

MIXED USE RETAIL FOR SALE

MIXED USE COMMERCIAL PROPERTY

2910 ANTOINE DR, HOUSTON, TEXAS, 77092



FOR SALE

KW COMMERCIAL TEXAS

1220 Augusta Drive, suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

ASH NOORANI

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O: 7135814899

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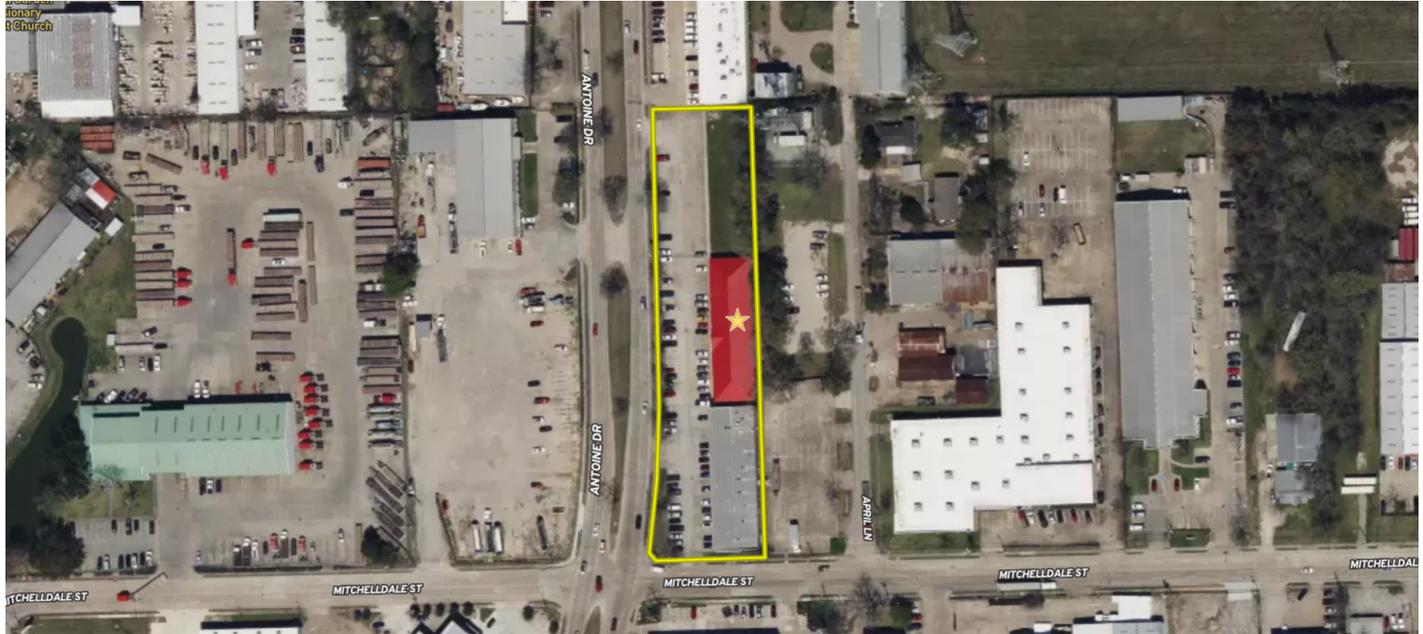
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EXECUTIVE SUMMARY

2910 ANTOINE DRIVE



Price:	\$4,000,000
Building SF:	18,360 sqft
Occupancy:	50%
CURRENT NOI:	\$ 178,860
PROFOMA NOI:	\$358,020
CURRENT CAP RATE:	4.5%
PROFORMA CAP RATE:	8.95%
Lot Size:	1.69 ACRES
Year Built:	2003
Parking:	120

Property Overview

Strategically located along a high-traffic corridor in Northwest Houston, this commercial property offers outstanding visibility and accessibility near Highway 290, I-610, and I-10.

The site features two buildings totaling 18,360 SF on a 1.69-acre lot, which includes an additional 0.53 acres for future development or expansion. Currently 50% occupied, the property offers significant upside potential with the opportunity to increase NOI. The pro forma cap rate of 8.95% highlights its strong income-generating potential.

Ideal for office, medical, educational, or general commercial uses, the property benefits from robust demographics - 146,871 residents within 3 miles and a median household income of \$49,495.

This is a rare chance to acquire a well-located asset with immediate cash flow, development upside, and long-term growth potential in a prime Houston submarket.

[Click here for Video Tour](#)

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PROPERTY PHOTOS

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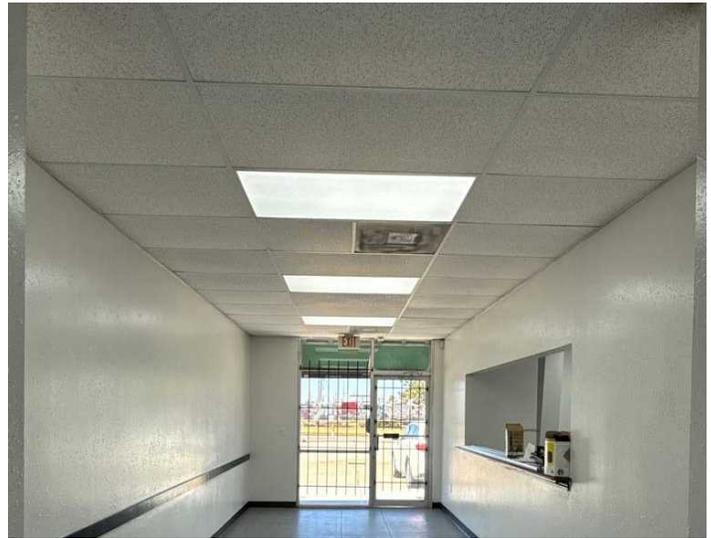
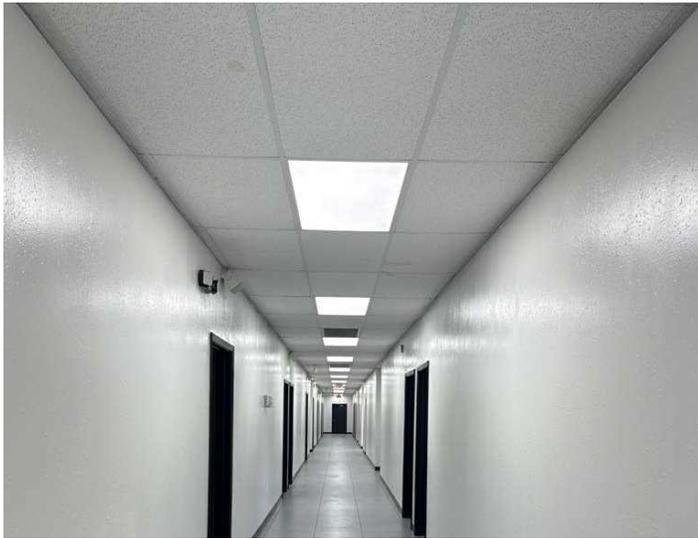
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Building A
Occupied

Tenant	SF	Actual Rent	Start Date	End Date
A100	1100	\$1793.00	1/1/2025	12/31/2029
A101	1236	\$2014.68	11/21/2024	12/31/2027
A102	800	\$1392.00	12/1/2024	11/30/2029
A103	1813	\$2955.00	4/1/2025	3/31/2030
A107	1016	\$1651.00	3/1/2025	2/28/2030
A108	1055	\$1720.00	2/1/2025	1/31/2030
A109	1000	\$1487.47	4/1/2024	3/31/2027
A110	1160	\$1891.00	2/1/2025	1/31/2030

TOTAL	TOTAL SQ FT	TOTAL BASE RENT	NNN	TOTAL RENT COLLECTED
	9,180 SQ FT	\$10,740.60	\$4,222.80	\$14,963.40

Building B
Vacant

TOTAL SQ FT	PROFORMA
9,180 SQ FT	\$19.5/SQ FT

Plus 0.53 Acre Vacant lot



AERIAL MAP

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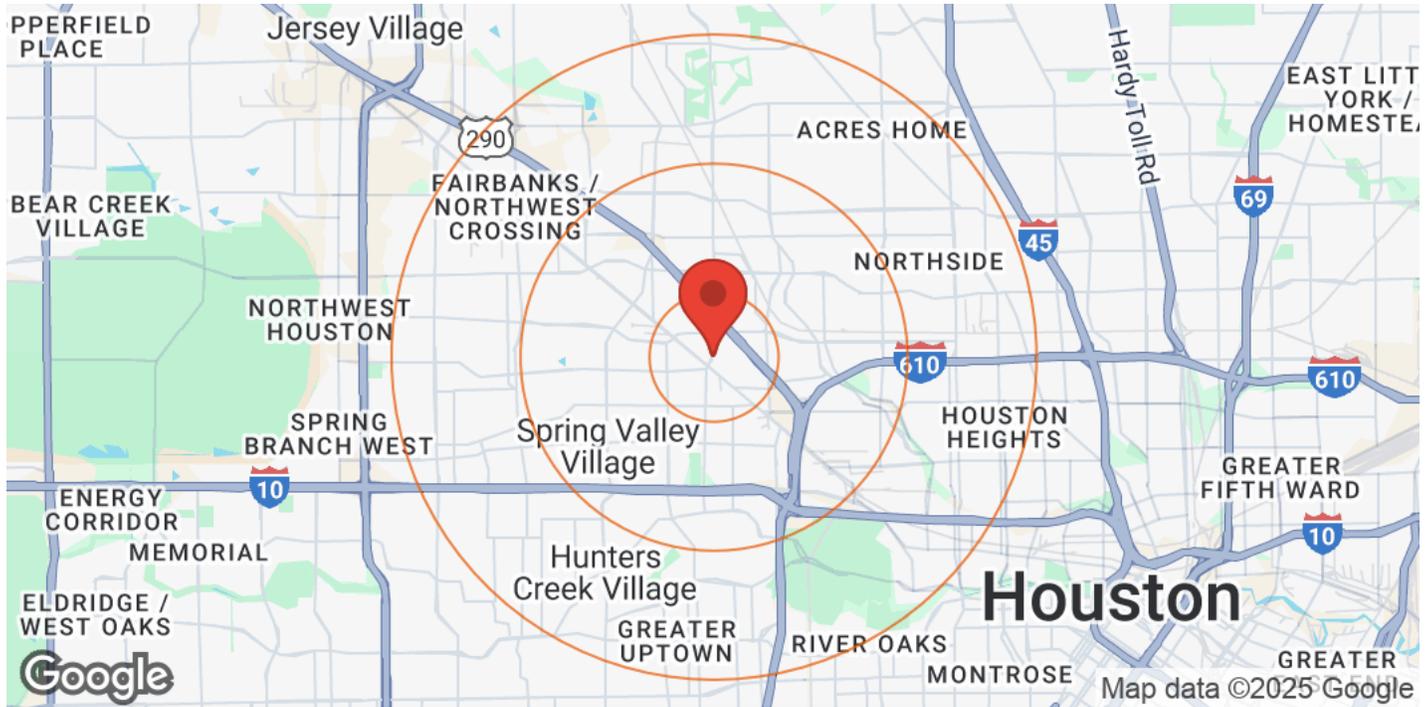
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DEMOGRAPHICS

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Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	7,649	74,243	198,867
	Female	7,142	72,628	198,326
	Total Population	14,791	146,871	397,193
Age	Ages 0-14	3,244	31,802	77,653
	Ages 15-24	2,079	17,311	44,596
	Ages 25-54	6,518	64,194	174,480
	Ages 55-64	1,457	15,182	43,294
	Ages 65+	1,493	18,383	57,170
Race	White	2,961	48,291	140,050
	Black	1,315	16,024	57,394
	Am In/AK Nat	21	162	437
	Hawaiian	N/A	29	79
	Hispanic	9,911	72,378	167,457
	Asian	410	7,637	24,944
	Multi-Racial	146	2,056	5,958
	Other	27	279	953
Income	Median	\$49,495	\$71,066	\$86,307
	< \$15,000	798	5,933	14,044
	\$15,000-\$24,999	401	3,727	9,749
	\$25,000-\$34,999	408	4,395	10,714
	\$35,000-\$49,999	1,121	6,156	14,853
	\$50,000-\$74,999	1,127	9,740	25,065
	\$75,000-\$99,999	399	5,546	17,868
	\$100,000-\$149,999	619	6,939	22,607
	\$150,000-\$199,999	293	4,486	14,504
	> \$200,000	252	10,361	35,609
Housing	Total Units	6,000	63,029	182,080
	Occupied	5,420	57,284	165,014
	Owner Occupied	1,587	26,282	80,834
	Renter Occupied	3,833	31,002	84,180
	Vacant	579	5,745	17,067

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PROFESSIONAL BIO

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Ash Noorani

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Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.

DISCLAIMER

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