

# FOR LEASE – Antoine Plaza

8244 Antoine Dr, Houston, TX 77088



**Danny Nguyen, CCIM**

M - (713) 478-2972

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*The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.*

N Houston Rosslyn Rd

249  
TEXAS

W Mt Houston Rd

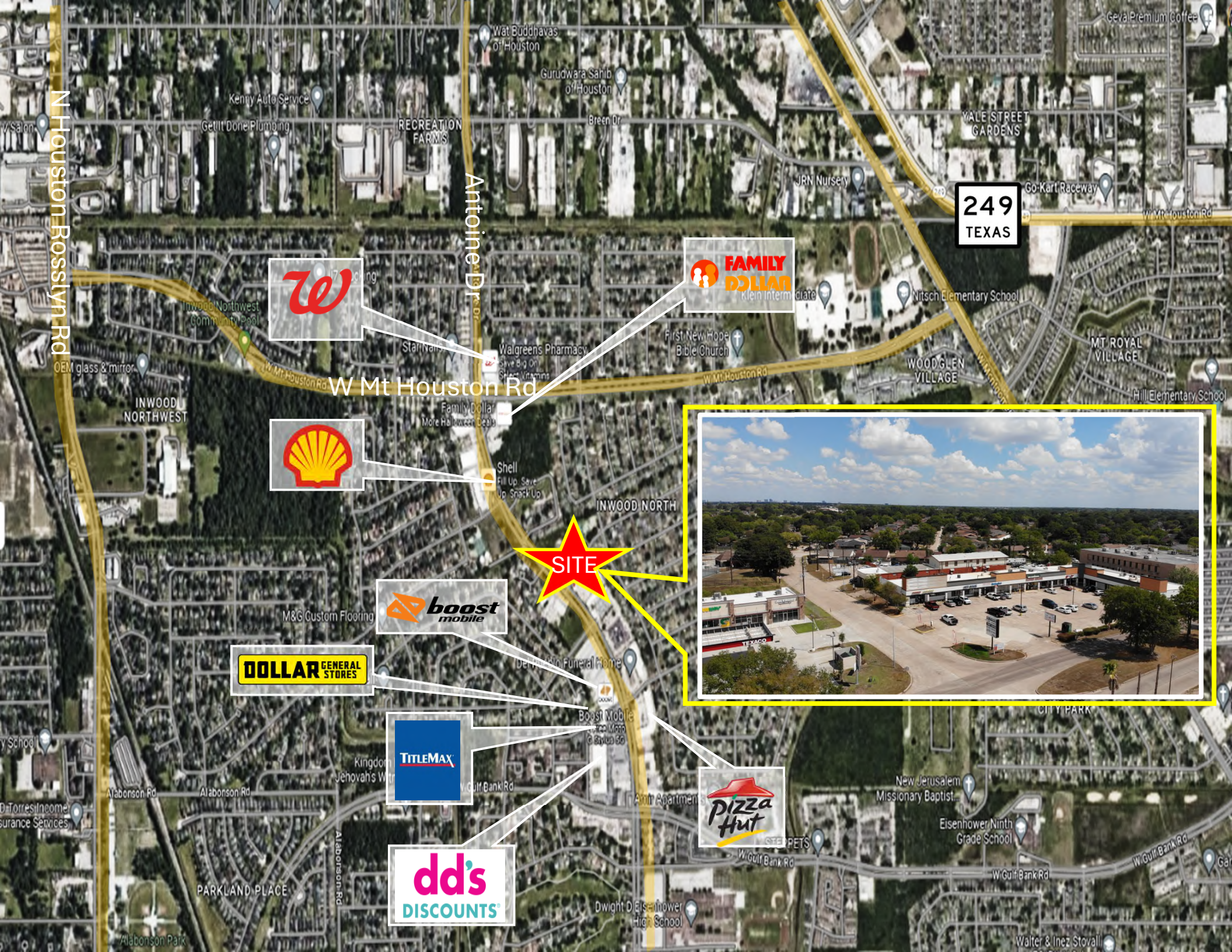


W Gulf Bank Rd

Antoine Dr

W Montgomery Rd

- **Base Rent:**
- **\$1.00 SF/MO (Inline)**
- **NNN: \$0.50 SF/MO**
  
- **AVAIL:**
- +/- 1,500 SF, Ste. B
- +/- 1,800 SF, Ste. J
  
- Frontage: +/- 258.00' - Antoine Dr
- Corner Lot
- Four drive cuts
- Dedicated Bus Stop
- Pylon signage
- Located at the Intersection of Antoine Dr and Windsor Forest Rd
- **Approx. Miles:** 1.6 - SH 249, 4.3 - I-45 and SH 290, 5.6 - BW8 & 7.2 - 610 Loop



N Houston Rosslyn Rd

Antoine Dr

249  
TEXAS





ANTOINE PLAZA  
8244

Plus Plus  
VIETNAMESE  
HAI DINH  
RESTAURANT

SAFETY FIRST  
DRIVING SCHOOL

HAIR  
NAILS

27 TONES SERVICES  
Kieu Phuong Loan & Co

FSH

UNIVERSITY OF  
UNITY BEAUTY COLLEGE

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SUPER UNLEADED

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Antoine Dr

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Conference Store
Available +/- 1,500 SF
Fish Store
Tattoo Shop
Dollar Store
Driving School
Available +/- 1,800 SF
Urgent Care
Arcade
Sports Bar
Tex Mex Restaurant



**Suite B  
1,500 SF**



**Suite J**  
**1,800 SF**



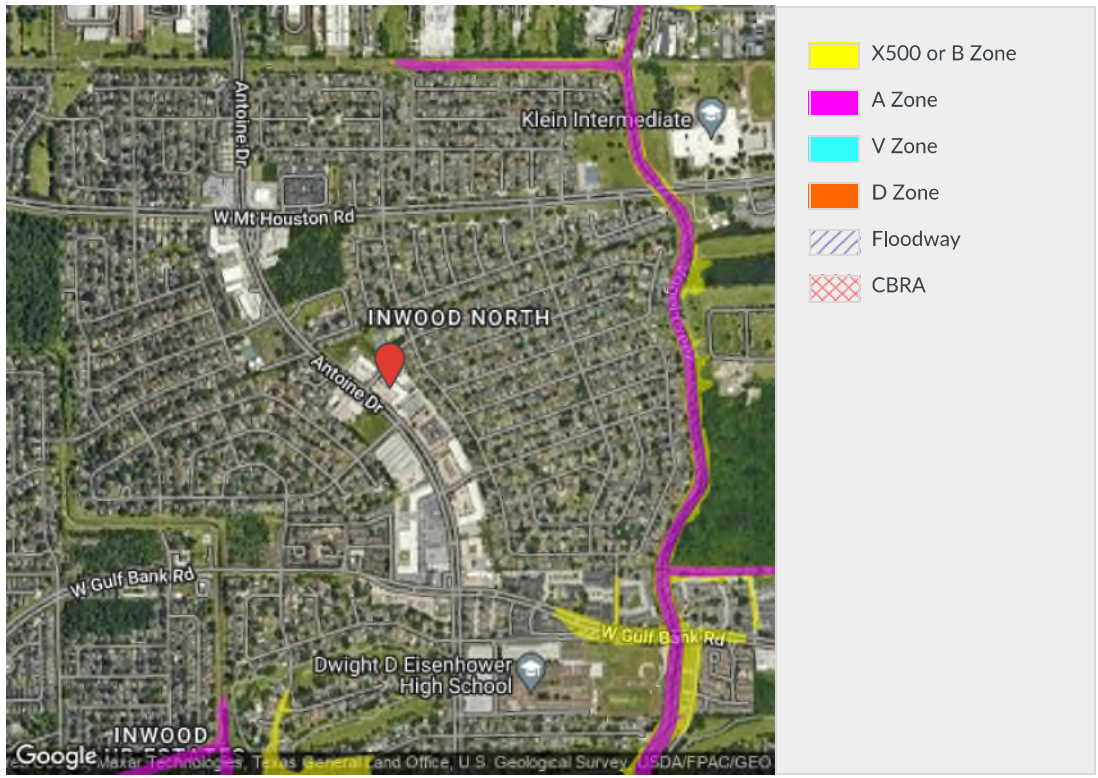
8244 ANTOINE DR HOUSTON, TX 77088-2531

LOCATION ACCURACY: 📍 Excellent

**Flood Zone Determination Report**

**Flood Zone Determination: OUT**

COMMUNITY	480287	PANEL	0465M
PANEL DATE	June 09, 2014	MAP NUMBER	48201C0465M





# Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1 - A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1 - A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1 - V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1 - V30.)

*CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.*

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772  
OR VISIT [www.floodcert.com](http://www.floodcert.com)



# Executive Summary

8244 Antoine Dr, Houston, Texas, 77088  
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
 Latitude: 29.88932  
 Longitude: -95.47567

	0 - 5 minute	5 - 10 minute	10 - 15 minute
<b>Population</b>			
2010 Population	25,204	120,857	236,664
2020 Population	27,580	137,049	248,587
2023 Population	27,247	138,155	254,767
2028 Population	26,936	138,538	257,619
2010-2020 Annual Rate	0.90%	1.27%	0.49%
2020-2023 Annual Rate	-0.37%	0.25%	0.76%
2023-2028 Annual Rate	-0.23%	0.06%	0.22%
2020 Male Population	48.9%	49.1%	49.8%
2020 Female Population	51.1%	50.9%	50.2%
2020 Median Age	34.0	33.2	33.4
2023 Male Population	48.5%	49.3%	50.5%
2023 Female Population	51.5%	50.7%	49.5%
2023 Median Age	33.2	32.4	32.6

In the identified area, the current year population is 254,767. In 2020, the Census count in the area was 248,587. The rate of change since 2020 was 0.76% annually. The five-year projection for the population in the area is 257,619 representing a change of 0.22% annually from 2023 to 2028. Currently, the population is 50.5% male and 49.5% female.

### Median Age

The median age in this area is 32.6, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	14.1%	18.2%	25.4%
2023 Black Alone	38.0%	26.1%	19.0%
2023 American Indian/Alaska Native Alone	1.5%	1.5%	1.7%
2023 Asian Alone	4.9%	5.9%	6.4%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	27.0%	31.7%	29.4%
2023 Two or More Races	14.4%	16.6%	18.2%
2023 Hispanic Origin (Any Race)	49.0%	58.6%	57.2%

Persons of Hispanic origin represent 57.2% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 88.6 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	41	52	62
2010 Households	8,094	37,657	77,995
2020 Households	9,007	43,990	85,327
2023 Households	8,949	44,547	87,835
2028 Households	8,932	45,075	89,783
2010-2020 Annual Rate	1.07%	1.57%	0.90%
2020-2023 Annual Rate	-0.20%	0.39%	0.90%
2023-2028 Annual Rate	-0.04%	0.24%	0.44%
2023 Average Household Size	3.04	3.09	2.89

The household count in this area has changed from 85,327 in 2020 to 87,835 in the current year, a change of 0.90% annually. The five-year projection of households is 89,783, a change of 0.44% annually from the current year total. Average household size is currently 2.89, compared to 2.90 in the year 2020. The number of families in the current year is 59,759 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	24.8%	22.8%	26.3%
<b>Median Household Income</b>			
2023 Median Household Income	\$45,696	\$49,549	\$51,061
2028 Median Household Income	\$51,764	\$55,220	\$57,055
2023-2028 Annual Rate	2.53%	2.19%	2.24%
<b>Average Household Income</b>			
2023 Average Household Income	\$64,800	\$71,465	\$79,413
2028 Average Household Income	\$73,157	\$81,036	\$90,064
2023-2028 Annual Rate	2.46%	2.55%	2.55%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$21,365	\$23,041	\$27,357
2028 Per Capita Income	\$24,357	\$26,362	\$31,363
2023-2028 Annual Rate	2.66%	2.73%	2.77%
<b>GINI Index</b>			
2023 Gini Index	42.8	43.6	45.0

### Households by Income

Current median household income is \$51,061 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$57,055 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$79,413 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$90,064 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$27,357 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$31,363 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	89	97	86
2010 Total Housing Units	9,385	43,055	87,003
2010 Owner Occupied Housing Units	4,912	22,328	39,427
2010 Renter Occupied Housing Units	3,182	15,335	38,544
2010 Vacant Housing Units	1,291	5,398	9,008
2020 Total Housing Units	9,608	46,699	92,216
2020 Owner Occupied Housing Units	4,919	23,971	40,090
2020 Renter Occupied Housing Units	4,088	20,019	45,237
2020 Vacant Housing Units	594	2,644	6,818
2023 Total Housing Units	9,589	47,481	95,111
2023 Owner Occupied Housing Units	4,823	25,310	42,564
2023 Renter Occupied Housing Units	4,126	19,237	45,271
2023 Vacant Housing Units	640	2,934	7,276
2028 Total Housing Units	9,634	48,088	97,216
2028 Owner Occupied Housing Units	4,884	25,965	44,268
2028 Renter Occupied Housing Units	4,048	19,110	45,514
2028 Vacant Housing Units	702	3,013	7,433

### Socioeconomic Status Index

2023 Socioeconomic Status Index	36.8	37.9	37.6
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Currently, 44.8% of the 95,111 housing units in the area are owner occupied; 47.6%, renter occupied; and 7.7% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 92,216 housing units in the area and 7.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.96%. Median home value in the area is \$223,436, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 4.28% annually to \$275,468.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.  
**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

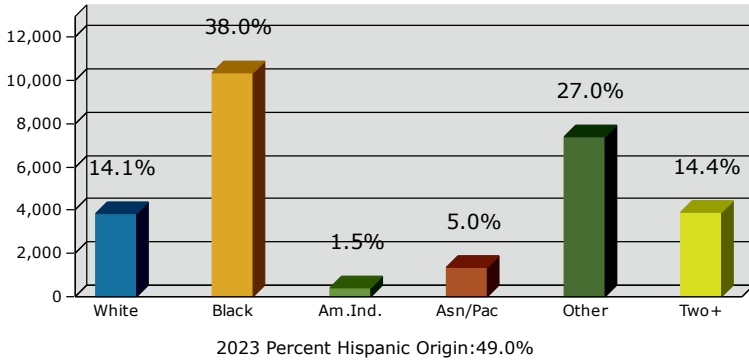


# Graphic Profile

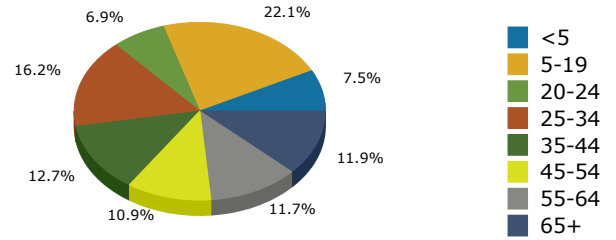
8244 Antoine Dr, Houston, Texas, 77088  
Drive time band: 0 - 5 minute radius

Prepared by Esri  
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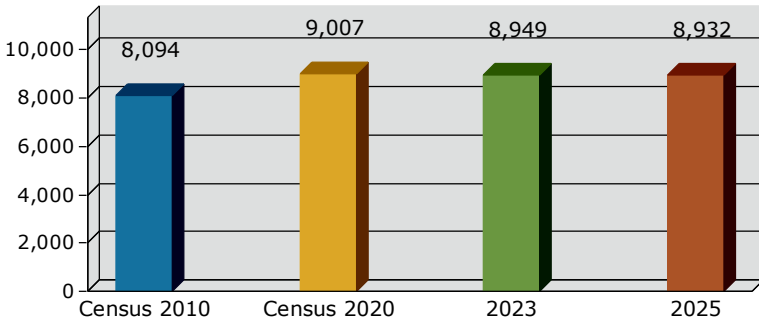
### 2023 Population by Race



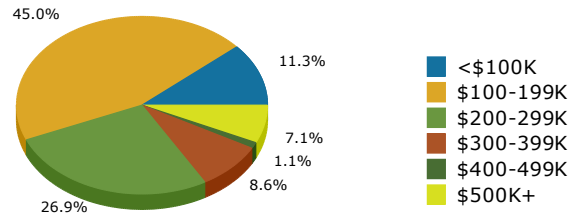
### 2023 Population by Age



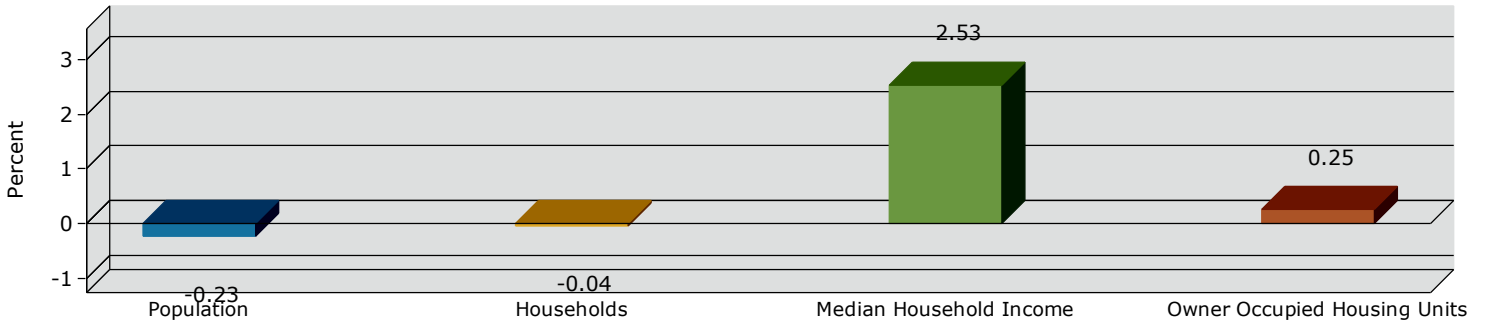
### Households



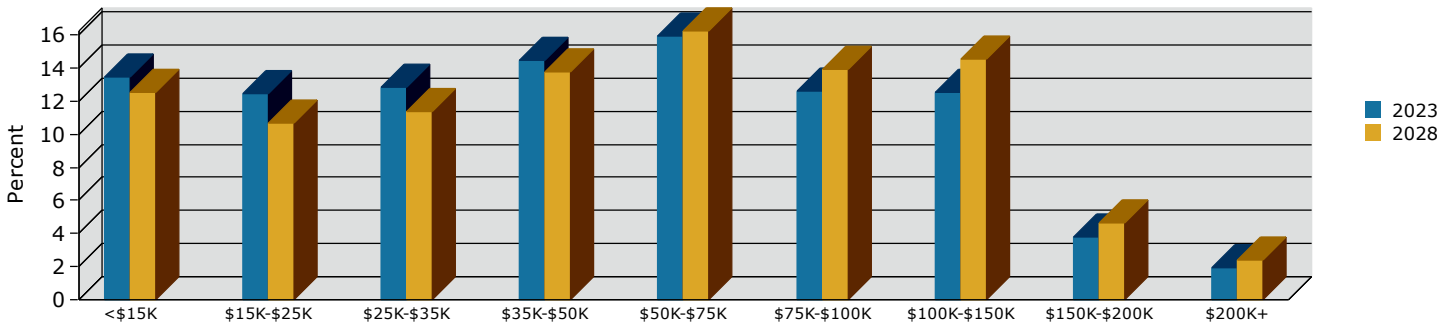
### 2023 Home Value



### 2023-2028 Annual Growth Rate



### Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

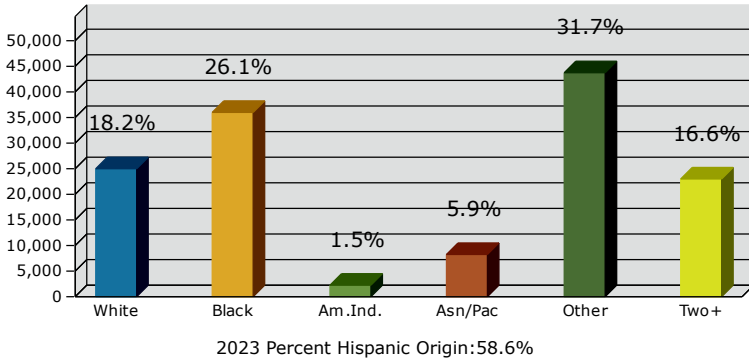


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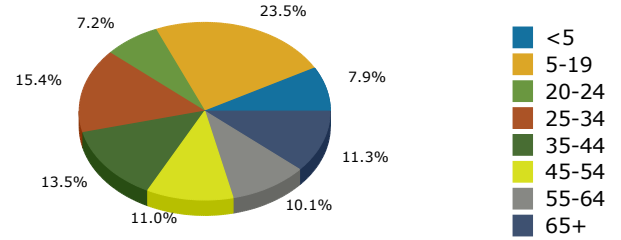
8244 Antoine Dr, Houston, Texas, 77088  
 Drive time band: 5 - 10 minute radius

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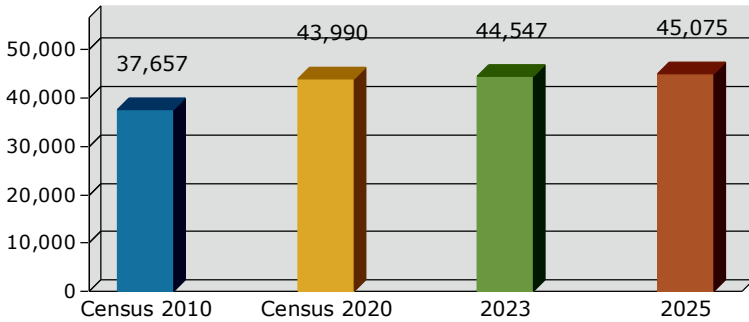
2023 Population by Race



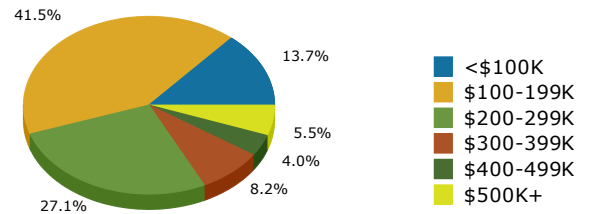
2023 Population by Age



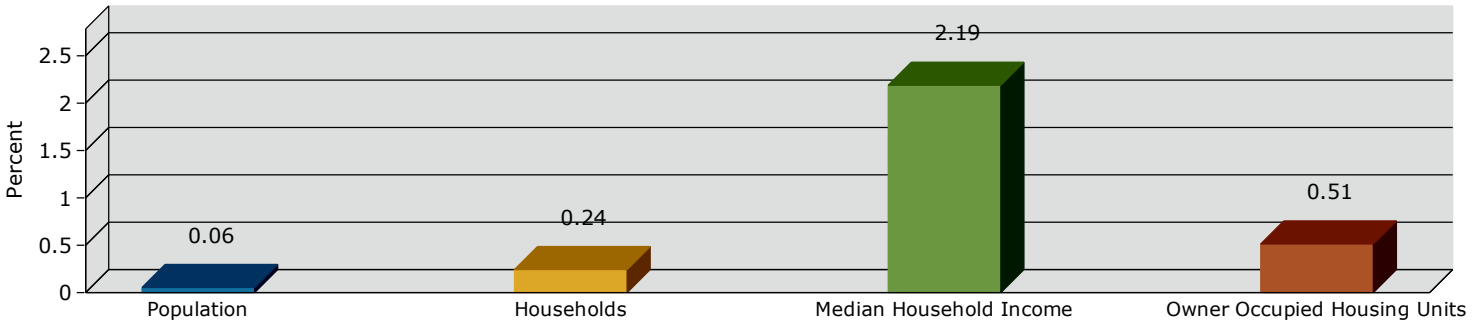
Households



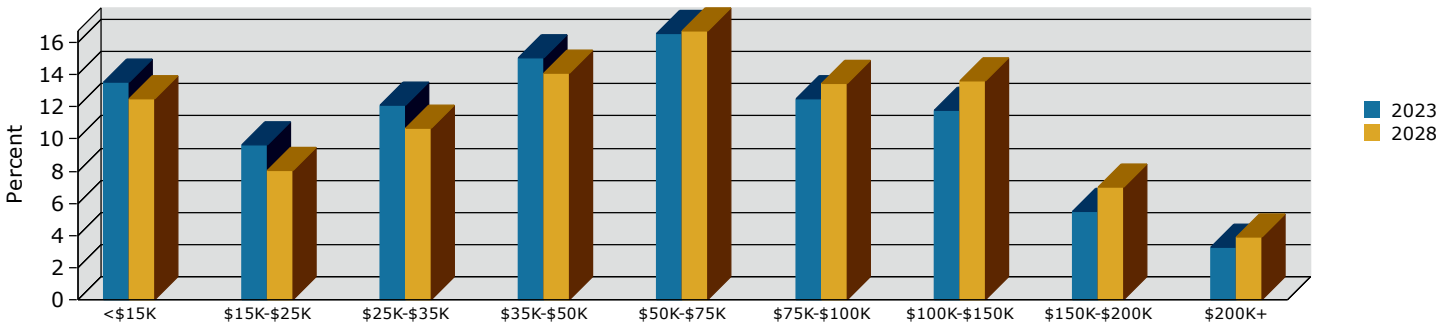
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

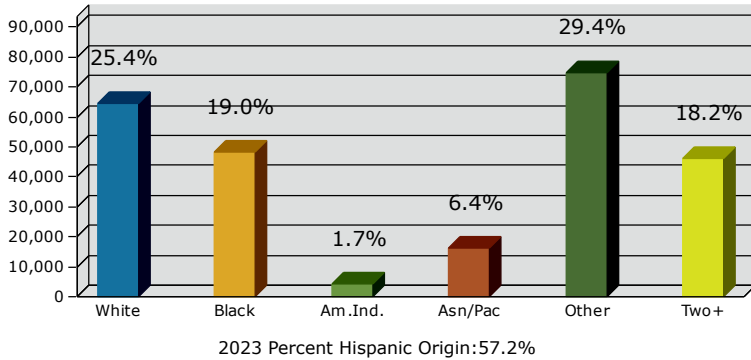


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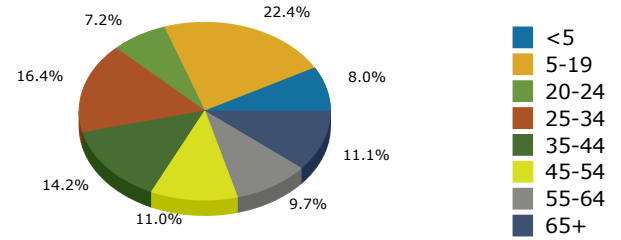
8244 Antoine Dr, Houston, Texas, 77088  
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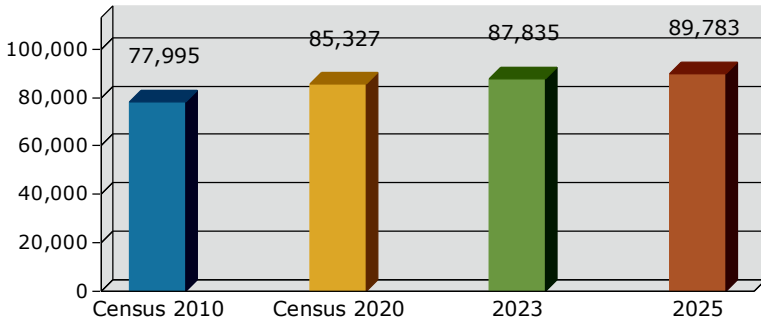
2023 Population by Race



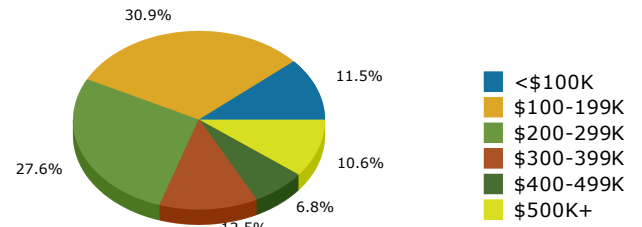
2023 Population by Age



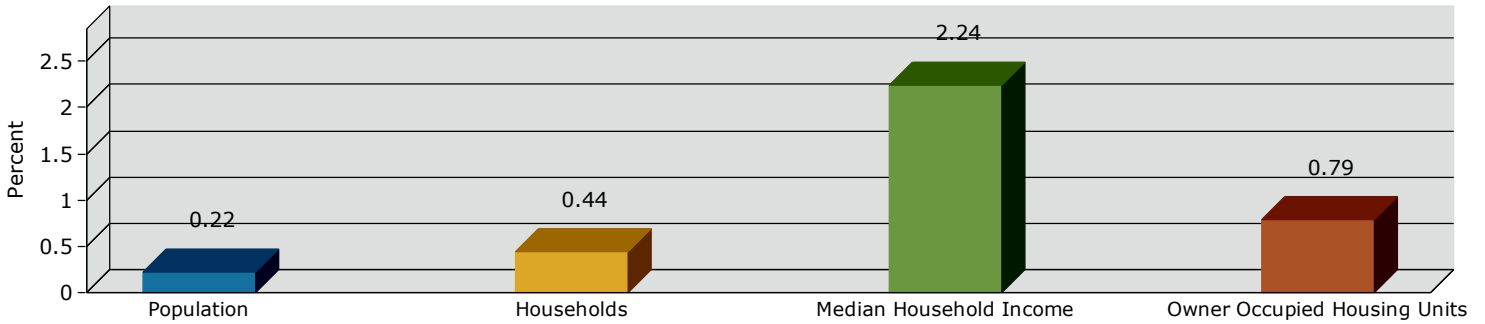
Households



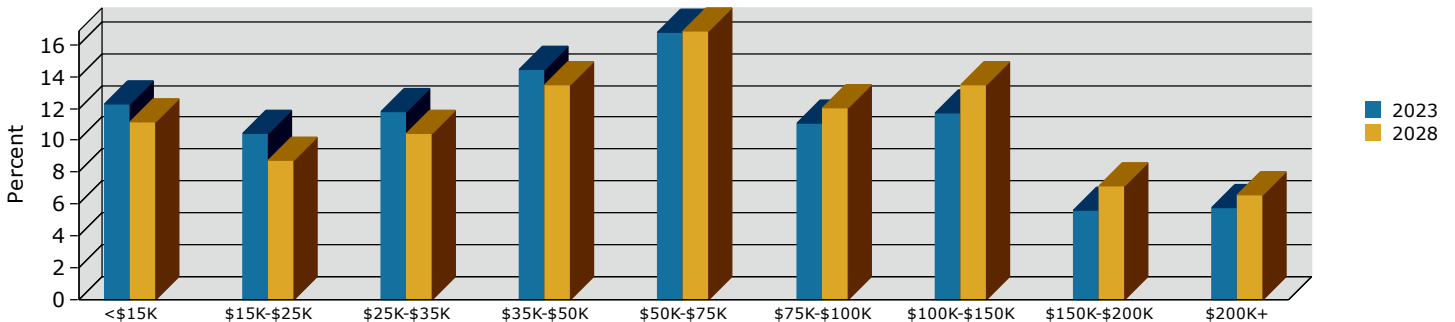
2023 Home Value



2023-2028 Annual Growth Rate



Household Income

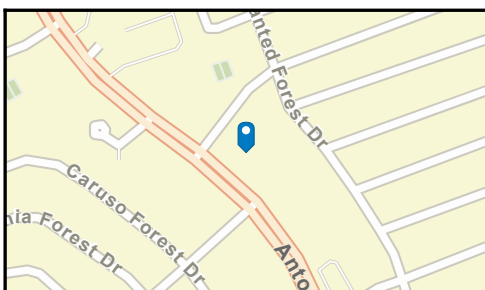
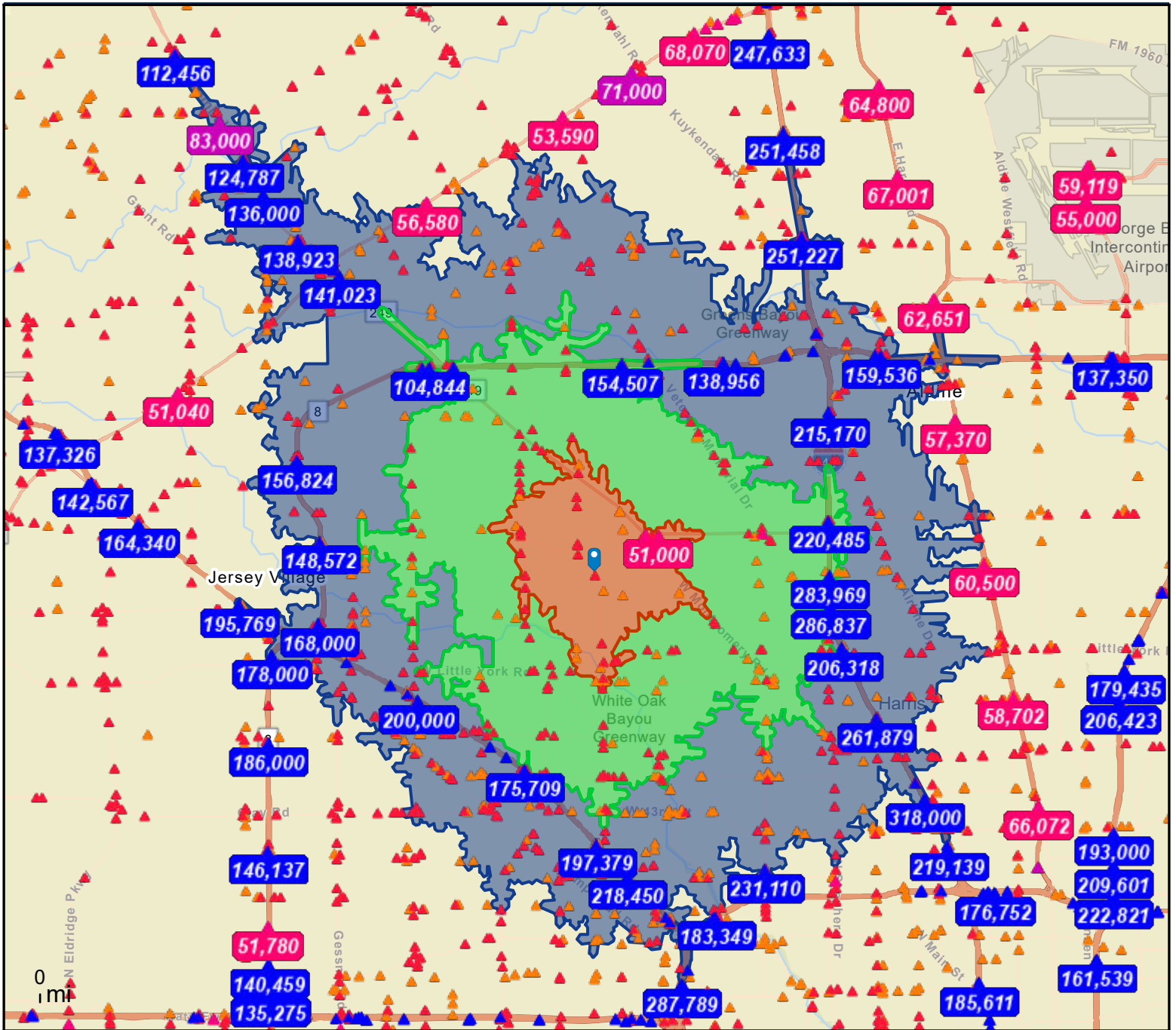


Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

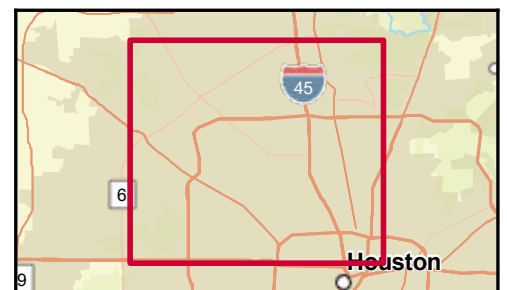
# Traffic Count Map

8244 Antoine Dr, Houston, Texas, 77088  
 Drive time bands: 0-5, 5-10, 10-15 minute radii

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 Latitude: 29.88932  
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



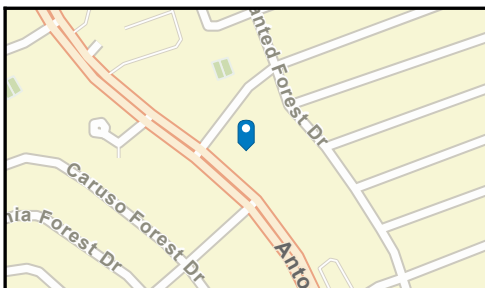
Source: ©2023 Kalibrate Technologies (Q4 2023).

March 21, 2024

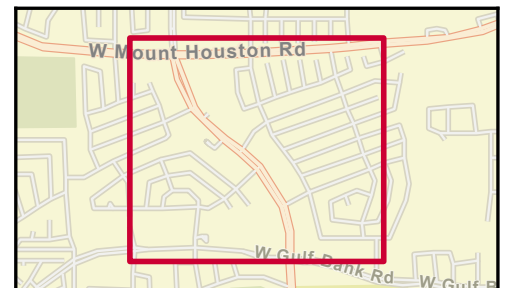
# Traffic Count Map - Close Up

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

March 21, 2024



# Traffic Count Profile

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.05	Windsor Forest Dr	Enchanted Forest Dr (0.05 miles NE)	2011	1,810
0.08	Antoine Dr	Pincay Oaks Dr (0.03 miles NW)	2005	22,992
0.10	Pincay Oaks Dr	Caruso Forest Dr (0.04 miles SW)	2011	1,990
0.28	Enchanted Forest Dr	Zume St (0.02 miles S)	2011	1,400
0.34	W Gulf Bank Rd	Antoine Dr (0.08 miles E)	2010	5,269
0.36	Antoine Dr	W Mount Houston Rd (0.05 miles N)	2011	21,610
0.37	West Gulf Bank Road	Antoine Dr (0.04 miles W)	2019	11,096
0.39	Moonlight Forest Dr	W Mount Houston Rd (0.01 miles N)	2011	2,050
0.40	W Gulf Bank Rd	Antoine Dr (0.08 miles W)	2011	5,030
0.40	Enchanted Forest Dr	Longforest Dr (0.01 miles N)	2011	1,170
0.43	W Gulf Bank Rd	Bayou Forest Dr (0.09 miles W)	2013	5,896
0.48	Antoine Drive	Fairview Forest Dr (0.03 miles N)	2019	17,522
0.48	W Mount Houston Rd	Boldforest Dr (0.07 miles W)	2011	3,300
0.51	Antoine Dr	Fairview Forest Dr (0.03 miles N)	2011	20,500
0.58	Bold Forest Dr	Whitter Forest Dr (0.22 miles S)	2011	590
0.62	W Gulf Bank Rd	Streamside Dr (0.06 miles E)	2001	11,610
0.71	Arncliffe Dr	Streamside Dr (0.09 miles E)	2006	760
0.72	Streamside Dr	W Gulf Bank Rd (0.08 miles N)	2011	960
0.72	Breen Dr	Zuinn St (0.04 miles W)	2005	6,290
0.72	W Mount Houston Rd	Trailridge Forest Dr (0.17 miles W)	2011	7,490
0.80	Breen Dr	Gum Valley Dr (0.07 miles NW)	2011	8,330
0.92	Alabonson Rd	Long Leaf Dr (0.15 miles SE)	2011	6,610
0.93	W Montgomery Rd	Mount Houston Rd (0.07 miles NW)	2011	19,890
1.00	Long Creek Ln	Maple Tree Dr (0.03 miles W)	2011	1,130
1.01	Alabonson Rd	Milda Dr (0.08 miles E)	2011	5,020
1.02	Tomball Pkwy	W Mount Houston Rd (0.01 miles SE)	2002	51,000
1.03	West Montgomery Road	Killough Dr (0.07 miles NW)	2020	9,080
1.03	West Montgomery Road	Killough Dr (0.07 miles NW)	2022	9,557
1.07	Antoine Dr	Killough Dr (0.03 miles S)	2005	22,212
1.07	West Montgomery Road	Jorent Dr (0.08 miles SE)	2019	20,286

**Data Note:**The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2022 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2023 Kalibrate Technologies (Q4 2023).



## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

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Sales Agent/Associate's Name	License No.	Email	Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

TXR-2501

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