

# 12102 ALMEDA RD.

HOUSTON, TX 77045



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**CORTINAS**  
Commercial  
Real Estate

# TABLE OF CONTENTS

# 12102

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### SECTION 01

The Offering

### SECTION 02

Property Details

### SECTION 03

Area Map

### SECTION 04

Property Outline

SECTION 01

# THE OFFERING

SECTION

12102

**ALMEDA RD.**

01

# THE OFFERING

**Cortinas CRE** is pleased to exclusively present **12102 Almeda Rd.**, an expansive **±12.179-acre tract located** in Houston's **rapidly growing South Houston/Medical Center corridor** one of Houston's major employers. The property features two metal-skin buildings totaling ±17,200 SF, currently positioned on-site but offered strictly for land value.

With direct frontage on Almeda Rd. and close proximity to major routes including Beltway 8, Highway 288, and the Texas Medical Center, the site offers exceptional connectivity for a wide range of commercial, industrial, or redevelopment uses. Its size, shape, and accessible layout provide users and developers rare flexibility within a high-demand, supply-constrained corridor.

Large tracts of this scale are increasingly difficult to source, making this property an excellent opportunity for those seeking strategic positioning, future development potential, or long-term land control.



## Land Size

±12.179 Acres or 530,517 SF  
Per HCAD



## Building Size

Total: ±17,200 SF (Two Buildings)  
Building 1 | ±9,200 SF, Building 2 | ±8,000 SF



## Price Guidance

Please Email

SECTION 02

# PROPERTY DETAILS

SECTION

12102

**ALMEDA RD.**

002

# PROPERTY DETAILS

**Address** 12102 Almeda Rd., Houston TX 77045  
(Link to Directions)

**Price Guidance** Please Email

**Land Size** Total ±12.179 AC or 530,517 SF\*  
(Of the total land, ±5.5 Acres Fronting Airport Rd is brush)

**Building Size** ±17,200 SF (Two buildings)  
Building 1 | ±9,200 SF (Built: 1976)  
Building 2 | ±8,000 SF (Built: 1976)

**Improvements** Fully fenced, stabilized yard presents a potential income stream (e.g., warehouses, laydown yard, or truck parking)

**Property Tax Accounts** 045-181-000-0153, 045-181-000-0154, 045-181-000-0155, 045-181-000-0156, 045-181-000-0165

**Disclosure** Save and accept access rights to the billboard sign service owned by him. Billboard sign is located in the furthest south portion of the property fronting Almeda.

## PROPERTY HIGHLIGHTS

 **Land Size**  
±12.179AC or 530,517 SF\*

 **Zoning**  
No Zoning

 **Utilities**  
City of Houston

 **Property Tax Rate**  
2.09236%

 **Topography**  
Zone X

 **Price Guidance**  
Please Email

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>	10,055	76,131	292,167
<b>Average HH Income</b>	\$69,078	\$58,007	\$59,984
<b>Employees</b>	6,166	37,994	95,010

\*Per HCAD

# SOME OF OUR NEIGHBORS...

TMC

TEXAS  
MEDICAL  
CENTER

Schlumberger



NOV



TAS

amazon

SECTION 03

# AREA MAP

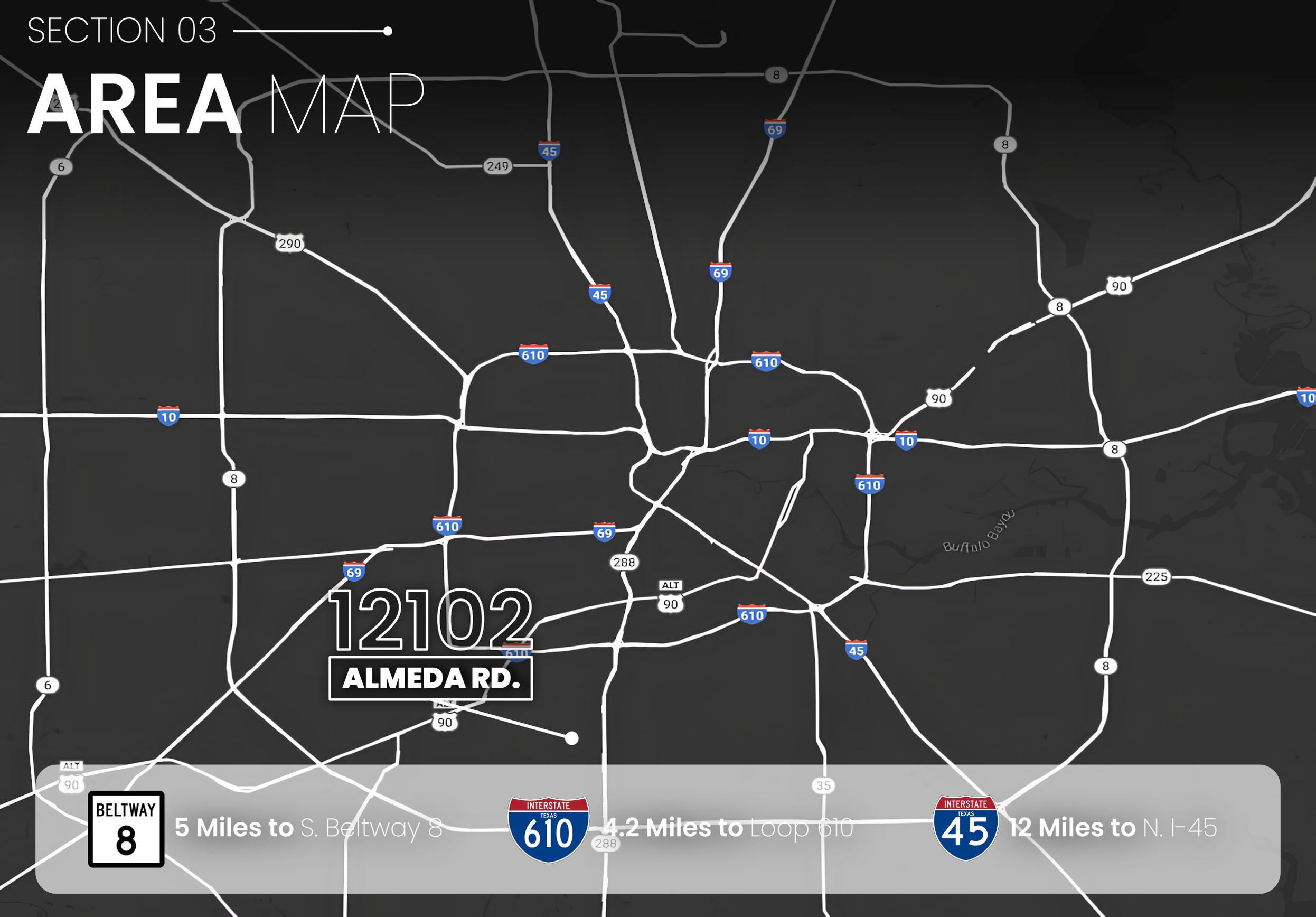
SECTION

12102

**ALMEDA RD.**

03

# AREA MAP



**12102**  
**ALMEDA RD.**



5 Miles to S. Beltway 8



4.2 Miles to Loop 610



12 Miles to N. I-45

SECTION 04

# PROPERTY OUTLINE

SECTION

12102

**ALMEDA RD.**

04



← W. Airport Blvd →

← Alameda Rd →





← W. Airport Blvd →

↑ Alameda Rd ↓

286'

450 SQ/FT

242'

1,148'

1,168'

465'



Alameda Rd

W. Airport Blvd

450 SQ/FT

465'

1,148'

242'

1,168'

286'



Alameda Rd



450 sq/FT

W. Airport Blvd

1,168'

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465'

# 12102

## ALMEDA RD.

## Links Below

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[Consumer Protection Notice](#)

[Information About  
Brokerage Services](#)

[cortinascre.com](http://cortinascre.com)

[View Listing Website](#)

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