The Market at Almeda

Grocery-Anchored Redevelopment Project

SWC Interstate 45 & Almeda Genoa Rd | Houston, TX 77034

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read-king.com

Read King
Commercial Real Estate

The Market at Almeda

Rare Hard Corner Revitalization Opportunity | Houston, TX

Read King is ready to launch their next development project - the *Market at Almeda*. The former Macy's site, along with additional land adjacent to Almeda Mall, presents a prime hard corner redevelopment opportunity in Houston, TX.

Positioned at a key regional intersection serving southeast Houston, this site offers excellent visibility and is easily accessible to 130,000 people in a 3 mile radius. The property boasts multiple points of ingress via I-45 Frontage Road and Kleckley Drive and provides exposure to more than 210,000 total CPD.

With more than 500,000 square feet of power anchored retail at the intersection and Almeda Mall shadow-anchoring the property, this redevelopment offers unparalleled opportunities for grocery, retail, and pad site users.

Dense Demographics
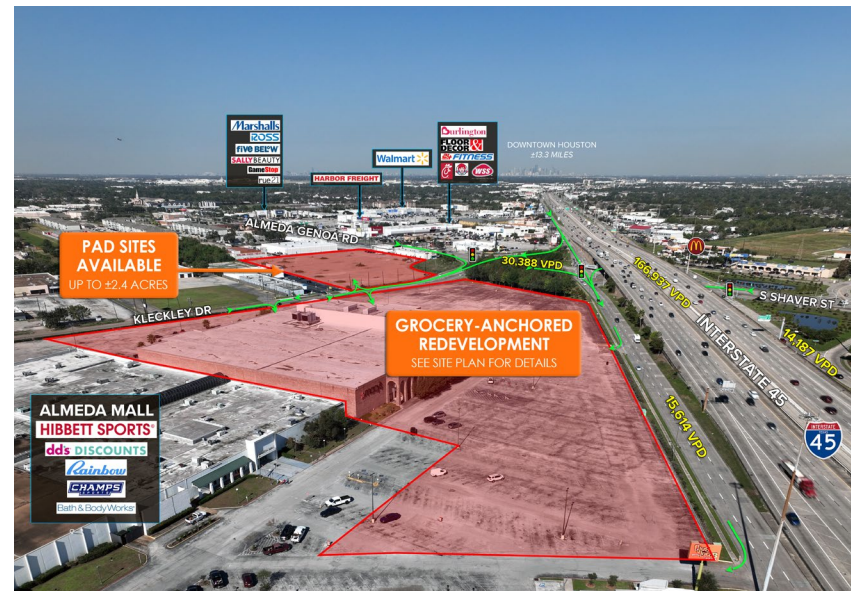High Daytime Pop., Diversity Index, & Housing Units

Ready For Development
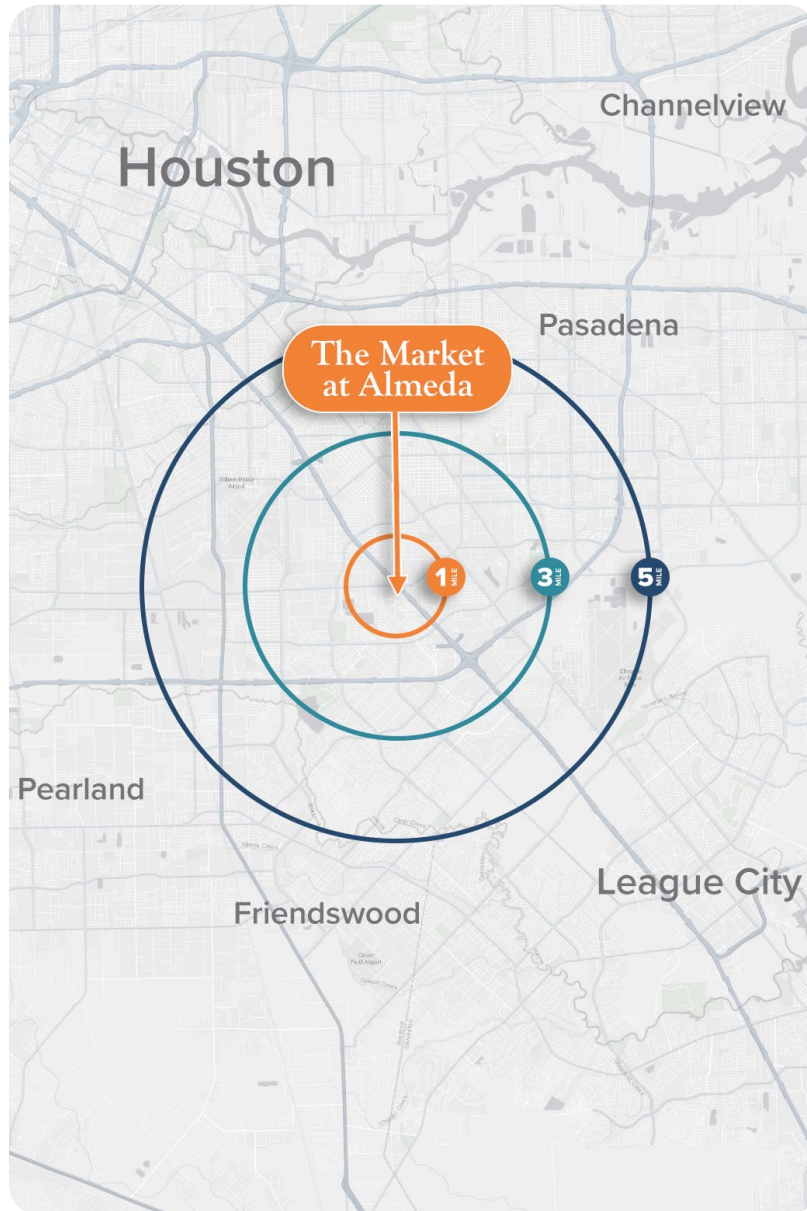Ground Breaking Q3 '25 & Delivering Q1 '26

Grocery Anchor + Retail
Big Box & In-Line Spaces, Pad Sites & Freestanding Retail Opportunities

The Market at Almeda

Trade Area Overview

2024 DEMOGRAPHICS			
	1 Mile Radius	3 Mile radius	5 Mile Radius
TOTAL POPULATION	20,670	129,665	289,806
DAYTIME POPULATION	19,015	113,964	268,108
TOTAL HOUSING UNITS	8,093	46,486	104,445
TOTAL BUSINESSES	666	3,921	9,105
TOTAL EMPLOYEES	6,166	37,994	95,010
MEDIAN HH INCOME	$53,974	$62,693	$65,614
MEDIAN AGE	31.4	32.9	34.0
% HISPANIC ORIGIN	63.7%	69.3%	67.0%
DIVERSITY INDEX	88.5	86.8	86.9

The Market at Almeda

Site vs. Gulfgate Shopping Center, with the #1 H-E-B in Houston*

RK

SUBJECT SITE

WITHIN A 5 MILE RADIUS:

289,882
TOTAL POPULATION

268,108
DAYTIME POPULATION

104,725
TOTAL HOUSING UNITS

9,023
TOTAL BUSINESSES

138,587
TOTAL EMPLOYEES

$65,614
MEDIAN HH INCOME

34.0
MEDIAN AGE

67.0%
% HISPANIC ORIGIN

86.9
DIVERSITY INDEX

GULFGATE SITE

WITHIN A 5 MILE RADIUS:

305,746
TOTAL POPULATION

323,515
DAYTIME POPULATION

119,111
TOTAL HOUSING UNITS

10,379
TOTAL BUSINESSES

131,083
TOTAL EMPLOYEES

$50,147
MEDIAN HH INCOME

34.3
MEDIAN AGE

63.2%
% HISPANIC ORIGIN

87.5
DIVERSITY INDEX

*Source: Placer.ai; demographics: ESRI Business Analyst, 2024

The Market at Almeda

National Retailers & QSR's

Placer.ai RANKINGS*

RETAILER	# VISITS	EST. SALES	RANKING
Walmart	3.2M	$65.8M	94th Percentile
Chick-fil-A	967.5K	$10.4M	70th Percentile
Ross Dress For Less	376.6K	$11.3M	63rd Percentile
Discount Tire	87.6K	N/A	75th Percentile
Ojos Locos	127.3K	N/A	74th Percentile

percentile rankings are based off of Placer.ai visits, benchmarked nationwide (trailing 12 months)

The Market at Almeda

The Vision for the ±23 Acre Hard Corner Site

The Macy's building currently serves as one of the single most imposing structures along the I-45 south corridor from Downtown Houston to Galveston.

This dynamic redevelopment aims to reposition this "landmark" building into a grocery anchored shopping center offering unparalleled pad sites, junior box opportunities, and retail space. Delivering 2026.

The Market at Almeda
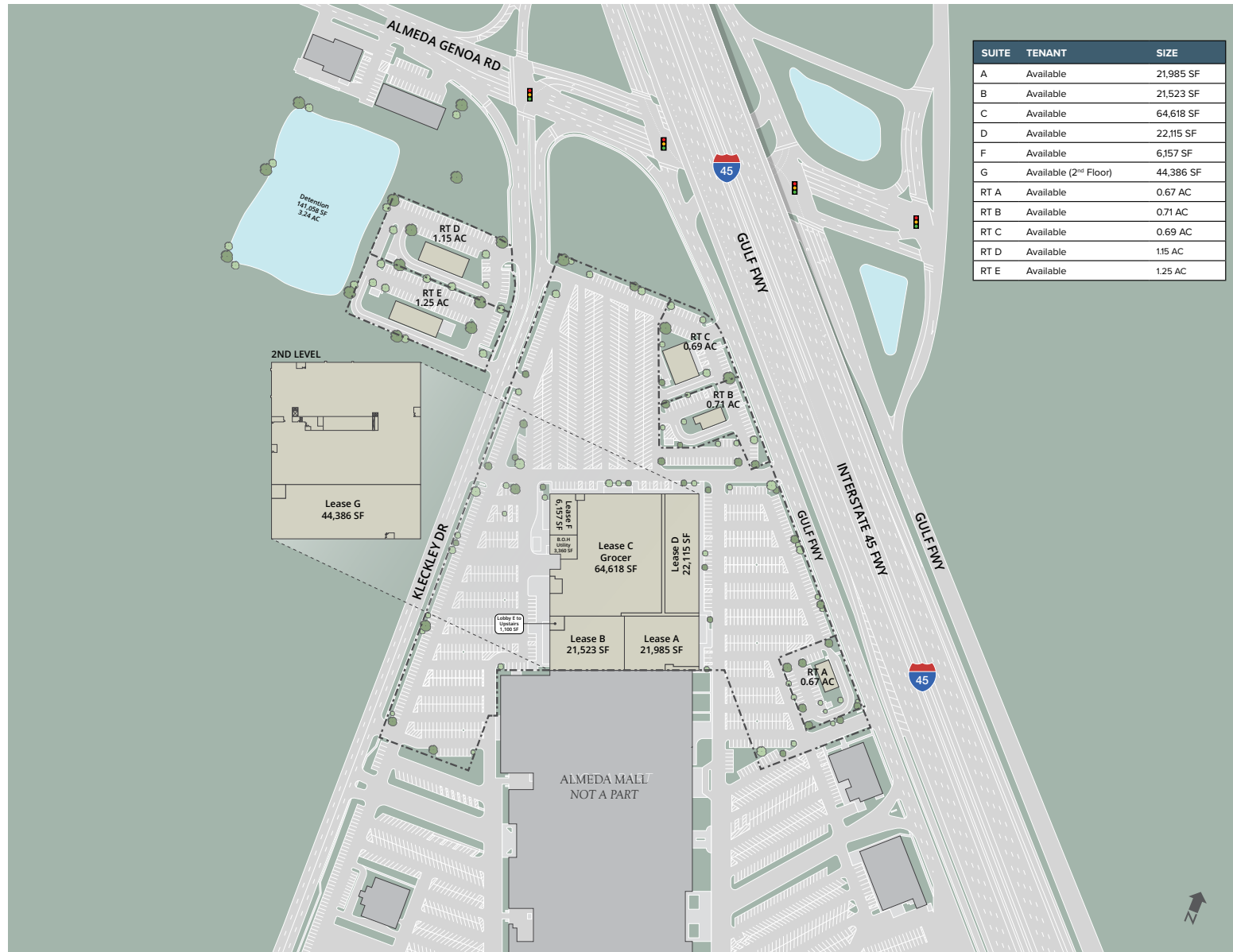
Project Renderings

EASTERN FACING

NORTHERN FACING

The Market at Almeda

Conceptual Site Plan

SUBJECT TO CHANGE

SUITE	TENANT	SIZE
A	Available	21,985 SF
B	Available	21,523 SF
C	Available	64,618 SF
D	Available	22,115 SF
F	Available	6,157 SF
G	Available (2nd Floor)	44,386 SF
RT A	Available	0.67 AC
RT B	Available	0.71 AC
RT C	Available	0.69 AC
RT D	Available	1.15 AC
RT E	Available	1.25 AC

Map labels: ALMEDA GENOA RD; Detention 141,038 SF 3.24 AC; RT D 1.15 AC; RT E 1.25 AC; 2ND LEVEL; Lease G 44,386 SF; KLECKLEY DR; RT C 0.69 AC; RT B 0.71 AC; GULF FWY; INTERSTATE 45 FWY; Lease F 6,157 SF; B.O.H Utility 3,360 SF; Lease C Grocer 64,618 SF; Lease D 22,115 SF; Lobby E to Upstairs 1,100 SF; Lease B 21,523 SF; Lease A 21,985 SF; RT A 0.67 AC; ALMEDA MALL NOT A PART

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INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,
you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Read King, Inc.	504639		713.782.9000
BROKER FIRM NAME	**LICENSE NO.**	**EMAIL**	**PHONE**
Charles Scoville	303620	cscoville@read-king.com	713.782.9000
DESIGNATED BROKER OF FIRM	**LICENSE NO.**	**EMAIL**	**PHONE**
Charles Scoville	303620	cscoville@read-king.com	713.782.9000
SALES AGENT / ASSOCIATE	**LICENSE NO.**	**EMAIL**	**PHONE**

BUYER, SELLER, LANDLORD OR TENANT   **DATE**

Flyer Last Updated on February 24, 2025 2:39 PM.