



8226 ANTOINE DRIVE - HOUSTON, TX

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5,000-SF OFFICE FOR SALE

GLENN DICKERSON | 281.477.4384 | BRAD LYBRAND | 713.438.9516

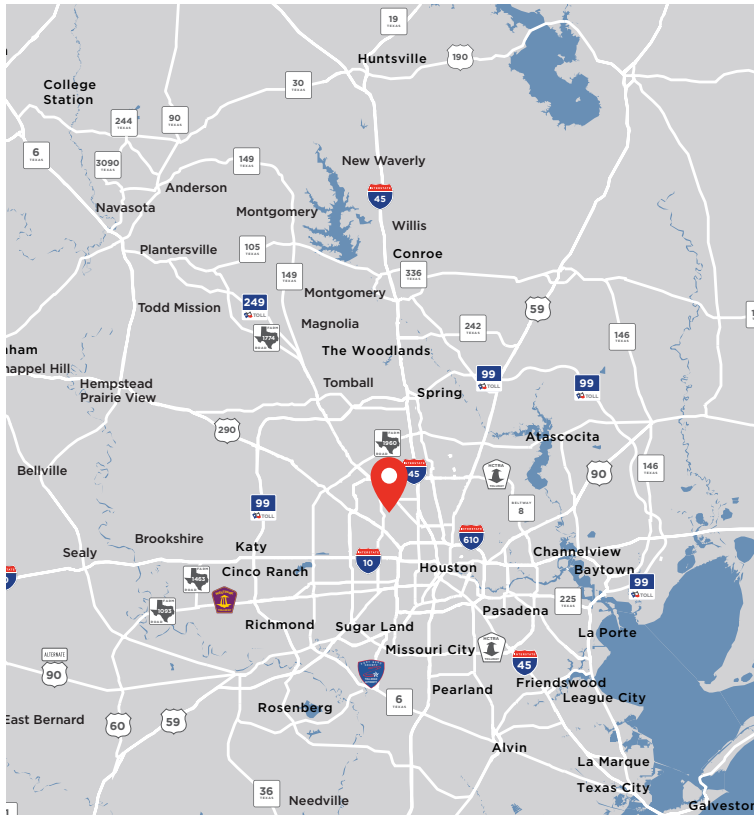
PROPERTY INSIGHTS

5,000-SF OFFICE FOR SALE IN HOUSTON

- Building is vacant and for sale
- Ideal for single or multi-tenant occupancy
- Short distance to Highway 249

▶ **GLENN DICKERSON**
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PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**
±0.45 acre - Land
±5,264 SF - Building
- ▶ **PRICE:**
Contact broker for pricing
- ▶ **ENGINEERING/DETENTION:**
TBD
- ▶ **SCHOOL DISTRICT:**
Klien ISD
- ▶ **FRONTAGE:**
±96 feet



332,303

Current Population
Within a 5-Mile Radius



8.44%

Population Growth
Within a 5-Mile Radius
from 2020 to 2023



\$95,739

Average HHI Within
a 1-Mile Radius

DEMOGRAPHICS

2020 Census, 2023 Estimates with Delivery Statistics as of 09/23

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	6,076	42,622	107,952
Current Population	18,258	134,765	332,303
2020 Census Average Persons per Household	3.00	3.16	3.08
2020 Census Population	17,732	128,267	306,452
Population Growth 2020 to 2023	2.97%	5.07%	8.44%

CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Household	26.52%	23.94%	23.94%
2 Person Household	29.01%	25.35%	26.02%
3+ Person Household	44.48%	50.71%	50.04%
Owner-Occupied Housing Units	53.47%	53.36%	52.80%
Renter-Occupied Housing Units	46.53%	46.64%	47.20%

RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
2023 Estimated White	18.51%	20.42%	24.37%
2023 Estimated Black or African American	41.57%	30.96%	25.91%
2023 Estimated Asian or Pacific Islander	6.12%	5.92%	5.69%
2023 Estimated Other Races	32.64%	41.37%	42.64%
2023 Estimated Hispanic	42.51%	53.69%	55.45%

INCOME

	1 MILE	3 MILES	5 MILES
2023 Estimated Average Household Income	\$79,130	\$89,936	\$95,739
2023 Estimated Median Household Income	\$53,683	\$60,216	\$63,947
2023 Estimated Per Capita Income	\$27,596	\$28,981	\$31,397

EDUCATION (AGE 25+)

	1 MILE	3 MILES	5 MILES
2023 Estimated High School Graduate	29.70%	30.36%	27.83%
2023 Estimated Bachelors Degree	12.37%	12.43%	13.86%
2023 Estimated Graduate Degree	5.05%	5.57%	7.06%

AGE

	1 MILE	3 MILES	5 MILES
2023 Median Age	34.1	32.6	32.8

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who

will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Glenn Dickerson	542479	gdickerson@newquest.com	(281)477-4384
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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