



FOR LEASE

9802 Antoine | Retail Center

9802 Antoine Drive | Houston, TX 77086



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FOR LEASE | Multiple In-Line Spaces Available!

[VIDEO TOUR](#)

±1,400 - 9,742 SF

Space(s) Available

17,000 SF | 1.8 AC

Total Retail Center

Contact Broker

Rate

ABOUT THE PROPERTY

Unique construction from shipping containers located at Antoine Drive & West Road just two blocks off of Hwy 249. Directly across the street from Kroger - which receives 1.2M+ visits annually.

- Two blocks from Hwy 249 and less than 1.75 miles from Beltway 8
- Perfect for Medical, Dental, or Upscale Retail with generous TI for qualified tenants
- Built in 2021, 56 Parking Spaces, 18'-24' Ceiling Height, Monument Signage

NEARBY RETAILERS



JOIN THESE TENANTS



MARKET OVERVIEW



Traffic Counts

HWY 249	47,521 VPD
Antoine Dr.	16,400 VPD
Year: 2021 Source: TXDOT	

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NEARBY



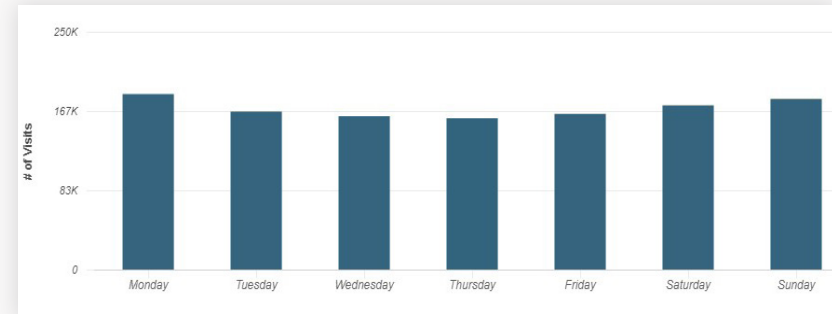
MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

July 2021 - July 2022

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
214.3K	1.2M	5.55

Daily Visits



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Placer.ai

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SITE

Sutton Meadows Dr

NW Park Pl Dr

Wickov



XLParts

WAFFLE HOUSE

West Rd

West Rd

47,251 VPD



Auto Zone



Great Clips



Wash n' Run

Exxon

Antoine Dr 16,400 VPD

Kroger

Antoine Town Center

Clear Water Express Wash

249

BR DUNKIN'

PNC

Davita

SUBWAY



LIQUOR BARN

ADVANCE AMERICA CASH ADVANCE CENTERS

CVS pharmacy



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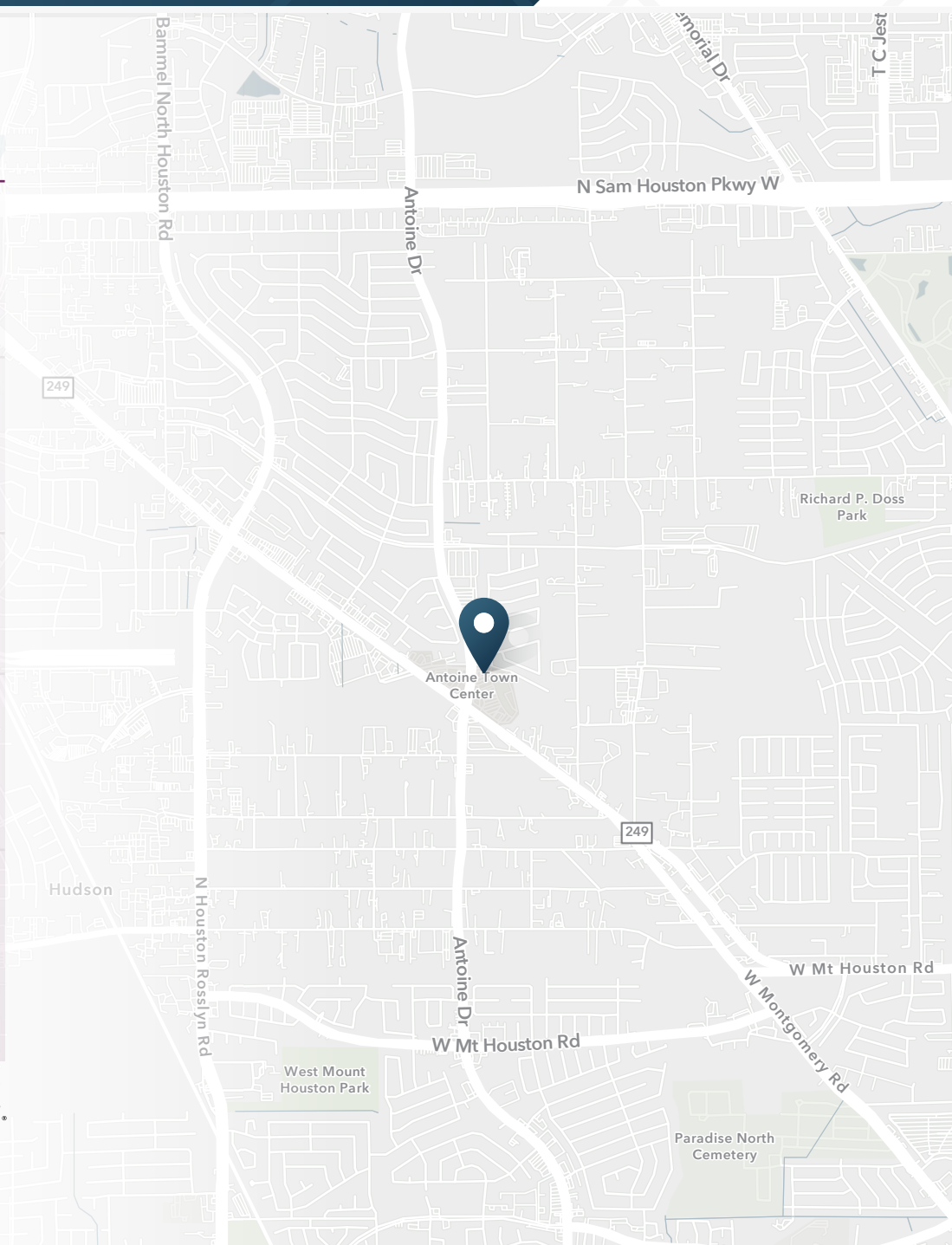
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DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2022 Estimated Population	9,989	125,037	318,848
2027 Projected Population	10,149	126,030	324,453
Projected Annual Growth Rate 2022 to 2027	0.32%	0.16%	0.35%
Daytime Population			
2022 Daytime Population	10,915	107,325	324,133
Workers	5,144	37,762	151,689
Residents	5,771	69,563	172,444
Income			
2022 Est. Average Household Income	\$64,370	\$71,719	\$73,018
2022 Est. Median Household Income	\$51,889	\$55,339	\$53,022
Households & Growth			
2022 Estimated Households	2,885	36,753	102,242
2027 Estimated Households	2,934	37,107	104,241
Projected Annual Growth Rate 2022 to 2027	0.34%	0.19%	0.39%
Race & Ethnicity			
2022 Est. White	14%	15%	18%
2022 Est. Black or African American	19%	24%	26%
2022 Est. Asian or Pacific Islander	13%	8%	7%
2022 Est. American Indian or Native Alaskan	1%	2%	2%
2022 Est. Other Races	36%	33%	30%
2022 Est. Hispanic	62%	61%	56%

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Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

SRS Real Estate Partners - Houston LLC	9006203	mark.reeder@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214.560.3251
Designated Broker of Firm	License No.	Email	Phone

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



SRS Real Estate Partners
2950 North Loop West, Suite 1125
Houston, TX 77092
281.661.3220

Edward Heap
281.661.3227
edward.heap@srsre.com

SRSRE.COM

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