

# DAVIS

## HOLDINGS

# ALMEDA TERRACE

10910 Kingspoint  
Houston, TX 77075  
SWC Kingspoint & Tanner Park Ct

## LEASING INFORMATION

Kate Davis

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## MULTI-TENANT RETAIL BUILDING FOR LEASE



## HIGHLIGHTS

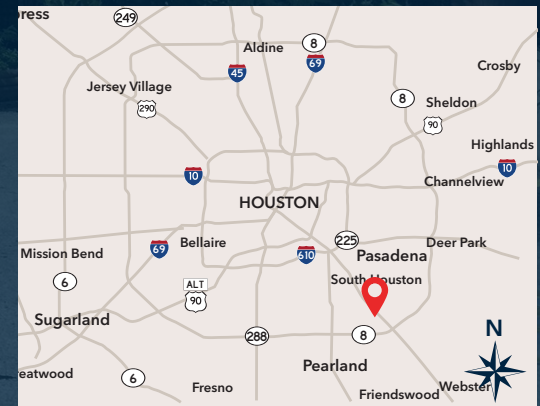
- Easy access to/from Gulf Fwy
- Visible from Gulf Fwy
- Next to Almeda Mall
- Pylon Signage (no additional cost)
- Newly paved sidewalk and parking lot
- High volume of lunch-time traffic
- Plentiful parking available
- Established Almeda Shopping Center
- Popular retail hub
- Nearby apartment complexes

## SIZE

- Building A: 25,791 SF
- Building B (Pad): 1,071 SF
- Land: 5 Acres

## AVAILABLE

- 1,200 SF | 1,071 SF | 3,000 SF
- FLEX/WAREHOUSE SPACE: 5,210 SF - 7,900 SF



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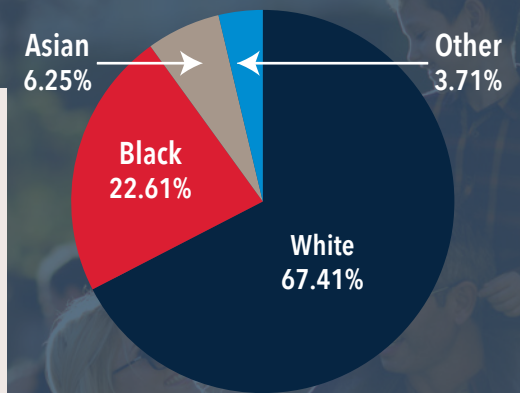
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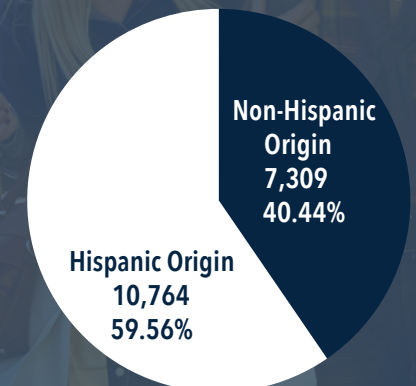
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### DEMOGRAPHICS

#### TRADE AREA BY BLOCK GROUPS

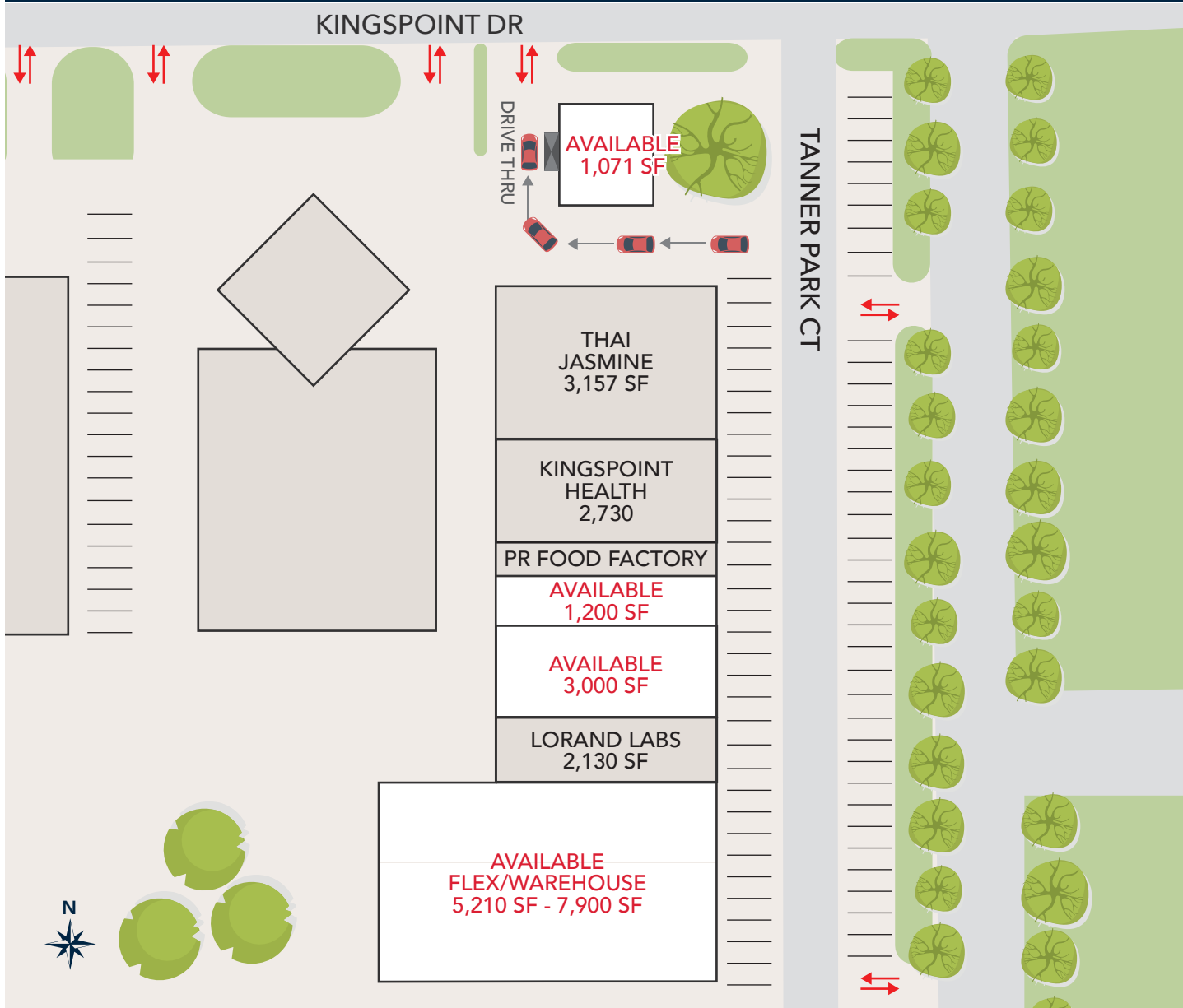


#### 2020 POPULATION BY RACE 1 MILE RADIUS



#### POPULATION BY HISPANIC ORIGIN 1 MILE RADIUS

RADIUS	1 MILE	2 MILE	5 MILE
<b>Population</b>			
2025 Projection	18,787	69,656	289,317
2020 Estimate	18,074	67,769	280,315
2010 Census	15,744	63,705	261,189
Growth 2020 - 2025	3.94%	2.78%	3.21%
Growth 2010 - 2020	14.80%	6.38%	7.32%
<b>2020 Population By Race</b>	<b>18,074</b>	<b>67,769</b>	<b>280,315</b>
White	12,184 67.41%	50,307 74.23%	222,242 79.28%
Black	4,087 22.61%	10,853 16.01%	32,139 1.47%
Asian	1,130 6.25%	4,502 6.64%	18,305 6.53%
Other	355 3.71%	1,148 1.69%	4,432 1.58%
<b>Population by Hispanic Origin</b>	<b>18,074</b>	<b>67,769</b>	<b>280,315</b>
Non-Hispanic Origin	7,309 40.44%	23,658 34.91%	102,506 36.57%
Hispanic Origin	10,764 59.56%	44,112 65.09%	177,809 63.43%
<b>2020 Population by Education</b>	<b>11,682</b>	<b>44,231</b>	<b>185,433</b>
Some High School, No Diploma	2,675 22.90%	11,291 25.53%	48,073 25.92%
High School Grad (Incl Equivalency)	3,081 26.37%	11,959 27.04%	50,192 27.07%
Some College, No Degree	3,435 29.40%	11,556 26.13%	48,042 25.91%
Associate Degree	772 6.61%	3,222 7.28%	12,046 6.50%
Bachelor Degree	1,318 11.28%	4,644 10.50%	19,361 10.44%
Advanced Degree	401 3.43%	1,559 3.52%	7,719 4.16%
<b>2020 Average Household Size</b>	<b>2.70</b>	<b>3.10</b>	<b>3.10</b>
<b>Households</b>			
2025 Projection	6,681	22,367	92,915
2020 Estimate	6,454	21,811	90,068
<b>2020 Households by Income</b>	<b>6,454</b>	<b>21,810</b>	<b>90,068</b>
2020 Avg Household Income	\$56,306	\$63,152	\$68,586
2020 Med Household Income	\$45,531	\$52,248	\$53,036



### SITE PLAN

- AVAILABLE
- LEASE PENDING
- EXECUTED

#### TENANT / SF

1. Kingspoint Health / 2,730
2. Lorand Labs / 2,130
3. PR Food Factory / 980
4. Thai Jasmine / 3,157

#### AVAILABLE SQ FT

- 1,071 SF
- 1,200 SF
- 3,000 SF
- 5,210 SF
- 7,900 SF

#### TRAFFIC (VPD)

- Kingspoint Rd @ Gulf Fwy ..... 2,562
- I- 45 @ Mace Rd .....206,591

#### TOTAL GLA

- Building A: 25,791 SF
- Building B (Pad): 1,071 SF
- Land: 5 Acres