



STRATEGIC LAND & DEVELOPMENT SERVICES

FROM SITE SELECTION TO SOLD-OUT COMMUNITIES

WE DELIVER RESULTS.



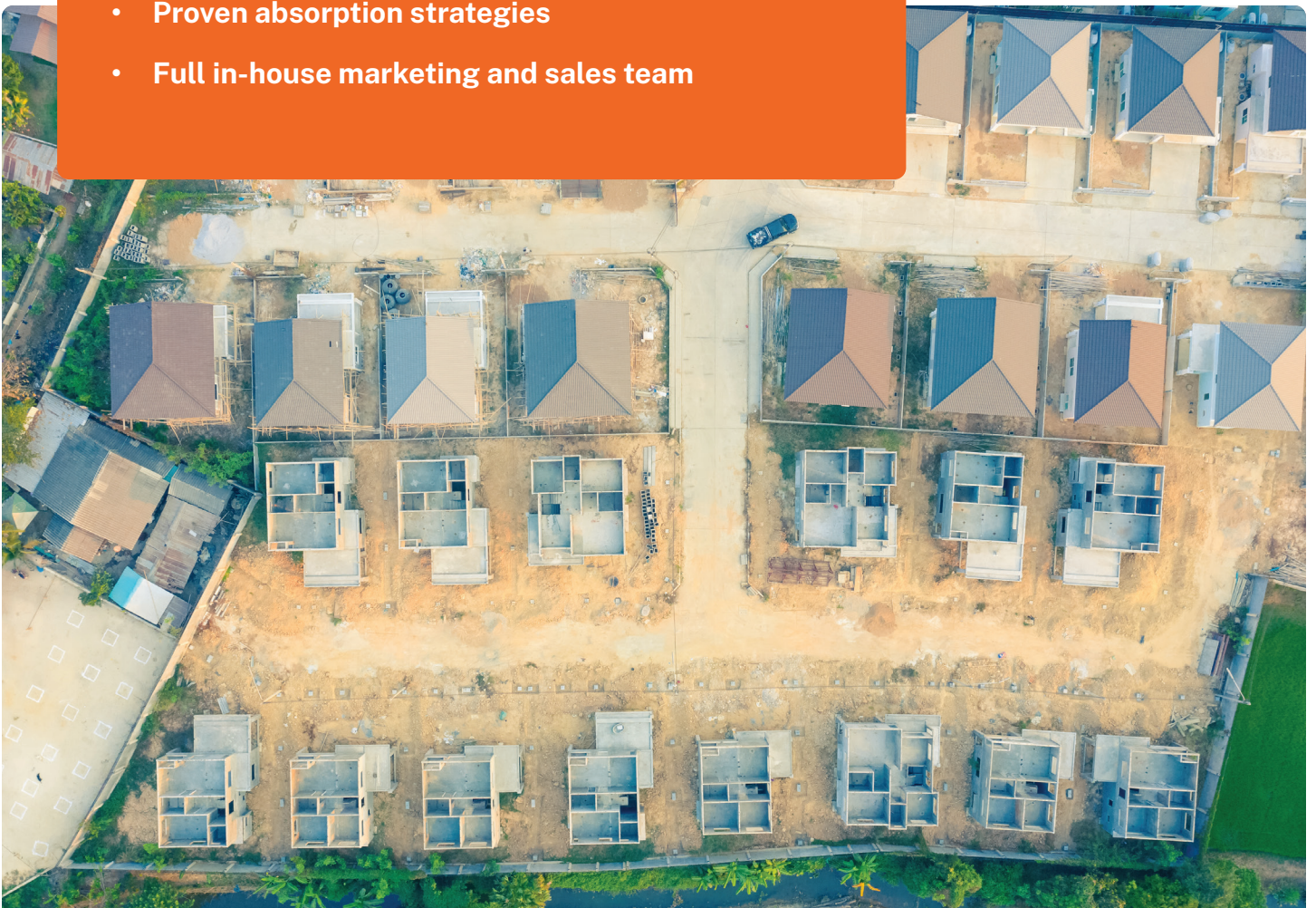
Houston's Trusted Partner for

Land & Development

Nan & Company Properties is a full-service real estate brokerage specializing in land acquisition, development strategy, marketing, and sales execution across Houston's most active growth corridors.

Our team works alongside builders, investors, and landowners to transform opportunities into successful residential communities.

- Thousands of homes marketed and sold
- Inner-loop and growth corridor expertise
- Dedicated new construction division
- Proven absorption strategies
- Full in-house marketing and sales team



Comprehensive Development Services

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LAND ACQUISITION & SITE EVALUATION

- Highest and best use analysis
- Density and feasibility studies
- Market and pricing strategy
- Builder and investor matchmaking

DEVELOPMENT STRATEGY

- Product positioning
- Pricing and absorption modeling
- Community branding
- Competitive analysis

SALES & MARKETING EXECUTION

- Project branding and identity
- Digital marketing campaigns
- Broker and buyer outreach
- On-site sales management



Marketing That Drives Demand

We combine data-driven strategy with high-impact creative execution to accelerate sales and maximize value.

CAPABILITIES:

- Professional photography and drone media
- Property websites and digital campaigns
- Email marketing to 80,000+ contacts
- Broker outreach and events
- Social media and advertising
- Listing syndication and MLS exposure



Your Competitive Advantage

- Dedicated new construction team
- Local market expertise
- Global marketing reach
- Proven sales performance
- Full-service support



11826 ALMEDA ROAD

TURNKEY DEVELOPMENT OPPORTUNITY

Shovel-Ready • City-Approved Plans • Replatted

LOCATION:

11826 Almeda Road, Houston, TX 77045

INCLUDED DEVELOPMENT DOCUMENTS:

- Approved site plans
- Survey
- Topography
- Utility layouts
- Construction detailss

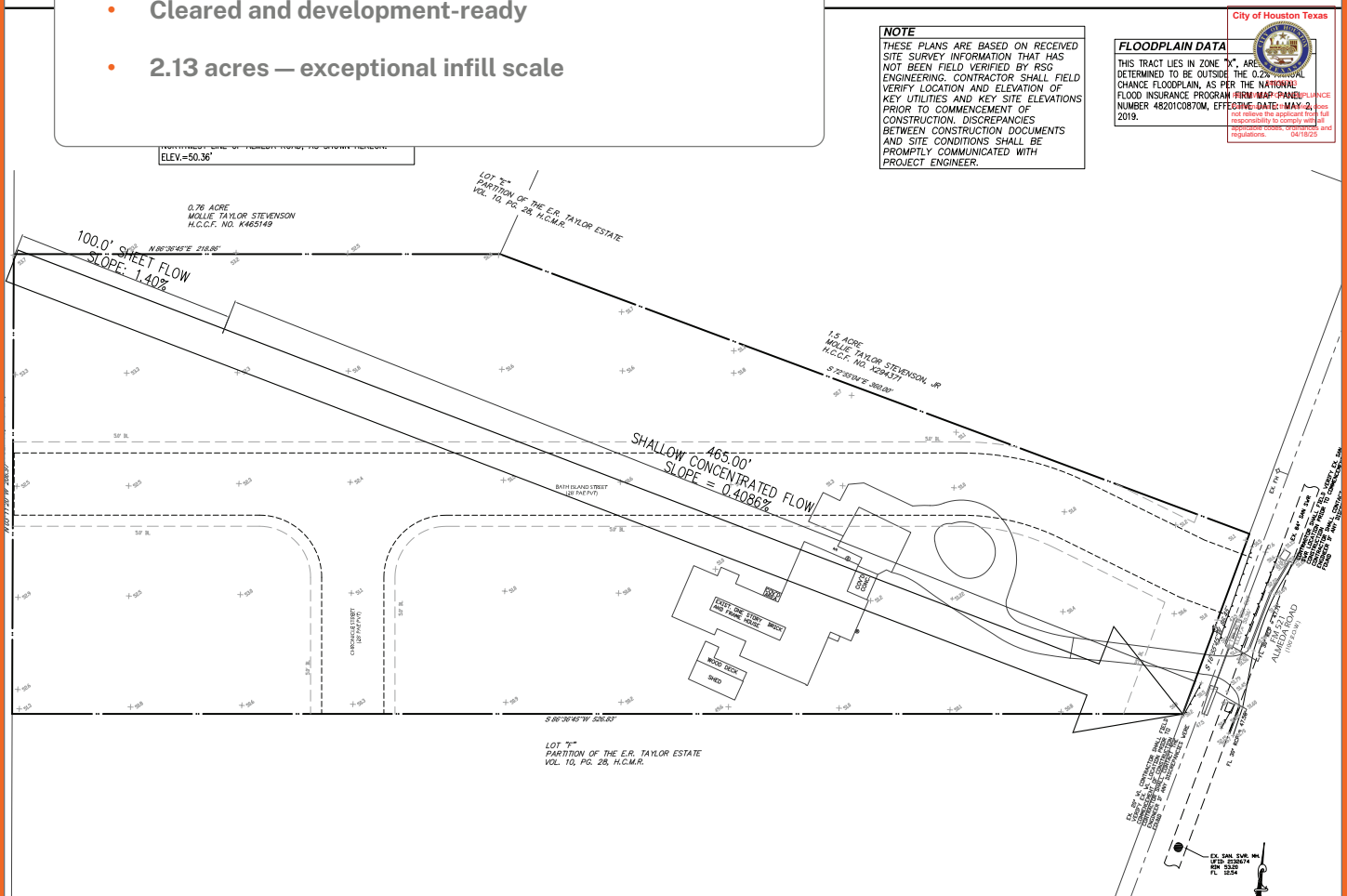
Planned Residential Community

The site at 11826 Almeda Road has been fully replatted and city-approved for multi-residence development, with all engineering and construction documents included in the sale. The 2.13-acre parcel offers exceptional scale for townhome or single-family development, providing builders with a clear and efficient path from acquisition to vertical construction.

The address map shows the property's position along Almeda Road within the Five Corners submarket, an area experiencing growing residential demand and strong new construction activity with proximity to the Texas Medical Center and downtown Houston.

KEY SITE FEATURES

- City-approved plans included
- Replatted for multiple residences
- Survey, topography & utility layouts included
- Cleared and development-ready
- 2.13 acres — exceptional infill scale



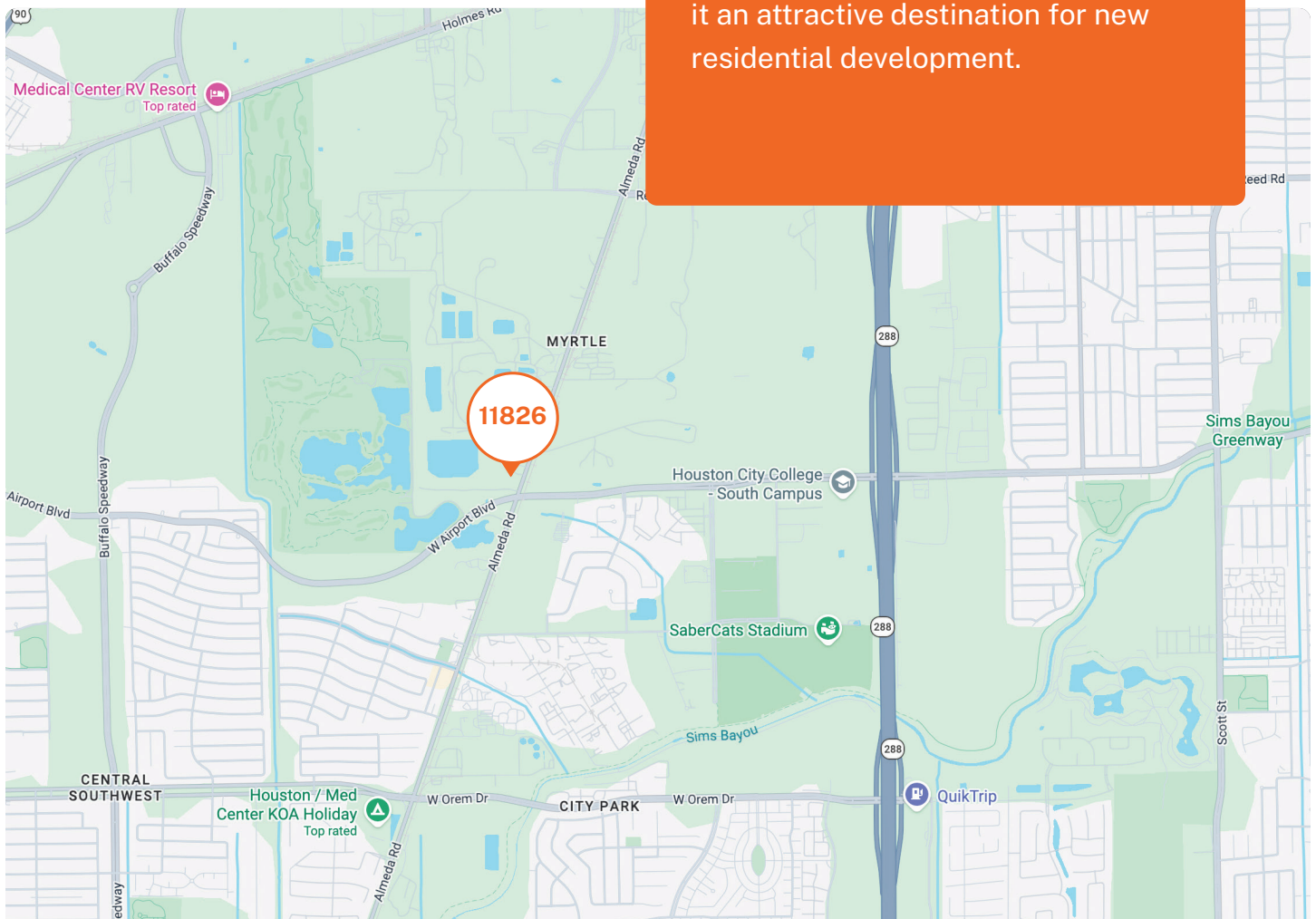
Strategic Houston Location

ADDRESS AREA: **11826 Almeda Rd, Houston, TX 77045**

NEARBY STREETS

- Almeda Road
- South Loop (610)
- South Main Street
- Cullen Boulevard
- Beltway 8 (Sam Houston Tollway)

The location map identifies the property along Almeda Road within the Five Corners market area, positioned in a growing Houston submarket with strong residential demand. Its proximity to the Texas Medical Center, South Loop, and downtown Houston makes it an attractive destination for new residential development.



Land & Development Information

- Property Type:** Residential Lot / Land
- Use:** Townhome or Single-Family Development (Replatted)
- Total Acreage:** 2.13 Acres (approx. 92,766 Sq Ft)
- Legal Description:** TR 6H ABST 884 J HAMILTON
- Subdivision:** E R Taylor Estate Partition Sh
- Subdivision Status:** Recorded — Five Corners Market Area
- Development Type:** Infill — City-Approved Plans Included
- Utilities:** public water, public sewer, electric, cable, phone available
- Access:** Alameda Road
- Documents Included:** Approved site plans, survey, topography, utility layouts, construction details



Investment

Highlights

SHOVEL-READY DEVELOPMENT

The parcel has been fully replatted with city-approved plans included in the sale, allowing builders to move directly into permitting and construction with minimized entitlement risk and no additional upfront engineering costs.

EFFICIENT LOT COUNT

At 2.13 acres, this parcel offers an exceptional scale for townhome or single-family development, providing builders with manageable project timelines, predictable costs, and strong resale potential in a growing Houston submarket.

INFILL LOCATION

Situated along Almeda Road in the Five Corners market area, the site benefits from existing infrastructure, proximity to the Texas Medical Center, and sustained demand for new housing in an underserved corridor.

STRONG BUILDER OPPORTUNITY

Ideal for:

- Production builders
- Spec home builders
- Small development firms
- Real estate investors

Location

Overview

11826 ALMEDA ROAD is positioned along Almeda Road in Houston's Five Corners market area, offering strong arterial access, existing infrastructure, and growing residential demand. The cleared parcel provides direct frontage on Almeda Road with easy connectivity to major freeways and employment centers.

The address map confirms the site's position along Almeda Road with direct access to the South Loop (610), South Main Street, and Beltway 8, placing the development within reach of Houston's largest employment hubs.

NEARBY ACCESS & CONNECTIVITY

Major Roads:

- Almeda Road
- South Loop (610)
- Cullen Boulevard
- Beltway 8 (Sam Houston Tollway)

DRIVE TIMES

Texas Medical Center:..... Approximately 10 minutes

Downtown Houston: Approximately 15 minutes

NRG Stadium / Reliant Park:..... Approximately 10 minutes

George Bush Intercontinental Airport: Approximately 35 minutes

Hobby Airport:..... Approximately 15 minutes

SURROUNDING DEVELOPMENT

Established residential neighborhoods

Active new construction infill homes

Growing demand along the Almeda corridor

Proximity to Texas Medical Center employment base



Thank You

CONTACT ME FOR MORE INFORMATION

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