

RETAIL FOR LEASE

FOREST WEST SHOPPING CENTER
5323 ANTOINE DRIVE

HOUSTON, TX 77091



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PROPERTY SUMMARY

5323 ANTOINE DRIVE | HOUSTON, TX 77091



Property Summary

Lease Rate:	\$12.00PSF
Lease Term:	Negotiable
Available SF:	7,000SF & 1,207SF
Year Built:	1972
Parking Ratio:	3.7/1000

Property Overview

Two second-generation retail suites are currently available — a 7,000 SF mid-box (Suite 5323) and a 1,207 SF small-shop space (Suite 5373) — making the center a strong fit for daily-needs and service operators looking to plug into an established, grocery-anchored trade area with a dense surrounding residential base.

Location Overview

The Antoine corridor is heavily anchored by rooftops, including a dense cluster of large apartment communities within a mile of the center (Oak Glen, Casa Rosa, Pepper Tree Manor, The Falls on Antoine, The Reserve at White Oak, Diamond Ridge — collectively well over 1,500 units), driving steady daily-needs demand. The site benefits from a signalized intersection, strong Antoine Dr frontage, and direct access to US-290 and I-610 for regional connectivity, with Downtown Houston roughly 10–15 minutes away. This is a value-oriented, car-dependent, daily-needs corridor — grocery, dollar, personal-care, restaurant, and service uses perform here — making the Food Town-anchored co-tenancy at Forest West a natural fit for the trade area.

TEXAS TRIANGLE CRE, LLC

San Marcos, TX 78666

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AVAILABLE SPACES

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
5323	7,000		\$12.00 /sf/yr	Healthcare	Excellent	Immediately
5373	1,207		\$12.00 /sf/yr	Retail	Needs Buildout	Immediately

Highlights

Forest West is a Food Town–anchored neighborhood retail center on Antoine Drive in Northwest Houston, positioned in the Near Northwest / Oaks submarket with strong daily-needs traffic. The center totals ~115,187 SF across the property (102,047 SF building GLA) on 17.06 acres and runs 93%+ leased. It offers 539' of frontage along Antoine Dr with six curb cuts, a signalized intersection, and pylon signage, with quick access to US-290 and I-610. Grocery-anchored co-tenancy, an established residential trade area, and second-generation retail space make this a strong fit for daily-needs and service operators.

Nearby Places

- Established NW Houston infill location – Acres Homes / Greater Inwood, 77091
- ~24,000–30,000 residents in the immediate ZIP; broader NW Houston trade area is dense and growing
- Heavy multifamily base along Antoine Dr (1,500+ units within ~1 mile) feeding daily-needs traffic
- Value-oriented, working-class demographic – median HH income below metro average; median area home price ~\$315K and rising
- Active new-home construction and neighborhood revitalization ("Complete Community" investment area)

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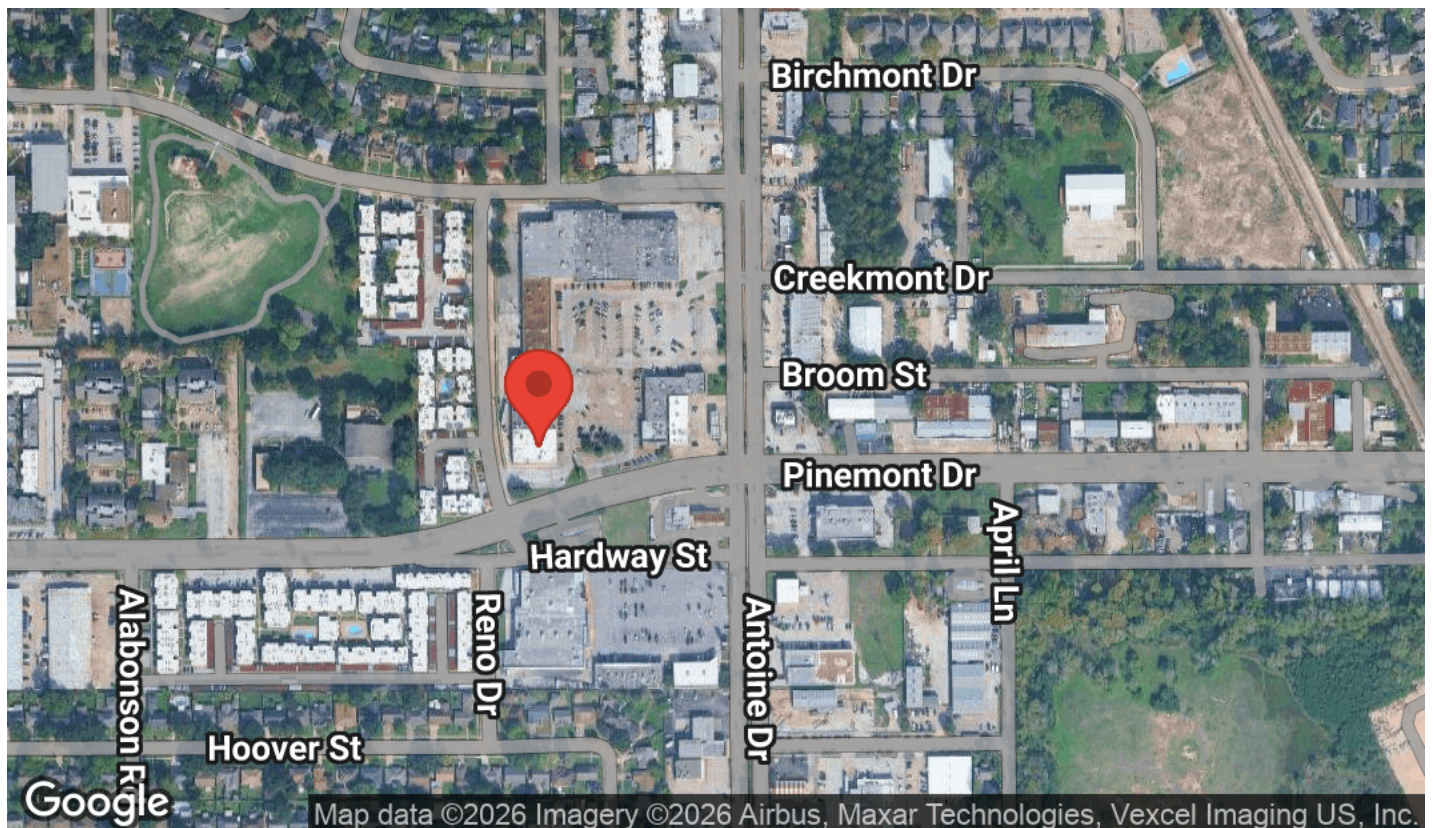
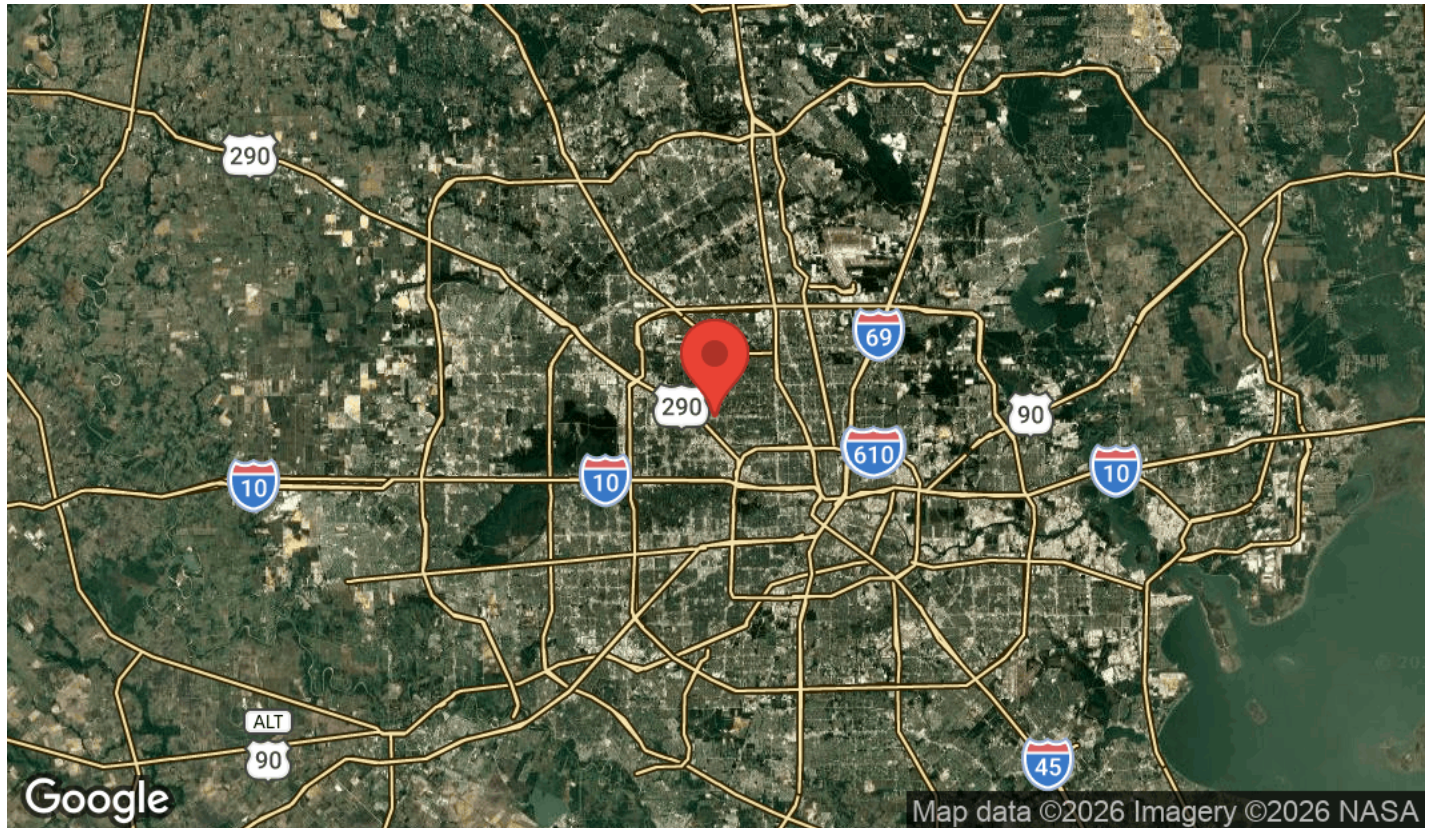
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LOCATION MAPS

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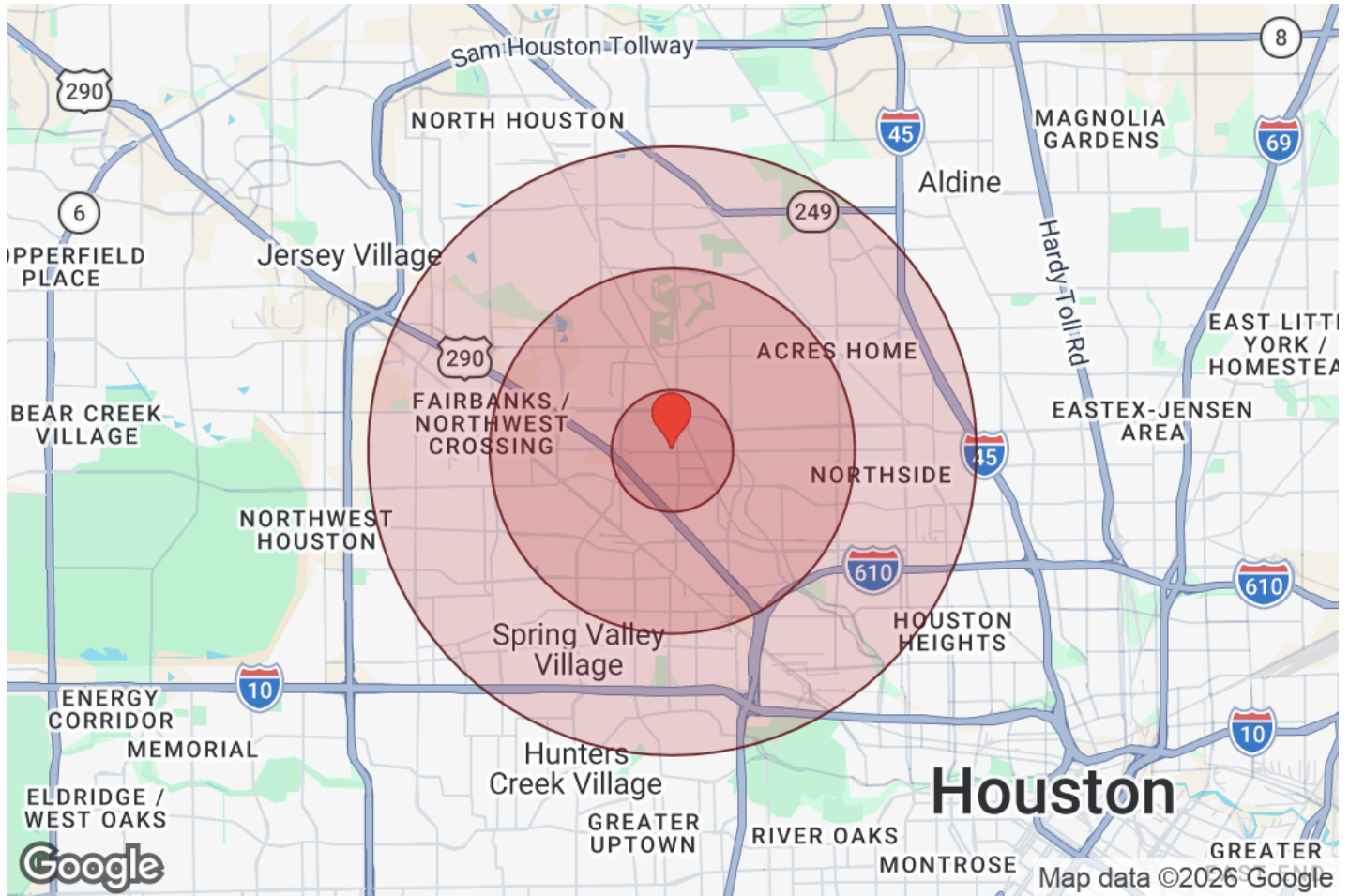
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	10,703	69,969	186,713
Female	10,993	69,587	186,006
Total Population	21,696	139,556	372,719
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,899	28,749	92,509
Black	3,283	27,967	66,903
Am In/AK Nat	22	154	410
Hawaiian	2	28	75
Hispanic	12,677	76,044	186,210
Asian	538	4,689	21,170
Multiracial	239	1,675	4,734
Other	37	237	708
Housing	1 Mile	3 Miles	5 Miles
Total Units	9,335	58,411	156,094
Occupied	8,472	52,723	140,899
Owner Occupied	3,197	21,910	70,573
Renter Occupied	5,275	30,813	70,326
Vacant	863	5,688	15,194

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	4,897	30,760	78,290
Ages 15 - 24	2,751	18,781	48,344
Ages 25 - 54	9,218	60,443	161,651
Ages 55 - 64	2,067	14,011	38,484
Ages 65+	2,763	15,561	45,949
Income	1 Mile	3 Miles	5 Miles
Median	\$55,836	\$60,637	\$73,913
Under \$15k	1,081	6,372	14,652
\$15k - \$25k	712	4,523	10,423
\$25k - \$35k	763	5,176	10,956
\$35k - \$50k	1,180	6,251	14,022
\$50k - \$75k	1,420	8,811	21,298
\$75k - \$100k	868	5,187	14,719
\$100k - \$150k	1,060	6,198	17,932
\$150k - \$200k	499	3,905	12,296
Over \$200k	888	6,300	24,602

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DISCLAIMER

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