

Forest West — 5323 - 5377 Antoine Drive

HOUSTON, TX 77091 · NEAR NORTHWEST OAKS SUBMARKET · HARRIS COUNTY

Food Town-anchored neighborhood center · **115,187 SF** on **17.06 acres** · **1,207 - 7,000 SF** available · 2nd-gen restaurant & medical

SPACES AVAILABLE

SUITE	SF	BASE RENT	NNN	MONTHLY
5323	7,000	\$12.00	\$4.00	\$9,333
Former Humana clinic — 2nd-generation medical or junior box				
5305	4,640	\$30.00	\$4.00	\$13,044
2nd-generation restaurant — existing kitchen infrastructure in place				
5373	1,207	\$20.00	\$4.00	\$2,414
Shell space adjacent to Domino's — to be built out				
TOTAL AVAILABLE	12,847	MAX CONTIGUOUS 7,000 SF		

PROPERTY HIGHLIGHTS

- **Food Town-anchored.** 50,000 SF grocery anchor drives high-frequency weekly traffic, with Family Dollar, Subway and Domino's rounding out the daily-needs mix.
- **Signalized intersection at Antoine Dr & Pinemont Dr** with ±31,910 VPD on Antoine and 539' of frontage across six curb cuts.
- **Second-generation restaurant space** — 4,640 SF with existing kitchen infrastructure, cutting buildout cost and time to open.
- **7,000 SF former Humana clinic** — turnkey opportunity for medical, dental, urgent care or a junior box user.
- **Pylon signage on Antoine Drive** plus building signage at every storefront.
- **450 surface spaces at 3.9 / 1,000 SF** — parking depth that supports restaurant, medical and service uses simultaneously.
- **Deep trade area:** ±146,600 residents within three miles and ±606,000 within a 15-minute drive.
- **Outside the Special Flood Hazard Area** (FEMA Zone B & X, not in SFHA).

PROPERTY FACTS

Center GLA	115,187 SF
Available	12,847 SF
Anchor	Food Town — 50,000 SF
Land Area	17.06 AC
Year Built	1972
Construction	Reinforced Concrete
Parking	450 Surface
Parking Ratio	3.9 / 1,000 SF
Frontage	539' Antoine Dr
Service Type	Triple Net (NNN)
CAM / NNN	\$4.00 / SF
2025 Taxes	\$1.39 / SF



TENANT ROSTER

Food Town (50,000 SF anchor) · Family Dollar · Subway · Domino's · Houston Barber School · Bless Beauty · Antoine Hair Salon

CO-TENANCY GAPS: nails, wireless/cellphone, tax & insurance, dental, fitness, laundromat.

TRADE AREA DEMOGRAPHICS	1 MILE	3 MILES	15 MIN. DRIVE
Population	22,825	146,573	605,936
Households	8,946	54,334	234,598
Median Household Income	\$50,150	\$55,501	\$77,013
Daytime Employees	4,895	73,715	316,436
Projected Population Growth '25-'30	6.55%	7.05%	7.23%

±31,910

VPD — ANTOINE DR
AT BROOM ST

±28,950

VPD — ANTOINE DR
AT W. TIDWELL RD

±16,636

VPD — PINEMONT DR
AT ANTOINE DR

28 MIN

GEORGE BUSH INTL
19.1 MILES

40 MIN

WILLIAM P. HOBBY
24.5 MILES

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