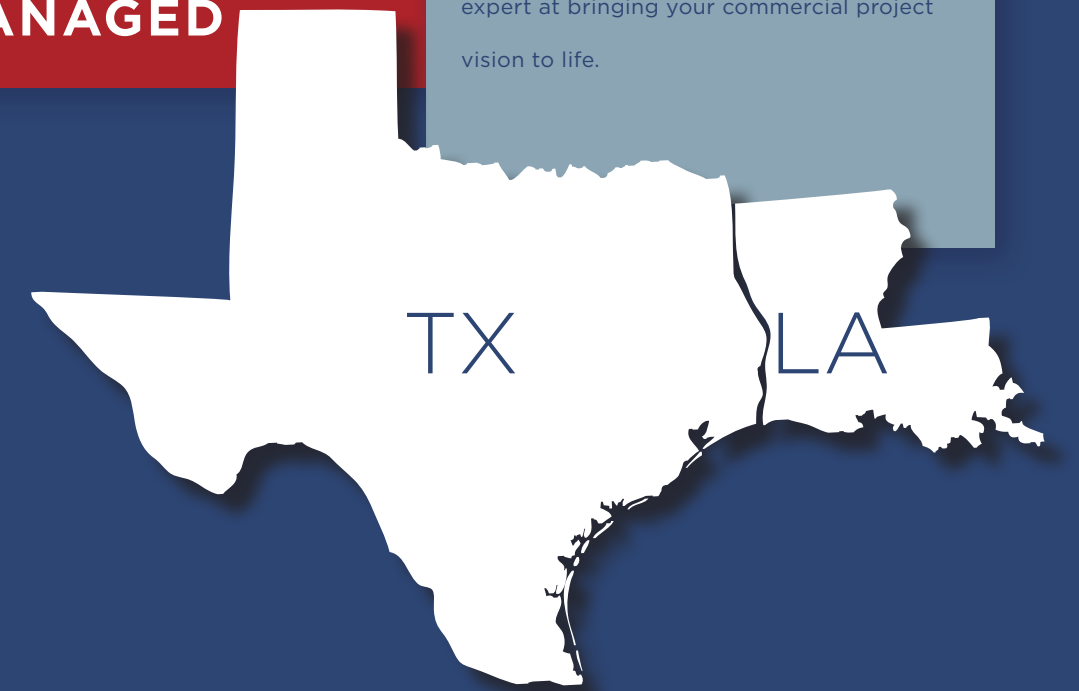
9.9M SF
OWNED

12.1M SF
LEASED

10.3M SF
MANAGED

Specializing in retail space leasing, management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, and property management, NewQuest is an expert at bringing your commercial project vision to life.





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.

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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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

