

12102 ALMEDA RD.

HOUSTON, TX 77045



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CORTINAS
Commercial
Real Estate

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SECTION 01 —————

THE OFFERING

SECTION

12102

ALMEDA RD.

01

THE OFFERING

Cortinas CRE is pleased to exclusively present **12102 Alameda 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 Alameda 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.

02

PROPERTY DETAILS

Address (Link to Directions)	12102 Almeda Rd., Houston TX 77045	Improvements	Fully fenced, stabilized yard presents a potential income stream (e.g., warehouses, laydown yard, or truck parking)
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)	Property Tax Accounts	045-181-000-0153 045-181-000-0154 045-181-000-0155 045-181-000-0156 045-181-000-0165
Building Size	±17,200 SF (Two buildings) Building 1 ±9,200 SF (Built: 1976) Building 2 ±8,000 SF (Built: 1976)		

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
Population	10,055	76,131	292,167
Average HH Income	\$69,078	\$58,007	\$59,984
Employees	6,166	37,994	95,010

*Per HCAD

SOME OF OUR NEIGHBORS...

TMC

TEXAS
MEDICAL
CENTER

Schlumberger



NOV



AREA MAP

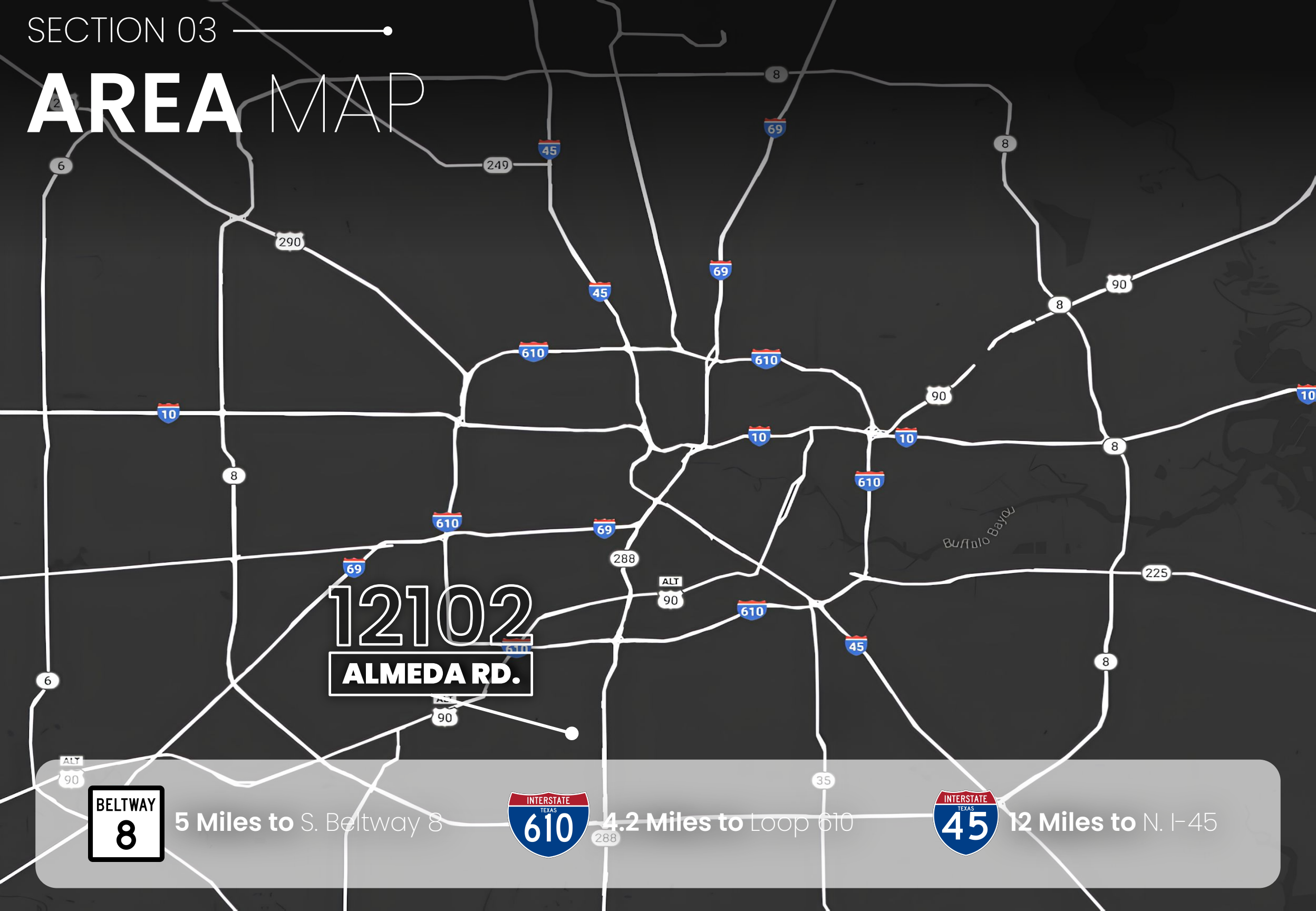
SECTION

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

450 SQ/FT

286'

242'

1,148'

1,168'

465'





Alameda Rd



450 sq/ft

W. Airport Blvd

12102

ALMEDA RD.

Links Below

[Consumer Protection Notice](#)

[Information About
Brokerage Services](#)

cortinascre.com

[View Listing Website](#)

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