

# ± 20,904 SF RETAIL SPACES FOR LEASE

11537 Antoine Dr, Houston, TX 77066



**ALISON COMMERCIAL GROUP**

By: **KW** Commercial

920 South Fry Road Katy, TX 77450

Each Office Independently Owned and Operated

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**ALISON**  
COMMERCIAL GROUP  
By. **KW** COMMERCIAL

# LOCATION & HIGHLIGHTS

**Address:** 11537 Antoine Dr

**City, State, Zip:** Houston, TX 77066

**County:** Harris

**Size:** ± 20,904 Leasable SF

**Price:** Call Broker



**VIRTUAL  
PROPERTY TOUR**

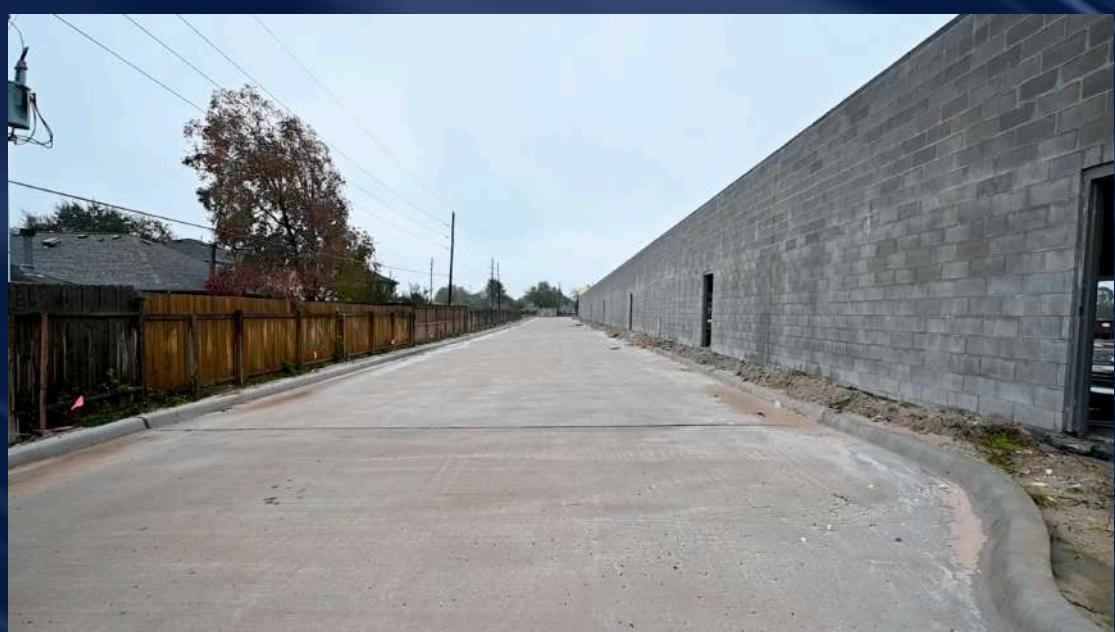
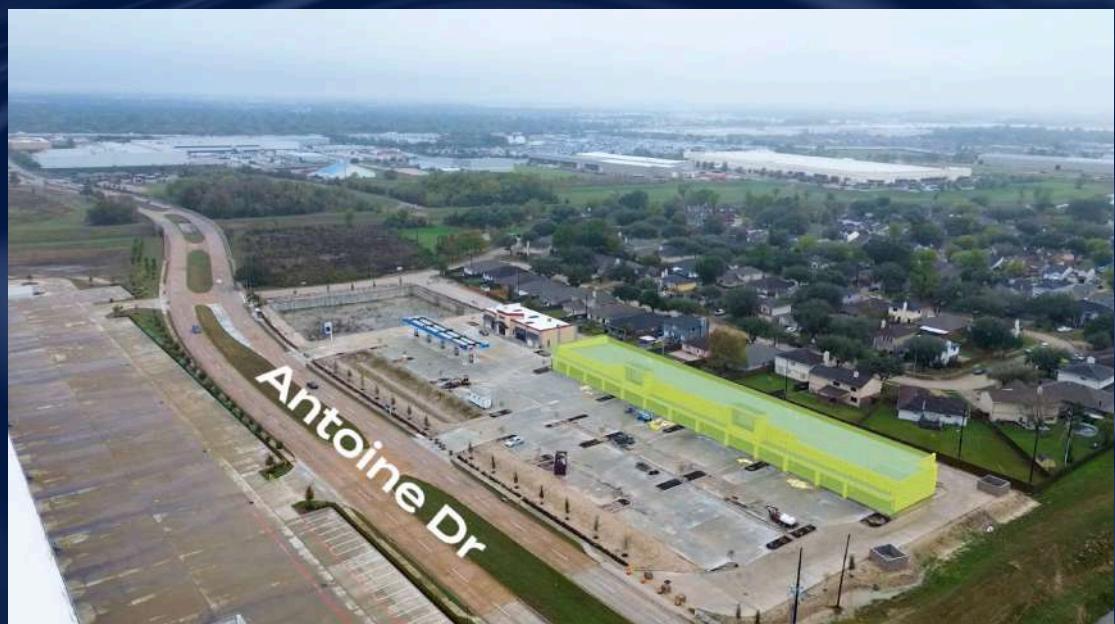
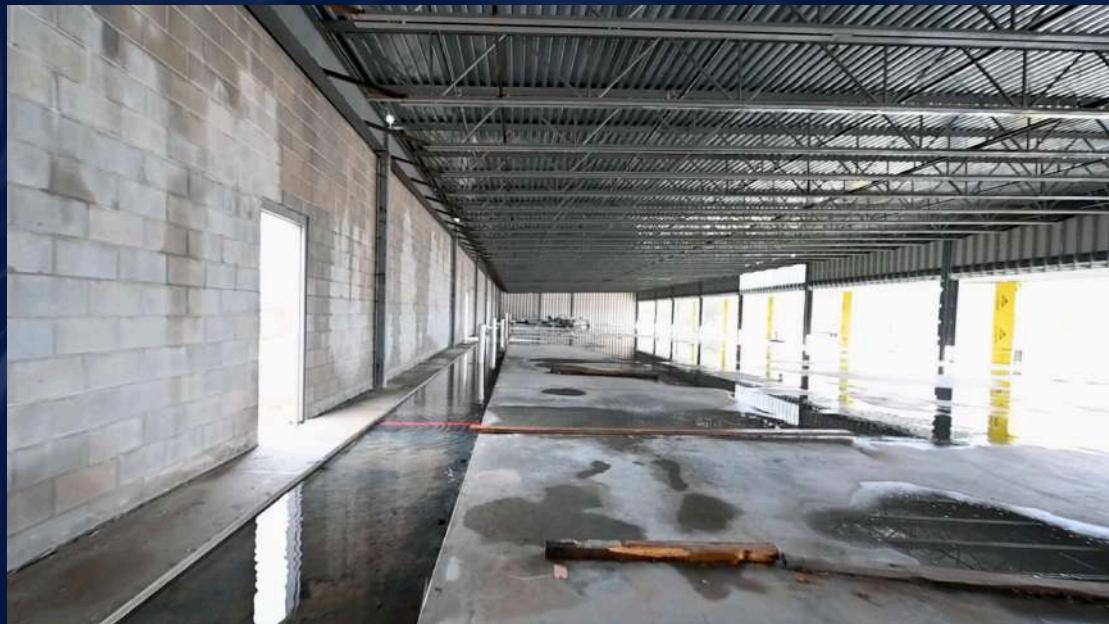
Now pre-leasing ±20,904 SF of newly constructed retail space at the hard corner of Antoine Dr & Breckenridge Dr, directly adjacent to the upcoming Swift Gas Station. This high-visibility project delivers rare new construction in a dense trade area with strong tenant demand and minimal competing supply.

## Property & Market Highlights:

- Project Type: Retail Strip Center
- Prominent building signage with high corner visibility at a signalized intersection.
- With no new competing supply, the modern space component is highly sought after
- Convenient access to major shopping corridors and surrounding residential communities
- New construction with flexible suite configurations suitable for multi-tenant occupancy
- Proximity to major regional retailers, including **Joe V's Smart Shop, Food Town, Target, Academy Sports + Outdoors, At Home, Office Depot, North Oaks Shopping Center, Champion Forest Plaza, and Willowbrook Mall**

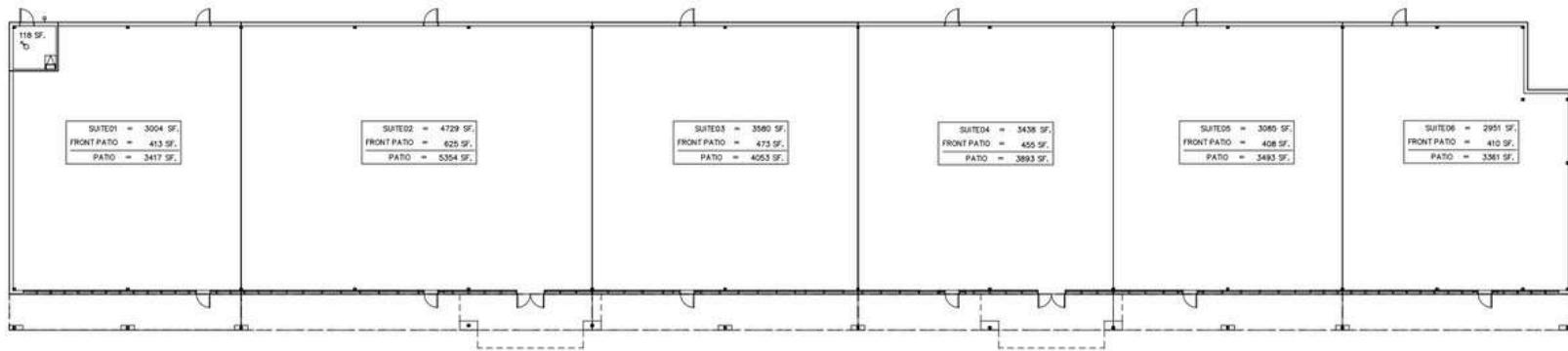
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# PHOTOS



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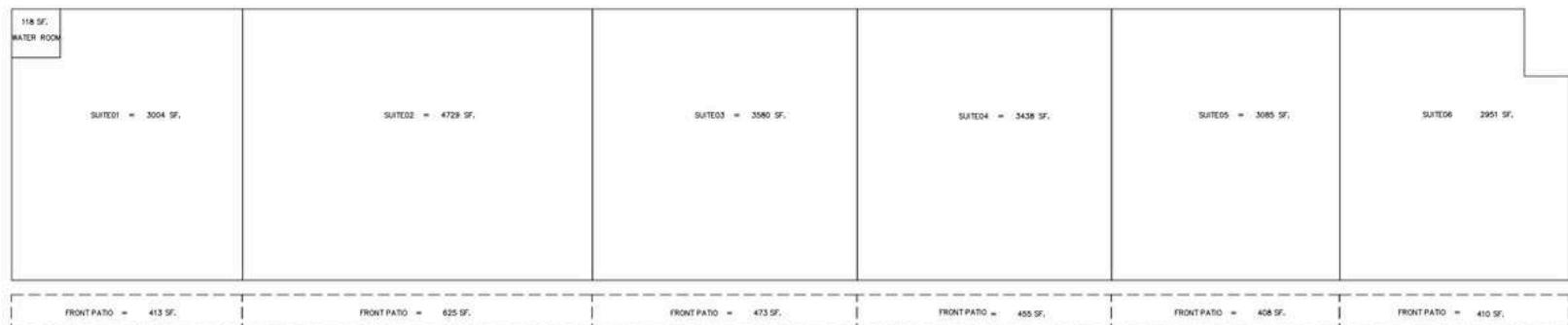
# FLOOR PLAN



1 BUILDING FLOOR PLAN—AREA OF SUITES

SCALE: 1/16" = 1'-0" (23,684 SQ.FT.)

BLDG	20,904	SUITE01	3,417
PATIO	2,784	SUITE02	5,354
BLDG	23,684	SUITE03	4,053
		SUITE04	3,893
		SUITE05	3,493
		SUITE06	3,361
<u>AN-AREA OF SUITES</u> (.FT.)		BLDG	23,571
		WATER ROOM	118
		TOTAL	23,689



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# DEMOGRAPHICS

## DEMOGRAPHIC SUMMARY

11537 Antoine Dr, Houston, TX 77066

### KEY FACTS

20,456

Population



8,546

Households

40.4

Median Age

\$38,290

Median Disposable Income

### EDUCATION

11.2%



No High School Diploma

22.5%

High School Graduate



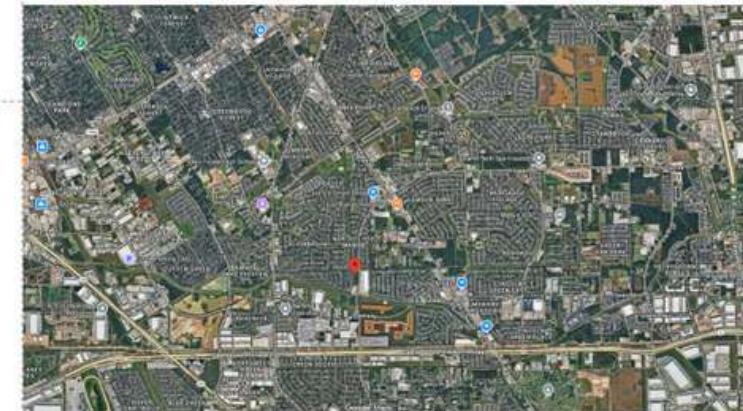
16.9%

Some College/ Associate's Degree



80.9%

Bachelor's/Grad/ Prof Degree



### EMPLOYMENT

58.4%

White Collar

33.7%

Blue Collar

20.2%

Services

5.6%

Unemployment Rate

**Source:** This infographic contains data provided by [sources and years will be listed here]. © 2025 Esri

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# HOUSTON ECONOMY

Houston offers unmatched industry depth, top-tier talent, global connectivity, and a collaborative ecosystem where bold ideas scale and thrive.

Over the past two decades, Houston has transformed into a diverse, vibrant metro with a strong economy and unmatched quality of life. Now the nation's fourth-largest city, Houston is home to one of the world's youngest, fastest-growing, and most diverse populations. One in four residents is foreign-born. From 2015 to 2024, the region grew by 1.14 million people, the fastest rate among the 10 largest U.S. metros.

Houston's economy is powered by key industries including aerospace, advanced manufacturing, energy, life sciences, and a rapidly growing digital tech sector.

Houston offers competitive tax rates and robust incentives, such as property-tax abatements, enterprise zones, targeted grants, and energy R&D credits boost business growth.

Houston's global location, diverse workforce, and world-class ports and airports make it a premier hub for international business and global trade connections.

Houston's workforce is diverse, skilled, and rapidly growing, providing talent across industries like energy, healthcare, aerospace, tech, and manufacturing.

Reference: <https://houston.org/why-houston/>



# ABOUT COMPANY & PROFESSIONAL BIO



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Alison Commercial Group, affiliated with KW Commercial, is a Houston-based commercial real estate firm providing clear, results-oriented representation for landlords, tenants, buyers, and investors.

We specialize in retail and land, with proven expertise in sales, acquisitions, and leasing. Our team combines deep market knowledge with hands-on transaction experience to deliver tailored strategies for investors, developers, and business owners.

Our services include 1031 exchanges, sale-leasebacks, user and investor acquisitions, consulting, and broker opinions of value all backed by data-driven market analysis to support confident decision-making.

At Alison, our goal is to provide practical, strategic solutions aligned with our clients' priorities. Backed by the national resources of KW Commercial, we bring Houston market expertise together with the reach and tools of a larger platform helping clients move confidently at every stage of their commercial real estate journey.

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**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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Buyer/Tenant/Seller/Landlord Initials			Date