

# 8621 ANTELOPE DRIVE

**FOR LEASE:**  
FULLY EQUIPPED AUTO SHOP  
IN HOUSTON, TEXAS



**Keller Arthur**  
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# 8621

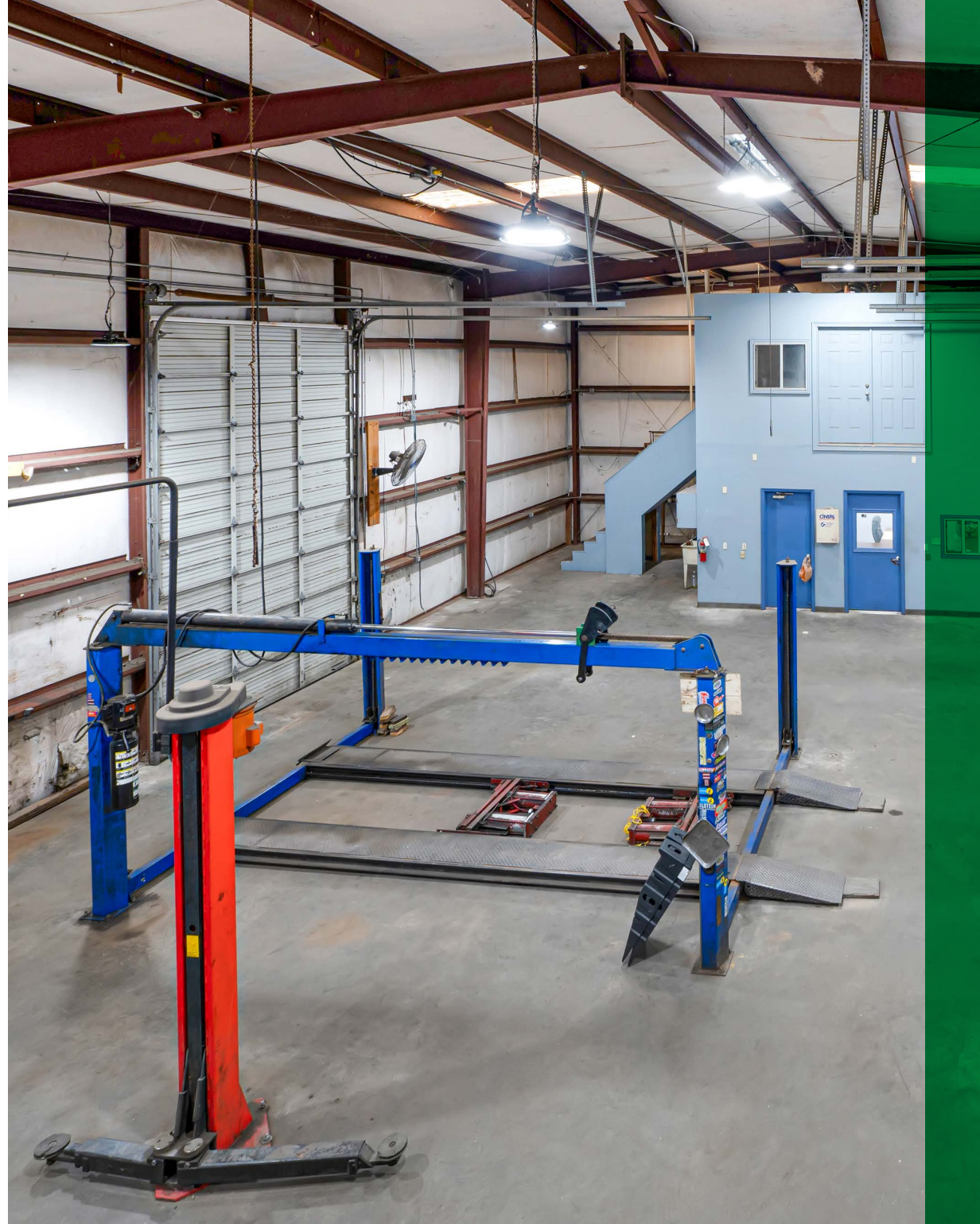
## EXECUTIVE SUMMARY

**Rockspring Properties is pleased to present 8621 Antelope Dr, Houston, TX 77063, a rare opportunity to lease a fully equipped automotive facility in one of Houston's most accessible submarkets. With warehouse, office, and secured yard space already configured for mechanic use, this property offers tenants a turnkey solution designed to minimize downtime and maximize efficiency from day one.**

The building includes warehouse space with grade-level access, complemented by office accommodations for administrative needs. The fully fenced lot enhances privacy and security, while existing improvements—such as automotive lifts, wall-mounted hoses, ventilation, and heating—create a move-in ready environment for service operators.

With three grade-level doors and clear interior height, the facility supports efficient workflow and easy vehicular access. Its design makes it ideal for independent mechanics and established service companies looking to expand operations.

Strategically located near Houston's major thoroughfares, 8621 Antelope Dr ensures excellent connectivity to surrounding industrial and residential communities. This prime location strengthens accessibility for customers and employees, making the property a strong long-term operating base.





### ADDRESS:

8621 ANTELOPE DR,  
HOUSTON, TX 77063



### PRICE:

CALL BROKER



### ENTRANCES:

DIRECT ACCESS FROM  
ANTELOPE DR



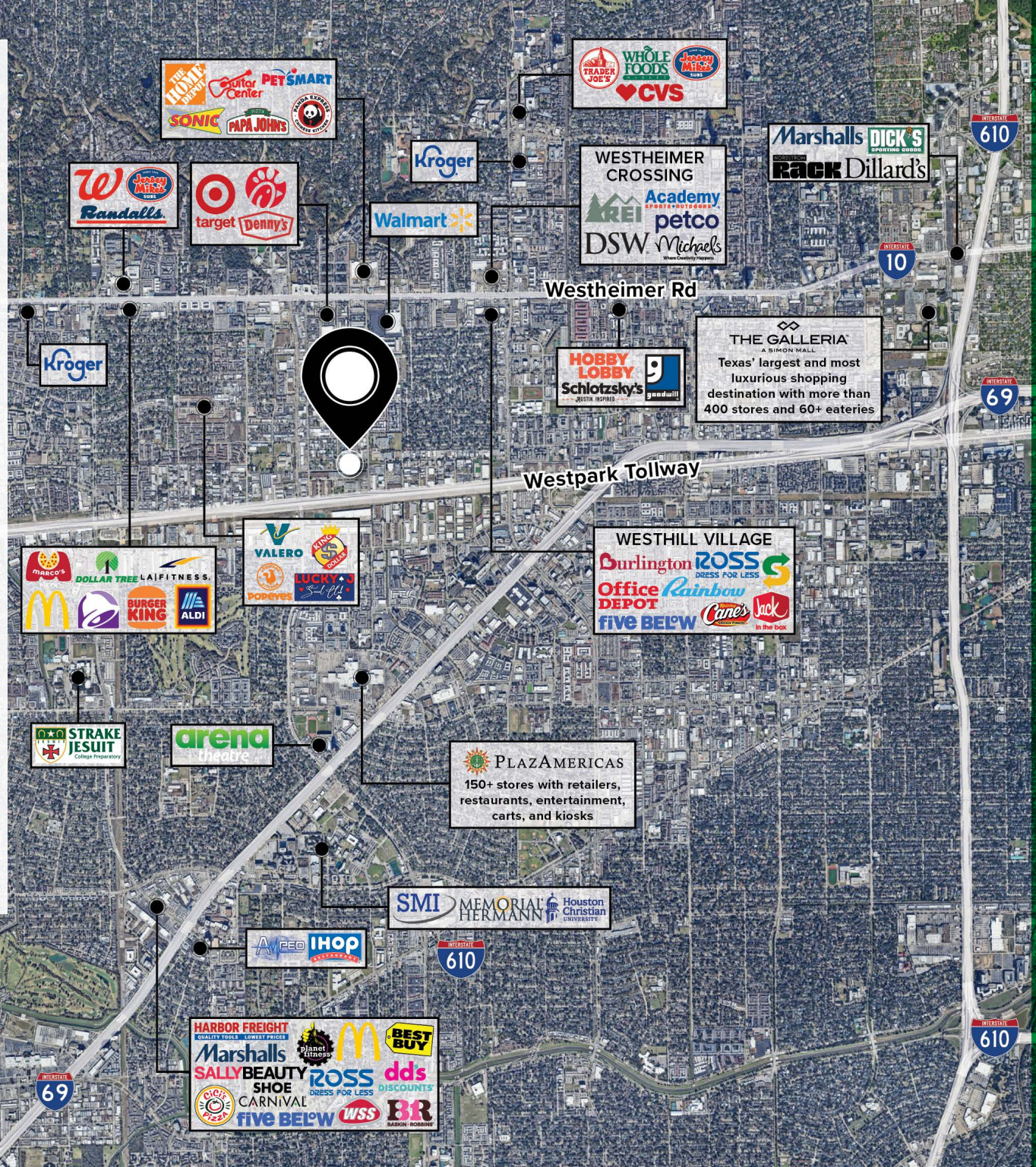
### SIZE:

±0.23 ACRES (±10,000 SF)  
3,690 SF BUILDING  
– WAREHOUSE: 2,862 SF  
– TWO STORY OFFICE: 828 SF



### HIGHWAYS:

4 MIN TO I-69  
5 MIN TO BELTWAY 8  
6 MIN TO I-610  
±15 MINUTES TO I-10



An aerial photograph of an industrial property. A large, light-colored warehouse with a flat roof is the central focus. It has several large roll-up doors. To the left of the warehouse, there is a parking lot filled with cars and some trees. To the right, there are more industrial buildings and a larger parking area with several trucks. The property is bordered by Lipan Rd to the north and Antelope Dr to the south. A dotted white line outlines the main building and its immediate surroundings.

## PROPERTY HIGHLIGHTS

- Fully equipped auto service facility with lifts, hoses, ventilation, and heater
- Secure fenced yard offering storage, parking, and operational flexibility
- Three grade-level doors and 16' clear height for efficient access and workflow
- Combination of warehouse and office space designed for seamless operations
- Strategic Houston location with quick connectivity to Beltway 8, US-59, and I-10

LIPAN RD

ANTELOPE DR

# 8621

## PROPERTY PHOTOS





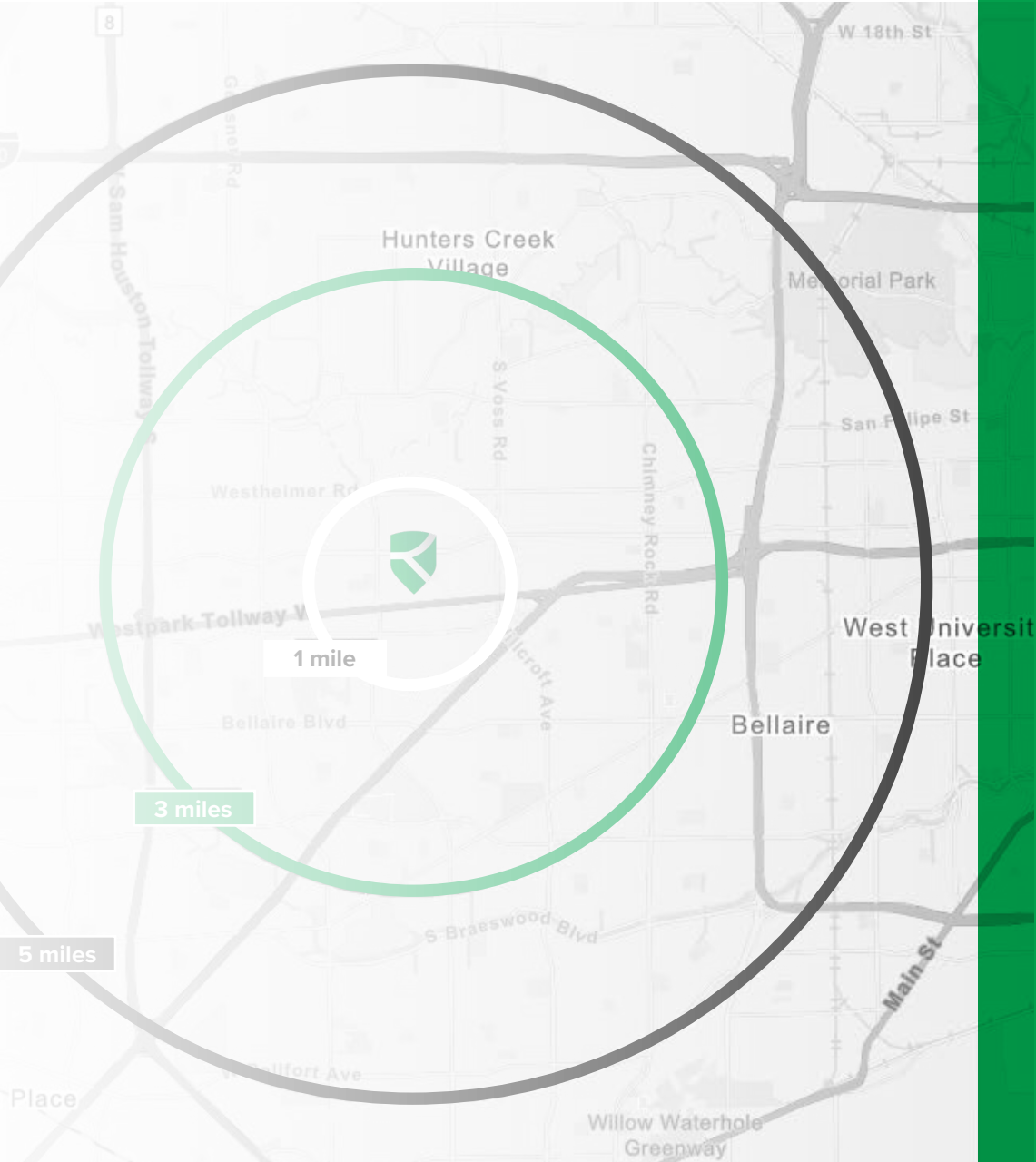
**\$119,329** average household income within 5 miles

Employees within 5 miles total **34,058**

## DEMOGRAPHIC DATA

| 2025 Summary                  | 1 Mile   | 3 Miles  | 5 Miles   |
|-------------------------------|----------|----------|-----------|
| Population                    | 25,309   | 236,132  | 551,204   |
| Households                    | 11,062   | 102,700  | 236,013   |
| Families                      | 5,641    | 53,372   | 130,365   |
| Average Household Size        | 2.27     | 2.28     | 2.32      |
| Owner Occupied Housing Units  | 2,603    | 26,374   | 79,161    |
| Renter Occupied Housing Units | 8,459    | 76,326   | 156,852   |
| Median Age                    | 33.9     | 34.7     | 35.7      |
| Median Household Income       | \$47,187 | \$54,724 | \$65,366  |
| Average Household Income      | \$70,086 | \$90,172 | \$122,651 |

| 2030 Summary                  | 1 Mile   | 3 Miles  | 5 Miles   |
|-------------------------------|----------|----------|-----------|
| Population                    | 25,476   | 236,135  | 554,424   |
| Households                    | 11,338   | 104,731  | 242,109   |
| Families                      | 5,715    | 53,849   | 132,260   |
| Average Household Size        | 2.23     | 2.24     | 2.28      |
| Owner Occupied Housing Units  | 2,875    | 28,246   | 83,938    |
| Renter Occupied Housing Units | 8,463    | 76,485   | 158,171   |
| Median Age                    | 34.2     | 35.2     | 36.4      |
| Median Household Income       | \$52,916 | \$59,648 | \$71,702  |
| Average Household Income      | \$77,259 | \$97,638 | \$132,493 |



PRESENTED BY

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