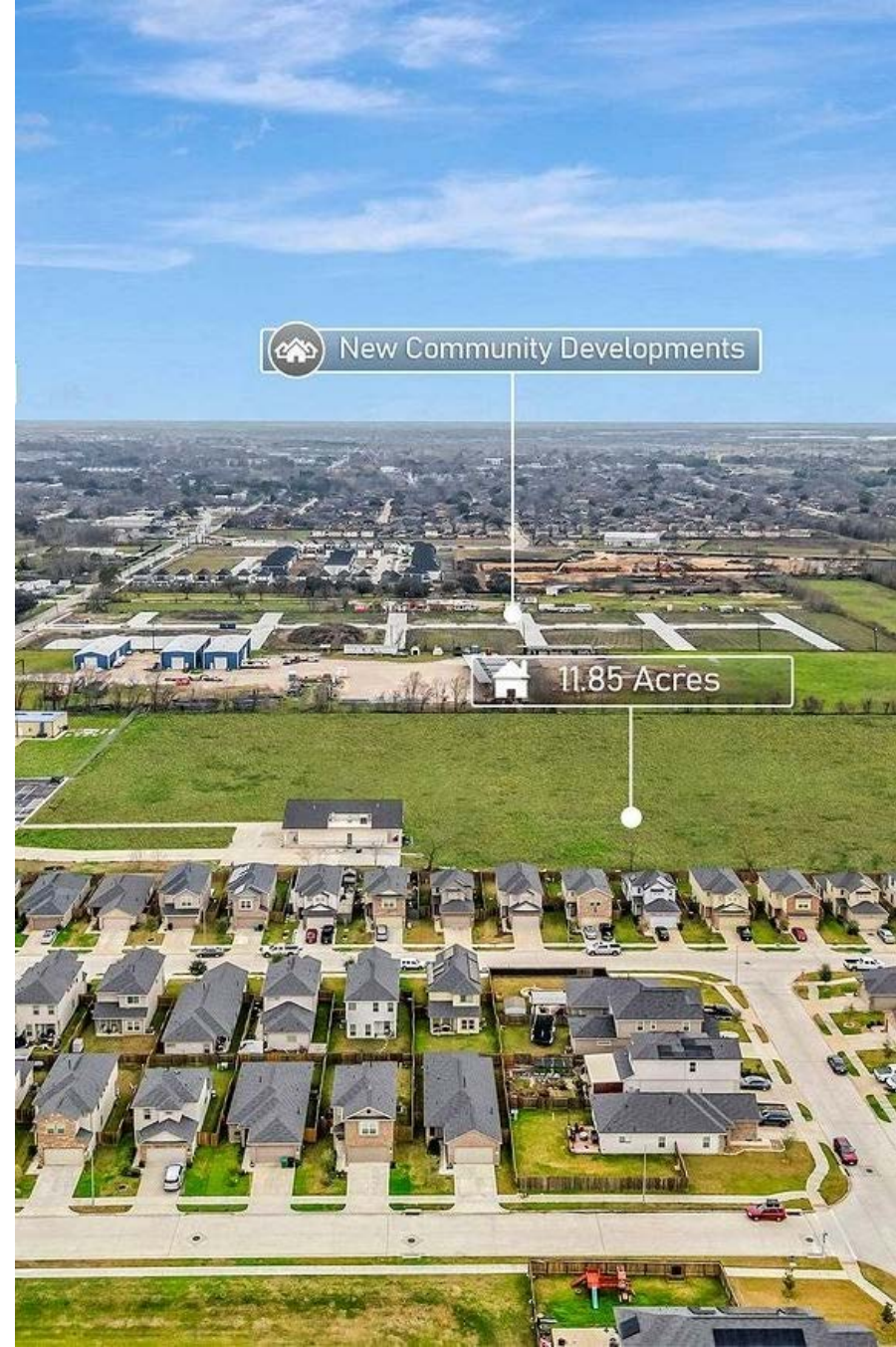




5155 Almeda Genoa Rd | Houston, TX 77048

For Sale: \$5,000,000

Seller Financing Available

Redevelopment Land Acquisition Opportunity — Acquire an unrestricted Houston parcel in one of Houston's most actively developing corridors. Multiple exit paths. Low basis. Maximum flexibility.

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Executive Summary

The Asset

acres of unrestricted Houston land. Existing 1,764 SF structure — value is entirely in the dirt.

The Thesis

Acquire land value in a rapidly developing SE Houston corridor with no zoning constraints and city utilities already in place.

The Edge

Motivated Seller Financing, tight unrestricted land supply, and three proven exit paths with asymmetric upside.



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Property Overview

Site Details

- Existing structure: 1,764 SF freestanding sports/events building (2019)
- Estimated lot: acres with extensive on-site parking
- No Houston zoning — fully unrestricted use
- City of Houston utilities available
- No deed restrictions noted

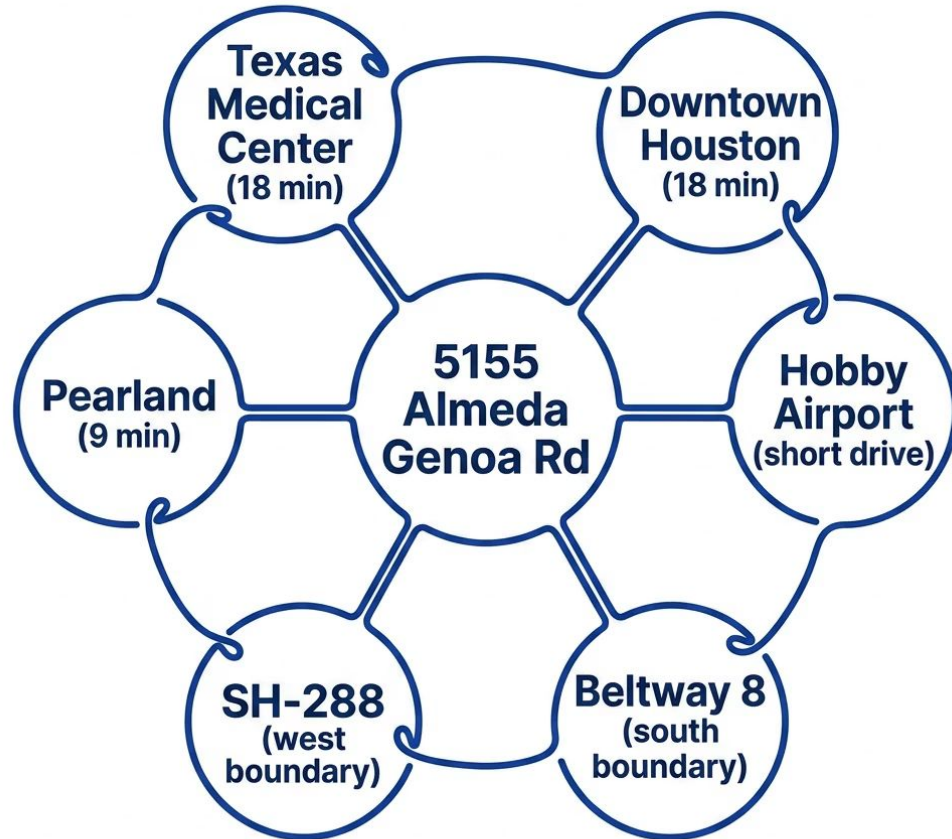


Key Signal: Property is currently for sale with Seller Financing with just 20% down at asking price over 5 years at 5% interest.

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Location Intelligence



Strategic SE Houston Position

- **77048** — South Acres / Crestmont Park / Minnetex corridor
- Bounded by SH-288 (W), Beltway 8 (S), Mykawa Rd (E)
- **9 minutes** to Pearland — one of Houston's fastest-growing suburbs
- **18 minutes** to Texas Medical Center & Downtown
- Adjacent to Villas at Almeda Springs residential development
- Sims Bayou Greenway proximity adds lifestyle appeal

i New residential and commercial construction is active throughout this corridor — this is a development in motion, not a bet on the future.

Market Demand Drivers



Hobby Airport Hub

William P. Hobby Airport is a major employment anchor, driving sustained rental and ownership demand from airport workers and logistics employees in the corridor.



TMC Commuter Base

The Texas Medical Center — the world's largest medical complex — is 18 minutes away, fueling demand from healthcare workers seeking affordable housing in 77048.



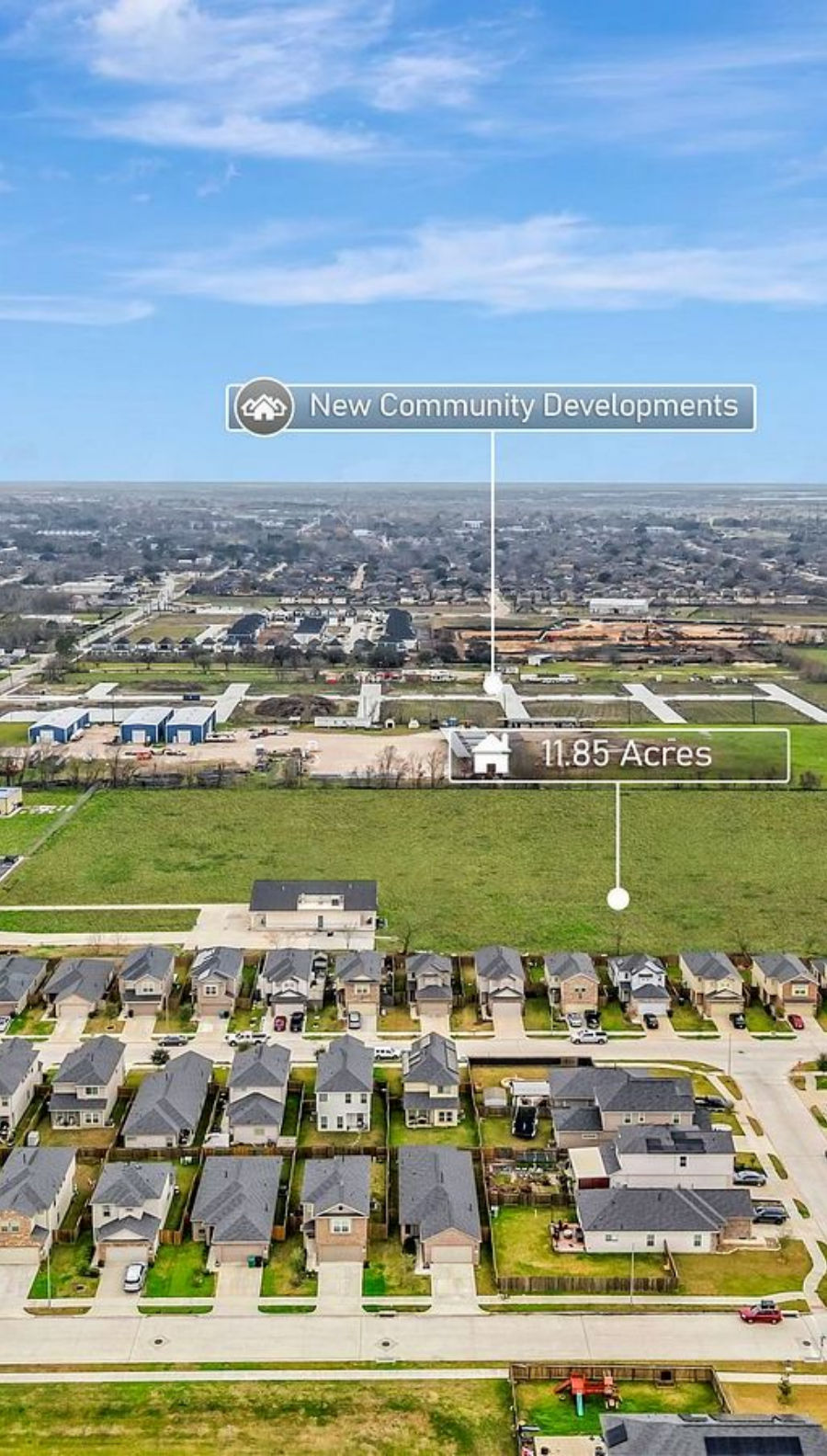
Pearland Spillover

Pearland's rapid growth is compressing outward into adjacent submarkets. Buyers and renters priced out of Pearland are landing in 77048 — a direct demand catalyst.



Beltway 8 Logistics

Beltway 8 access makes the site attractive for last-mile logistics and industrial outdoor storage — a rapidly growing asset class with high yield and low capex.



Highest & Best Use — Redevelopment Options

No Houston zoning means every path below is viable on day one. Underwrite the use that fits your return profile.

1

Multifamily / Build-to-Rent

Strong rental demand from working- and middle-income households. 77048 is actively absorbing new multifamily product.

2

Townhome Community

New construction townhomes in 77048 are pricing \$220K–\$320K. Low land basis creates compelling developer margin on for-sale product.

3

Industrial Outdoor Storage (IOS)

High-yield, low-capex asset class exploding in Houston. Large parking footprint is immediately functional for IOS use with minimal improvement.

4

Mixed-Use / Commercial Retail

Corridor retail and service-oriented commercial uses benefit from Beltway 8 and SH-288 traffic. Flexible configuration options.

Return Profile & Exit Paths

1

Path 1: Flip to Developer

Acquire, clear or entitle, sell to an active builder. Fastest capital cycle. Target 12–18 month hold with meaningful land appreciation.

2

Path 2: Develop & Sell

Build townhomes or BTR product and sell units. \$220K–\$320K townhome pricing against a low land basis generates strong developer-level returns.

3

Path 3: Land Bank

Hold the site as the corridor appreciates. No zoning means zero carrying-cost risk from entitlement. Pure submarket appreciation play.



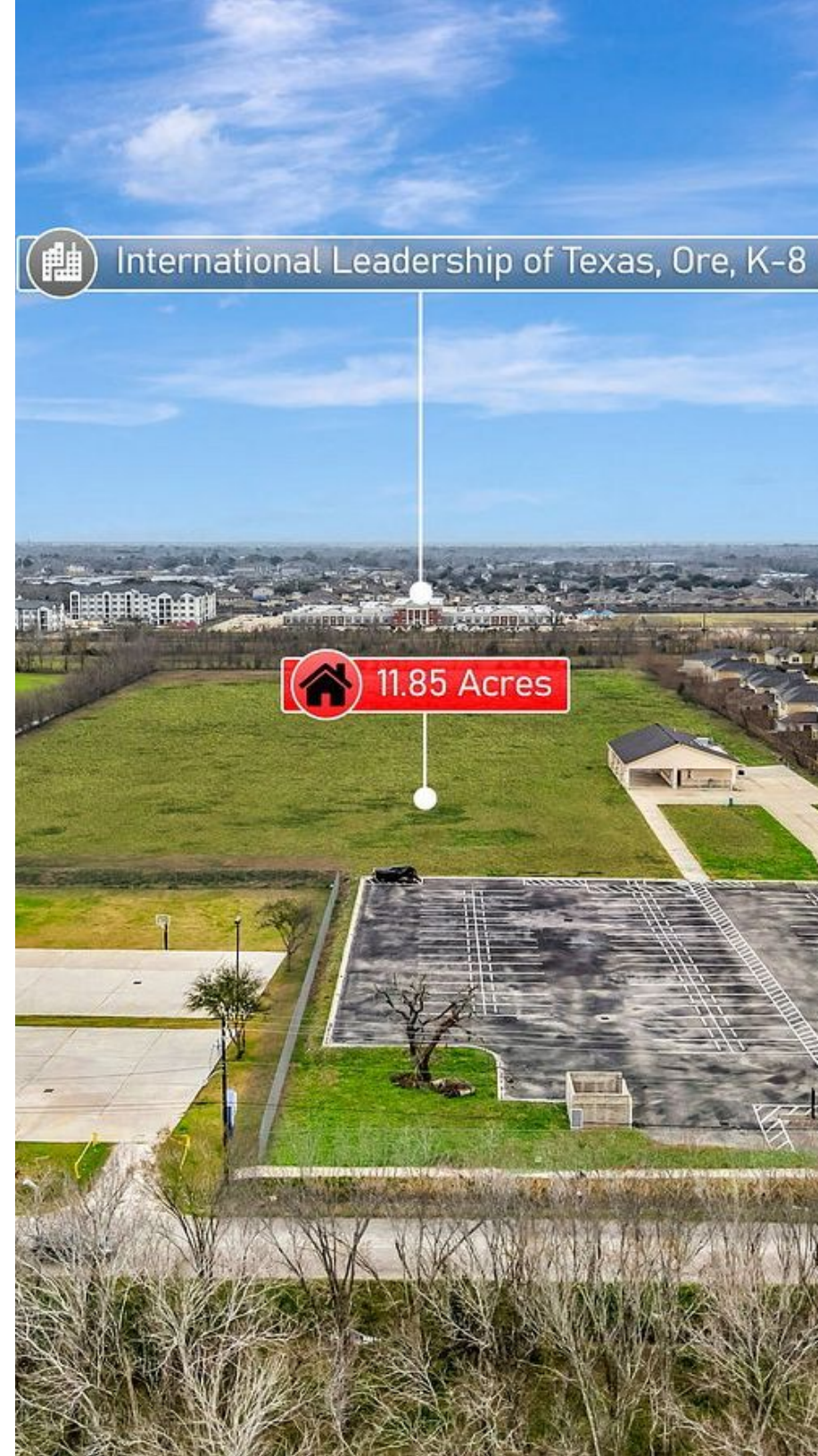
Asymmetric Upside: Low acquisition basis relative to Inner Loop or Pearland + multiple viable exit paths = favorable risk-adjusted return profile with limited downside.



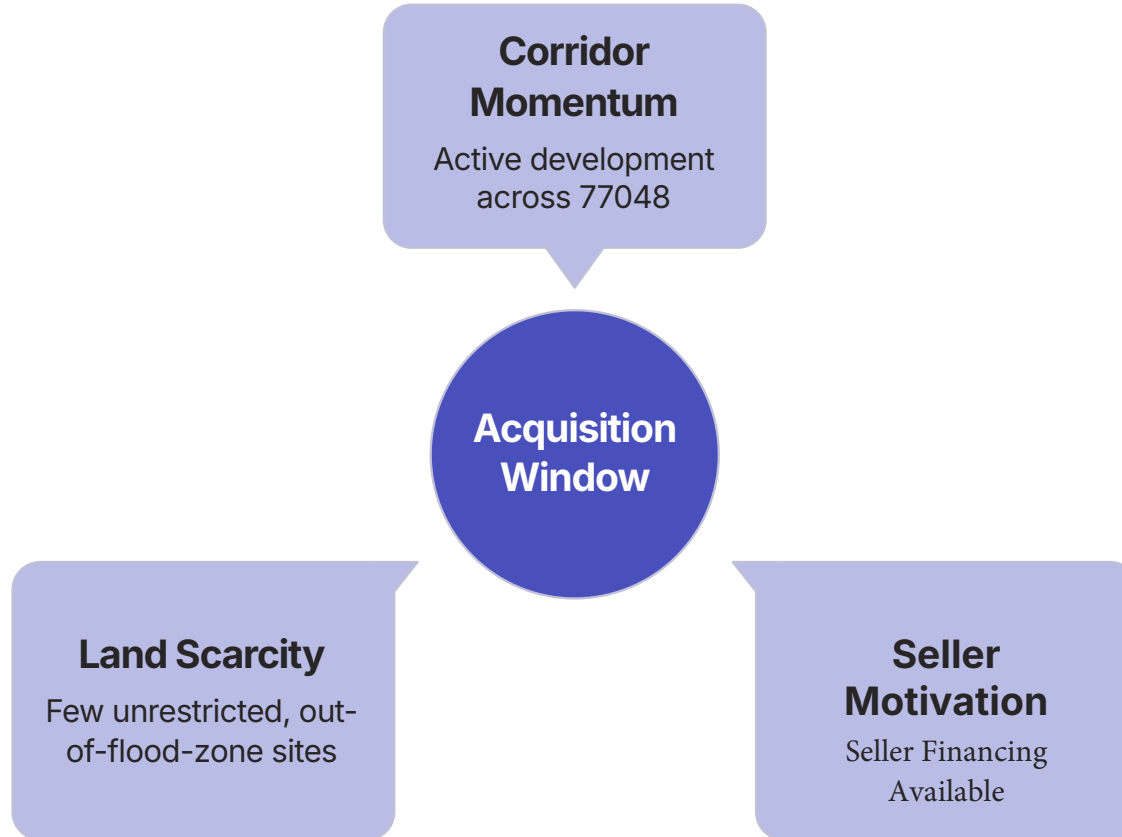
International Leadership of Texas, Ore, K-8



11.85 Acres



Why Act Now



The Window Is Closing

- Pearland and Hobby Airport growth is compressing outward — 77048 is next in line
- Unrestricted, out-of-flood-zone, shovel-ready sites in this corridor are becoming increasingly scarce
- Each month of inaction narrows the basis advantage vs. competing buyers



A Rare SE Houston Land Play

5155 Almeda Genoa Rd | Houston, TX 77048

Unrestricted. Low basis. Multiple exits. Actively developing corridor. This is the type of foundational land acquisition that sophisticated investors move on — before the market does.

Next Step

Request the full site survey.

Contact

Reach out directly to discuss pricing and terms.

Timeline

Motivated seller environment. Early conversations yield the best positioning on structure and price.



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MAJOR OPPORTUNITY

5155 Almeda Genoa Rd Houston TX 77048

 Roast Elementary School

 New Community Developments

 11.85 Acres



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