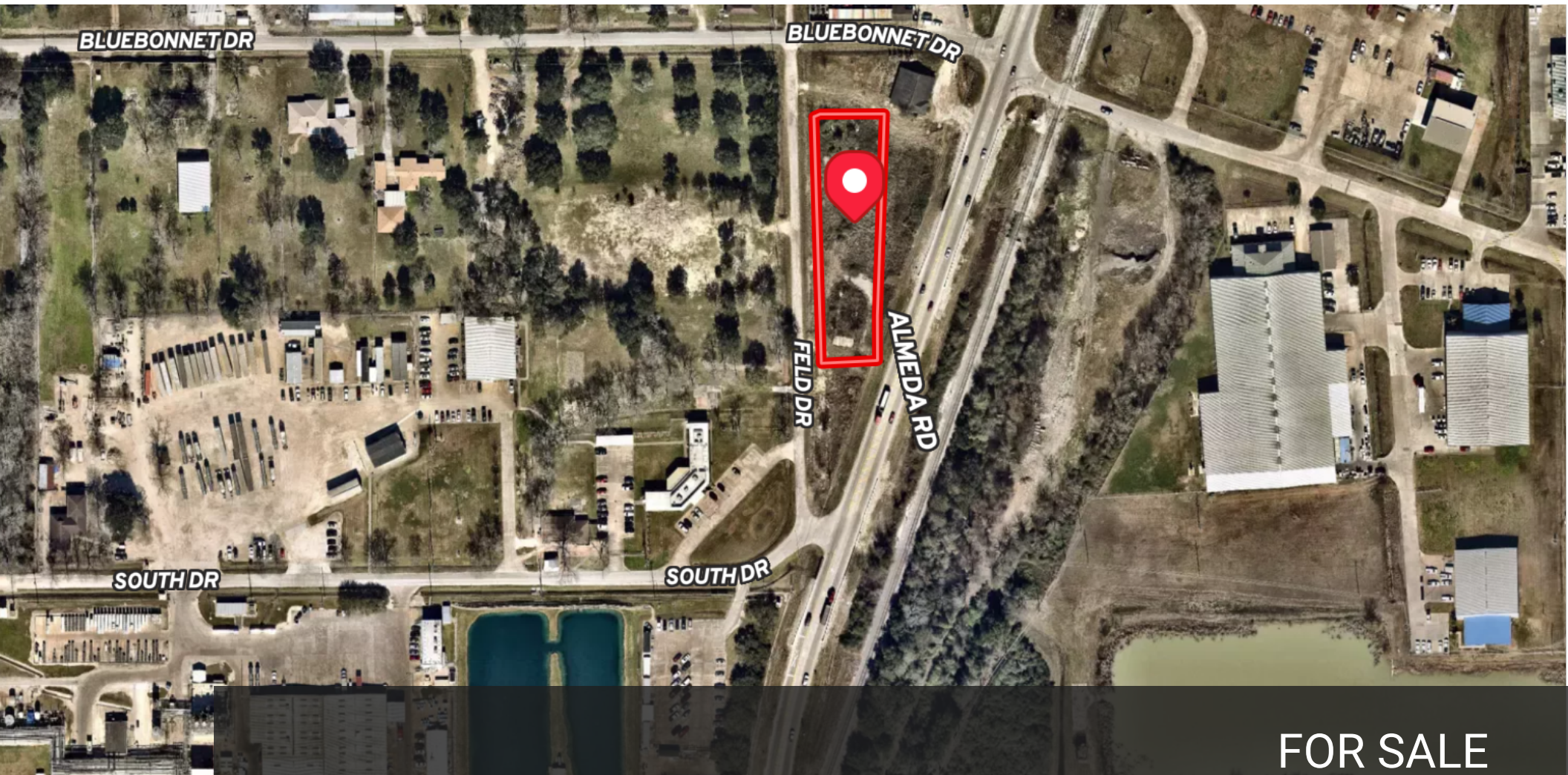


LAND FOR SALE

15010 ALMEDA RD, HOUSTON, TX 77053-

15010 ALMEDA ROAD, HOUSTON, TX 77053



FOR SALE

KW COMMERCIAL TEXAS
1220 Augusta Drive, suite 300
Houston, TX 77057

PRESENTED BY:

ASH NOORANI
O: (832) 455-6486
ash@cbanrealestate.com

Each Office Independently Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

15010 ALMEDA ROAD



OFFERING SUMMARY

PRICE:	\$210,000
LOT SIZE:	0.7752 ACRES
PRICE / SQ. FT.:	\$5.89
FRONTAGE:	396 FEET
ZONING:	COMMERCIAL
APN:	650560010078

PROPERTY OVERVIEW

For sale: Prime commercial land, boasting 0.7752 acres, strategically situated near Sam Houston Tollway and conveniently accessible from Alameda Road. This exceptional property offers a highly sought-after location with exceptional visibility, making it an ideal investment opportunity for various commercial ventures. With a remarkable traffic count of over 15,000 vehicles passing by daily, this site promises a steady stream of potential customers and clients. Whether you're considering retail, office space, hospitality, or other commercial ventures, this property's strategic positioning provides an advantageous setting to attract and serve your target audience effectively.

PROPERTY HIGHLIGHTS

- Prime 0.7752-acre commercial land for sale near Sam Houston Tollway and Alameda Road.
- An excellent investment opportunity in a dynamic and rapidly growing area.
- Strategic location for retail, office space, hospitality, and other ventures.
- High visibility and exposure with over 15,000 daily passing vehicles, perfect for diverse commercial uses.

LOCATION & HIGHLIGHTS

15010 ALMEDA ROAD



LOCATION INFORMATION

Street Address: 15010 ALMEDA RD,
City, State, Zip: HOUSTON, TX, 77053
County: HARRIS
Market: HOUSTON

LOCATION OVERVIEW

For sale: A prime 0.7752-acre commercial land located near Sam Houston Tollway and conveniently situated right off of Almeda Road. With excellent visibility and a daily traffic volume of over 15,000 vehicles, this location offers an ideal setting for a wide range of commercial purposes. Don't miss this opportunity to acquire a highly desirable property for various commercial ventures in a high-traffic and prominently visible area.

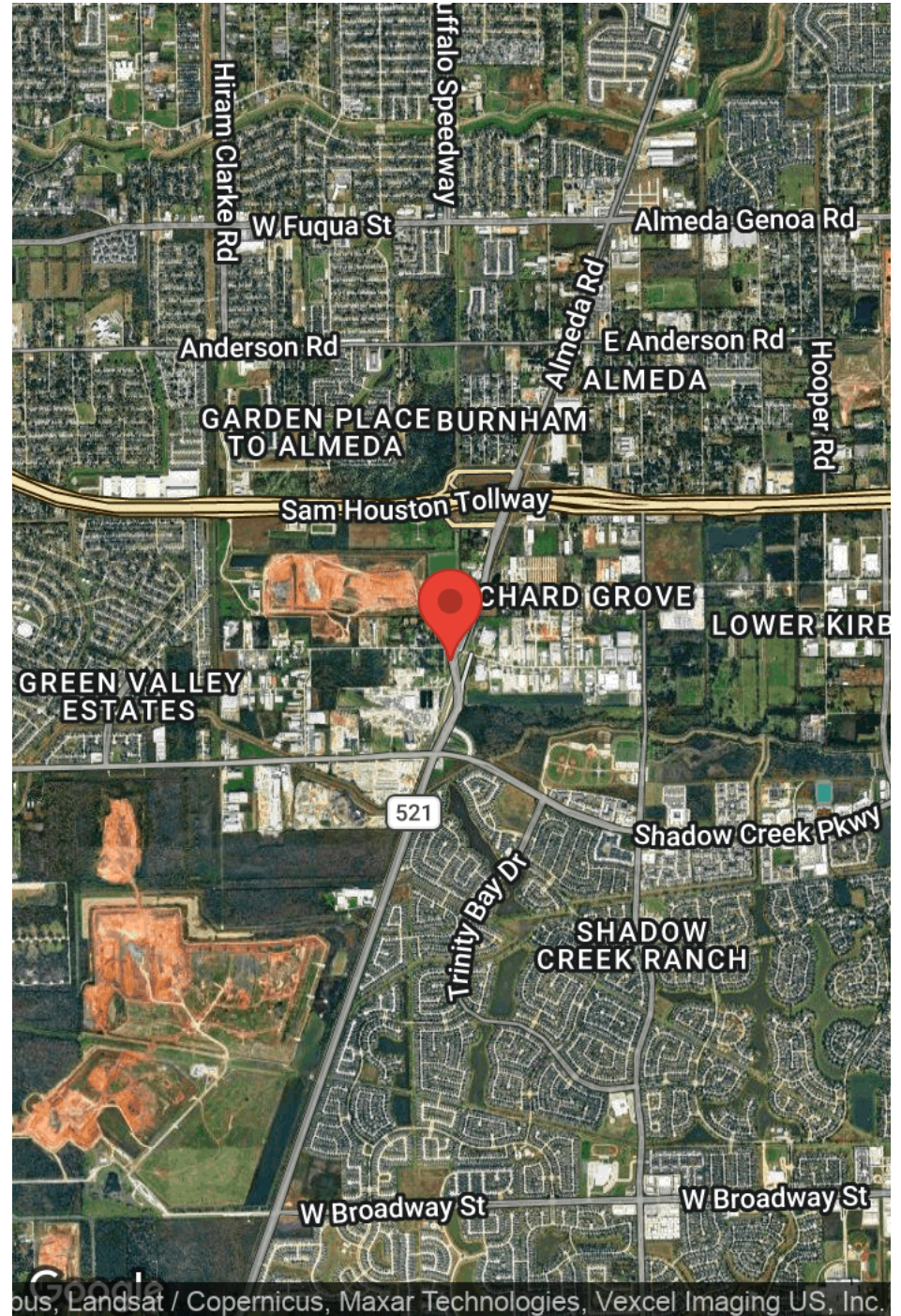
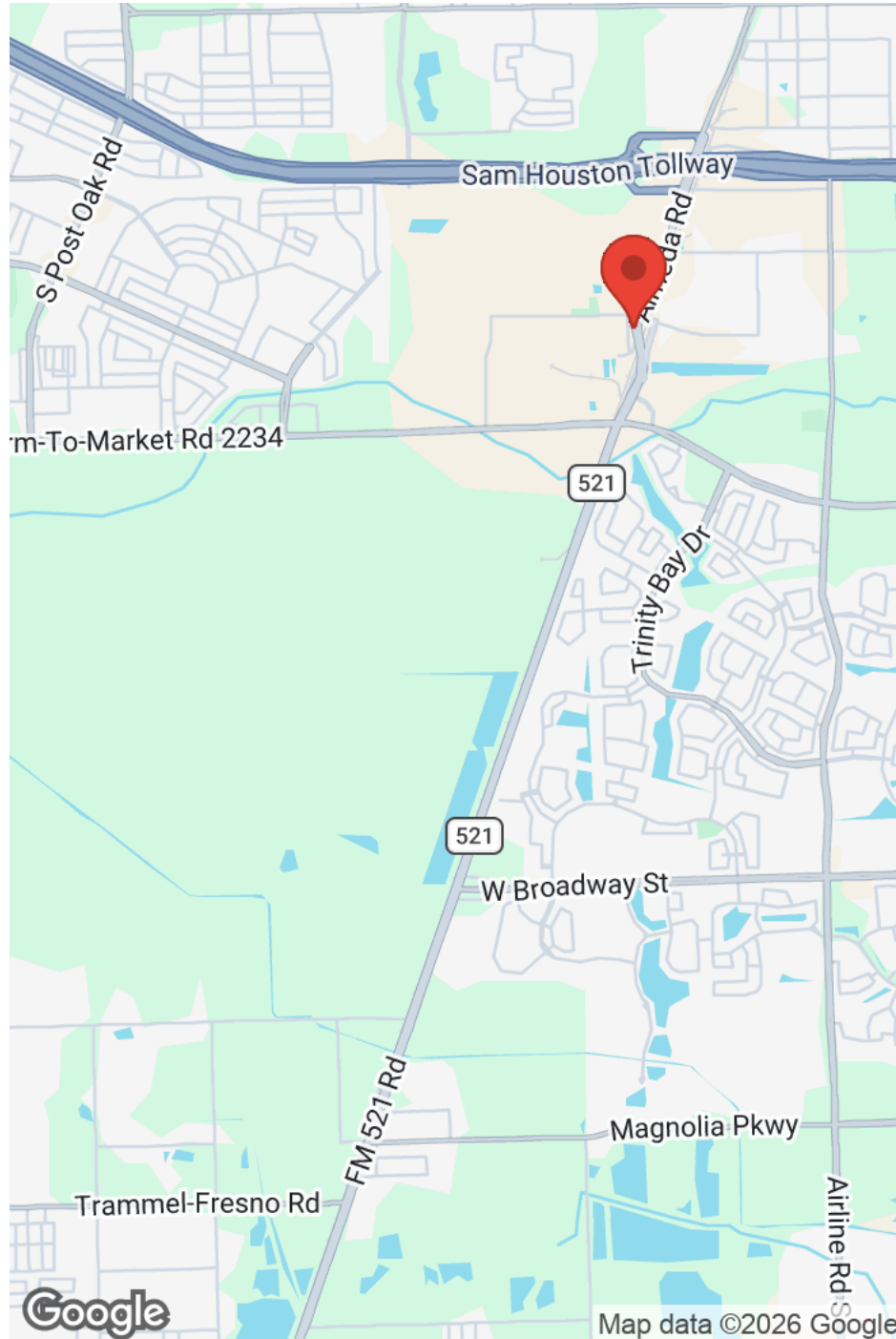
PROPERTY HIGHLIGHTS

- 0.7752-acre commercial land for sale near Sam Houston Tollway, conveniently located off Almeda Road.
- Zoned for commercial use, offering flexibility for a wide range of business types.
- Proximity to major transportation routes ensures easy accessibility for customers and suppliers.
- Surrounding area shows promising economic growth and development, further enhancing the property's potential for success.
- Excellent investment opportunity in a bustling area with significant traffic flow.
- Prime location for various commercial ventures.
- High visibility with over 15,000 passing vehicles per day, making it ideal for commercial use.



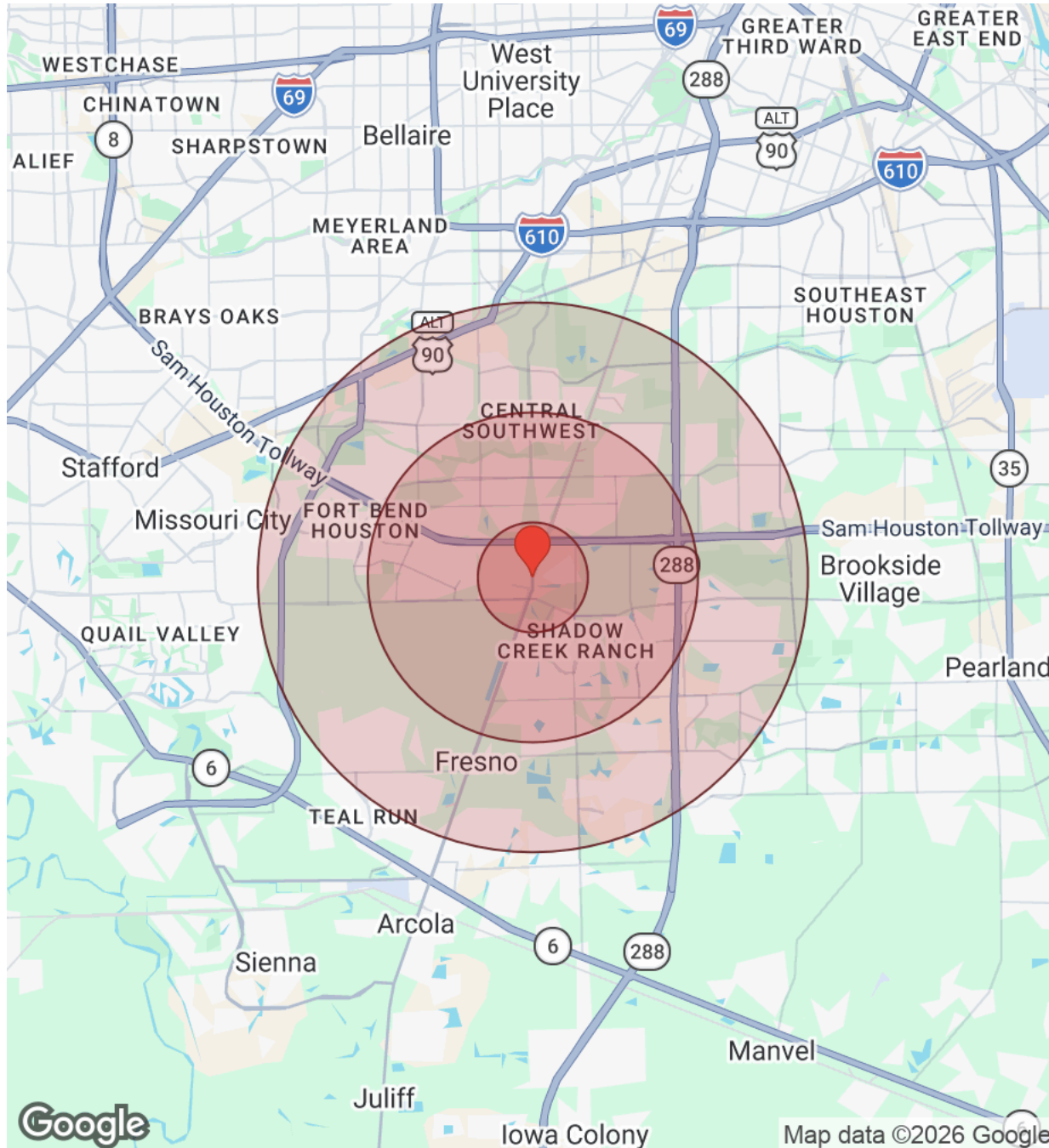
LOCATION MAPS

15010 ALMEDA ROAD



DEMOGRAPHICS

15010 ALMEDA ROAD



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,978	41,378	110,540
Female	2,211	44,697	121,384
Total Population	4,189	86,075	231,923

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	705	11,000	31,356
Black	1,505	29,937	90,334
Am In/AK Nat	3	95	232
Hawaiian	2	26	46
Hispanic	976	34,232	84,258
Asian	926	9,649	22,520
Multiracial	68	1,085	2,922
Other	4	52	255

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,554	30,315	83,224
Occupied	1,439	27,826	76,546
Owner Occupied	949	17,776	50,026
Renter Occupied	490	10,050	26,520
Vacant	115	2,489	6,678

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	877	18,926	48,926
Ages 15 - 24	470	12,357	33,162
Ages 25 - 54	2,069	38,264	102,276
Ages 55 - 64	384	7,743	22,148
Ages 65+	390	8,785	25,412

Income	1 Mile	3 Miles	5 Miles
Median	\$110,704	\$87,632	\$87,036
Under \$15k	5	1,663	4,412
\$15k - \$25k	5	1,426	3,860
\$25k - \$35k	16	1,708	4,436
\$35k - \$50k	122	2,936	7,466
\$50k - \$75k	213	4,290	13,058
\$75k - \$100k	240	3,740	10,470
\$100k - \$150k	445	5,641	14,665
\$150k - \$200k	227	2,515	7,973
Over \$200k	164	3,906	10,206



Map data ©2026 Google

PROFESSIONAL BIO

15010 ALMEDA ROAD



ASH NOORANI



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ash@cbanrealestate.com

Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.

DISCLAIMER

15010 ALMEDA ROAD



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