

# SHOPPING CENTER - FOR LEASE

8244 Antoine Dr, Houston TX 77088



**Danny Nguyen, CCIM**

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[www.dncommercial.net](http://www.dncommercial.net)

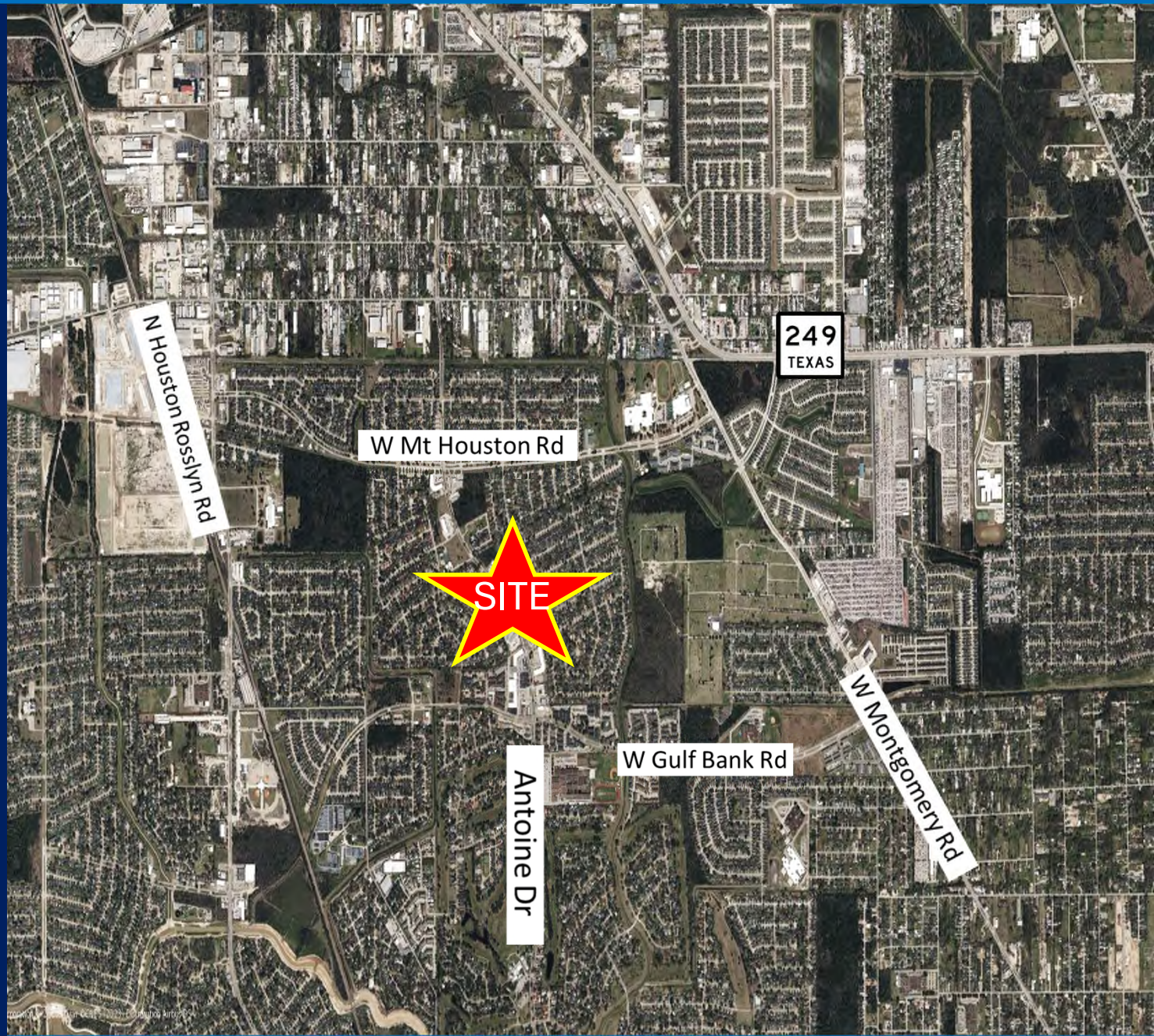


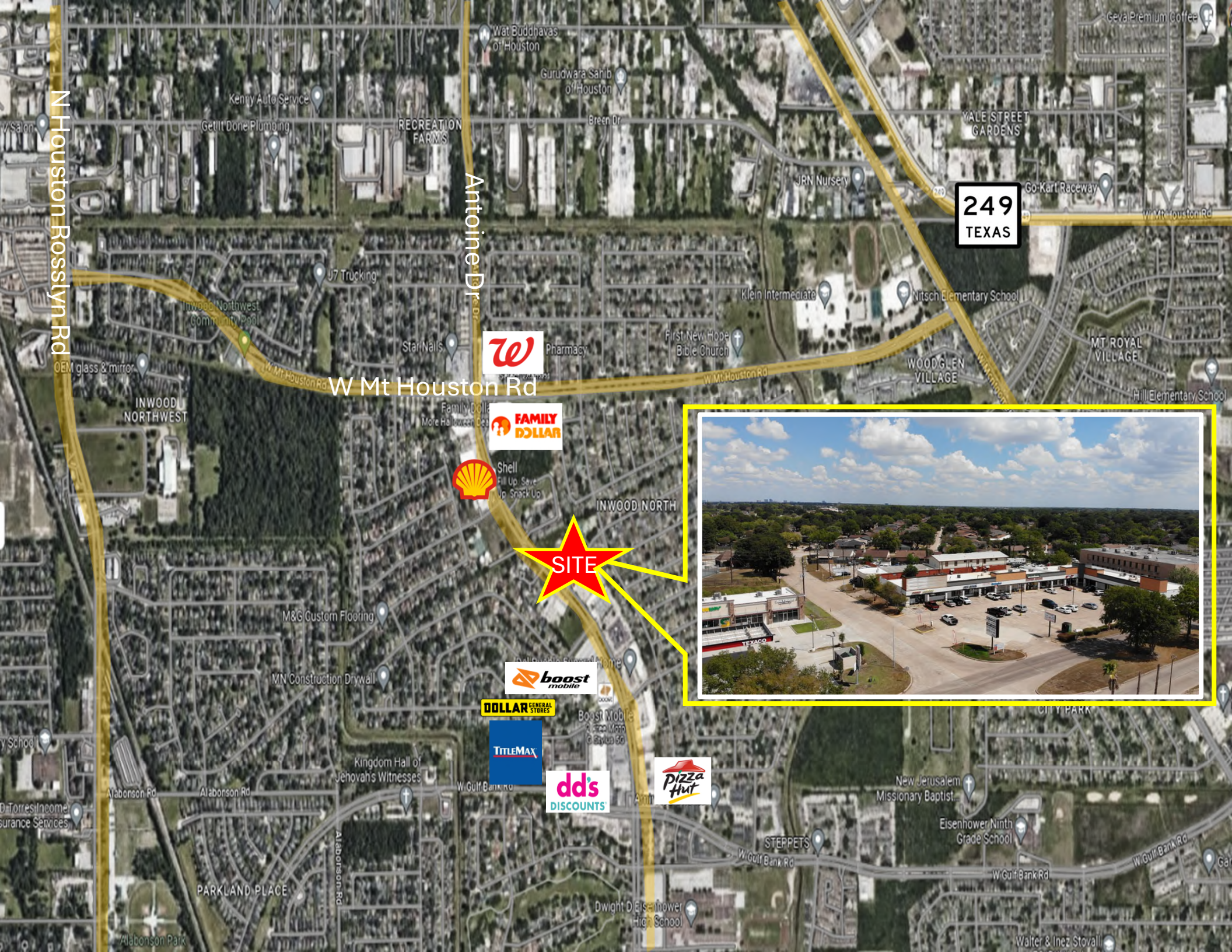
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# Location Overview

## 8244 Antoine Dr, Houston, TX 77088

- **Base Rent:** \$1.00 - \$1.50 (End Cap) SF/MO
- **NNN:** \$0.50 SF/MO
- **AVAIL:**
  - Ste. B +/- 1,500 SF (Shell Space)
  - Ste. C +/- 1,200 SF (Shell Space)
  - Ste. E +/- 1,950 SF (Shell Space)
  - Ste. J +/- 1,800 SF
  - Ste. T +/- 1,460 SF (Divisible) (Shell Space)
  - Ste. W +/- 2,756 SF End Cap (Divisible) (Shell Space)
  - Ste. K +/- 1,200 SF (Avail. June 2025)
- **Frontage:**
  - +/- 258.00' on Antoine Dr.
  - +/- 185.00' on Windsor Forest Dr.
- Corner lot with dedicated bus stop
- Abundant parking
- Pylon signage advertising
- Located on intersection of Antoine Dr. and Windsor Forest Rd.
- Approx. Miles: 1.6 (SH 249), 4.3 (I-45 and SH 290), 5.6 (BW8/Sam Houston Tollway), and 7.2 (I-610)
- Ideal for professional spaces
- Three drive cuts accessibility





N Houston Rosslyn Rd

Antoinette Dr

249  
TEXAS

W Mt Houston Rd

SITE



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ANTOINE PLAZA  
8244  
Pho Hoa  
SAFETY FIRST  
DRIVING SCHOOL  
HAIR & NAILS  
2 TONER SERVICES  
FISH  
LEASING  
537-0047  
Cafe  
CHIỀU TİM

GAS  
Unleaded  
Super Unleaded

FOR LEASE  
713-270-5400  
DANNY NGUYEN  
COMMERCIAL

NEXT TEN DRIVER ED CLASS  
STARTING CLASS 8/10/23

Antoine Dr

Google

Antoine Dr



Safety First Driving School & Texas...

Convenience Store  
Available  
+/- 1,500 SF  
Available  
+/- 1,200 SF  
Tattoo  
Available  
+/- 1,980  
Driving School  
Available  
+/- 1,800 SF  
Avail. June 2025  
+/- 1,200 SF  
Antoine Arcade Room  
Available  
+/- 1,980 SF  
(Divisible)  
Available  
+/- 2,768 SF  
(Divisible)



**Suite B  
1,500 SF**





**Suite C**  
**1,200 SF**





**Suite E**  
**1,950 SF**



**Suite J**  
**1,800 SF**



**Suite T**  
**1,460 SF**  
**(Divisible)**





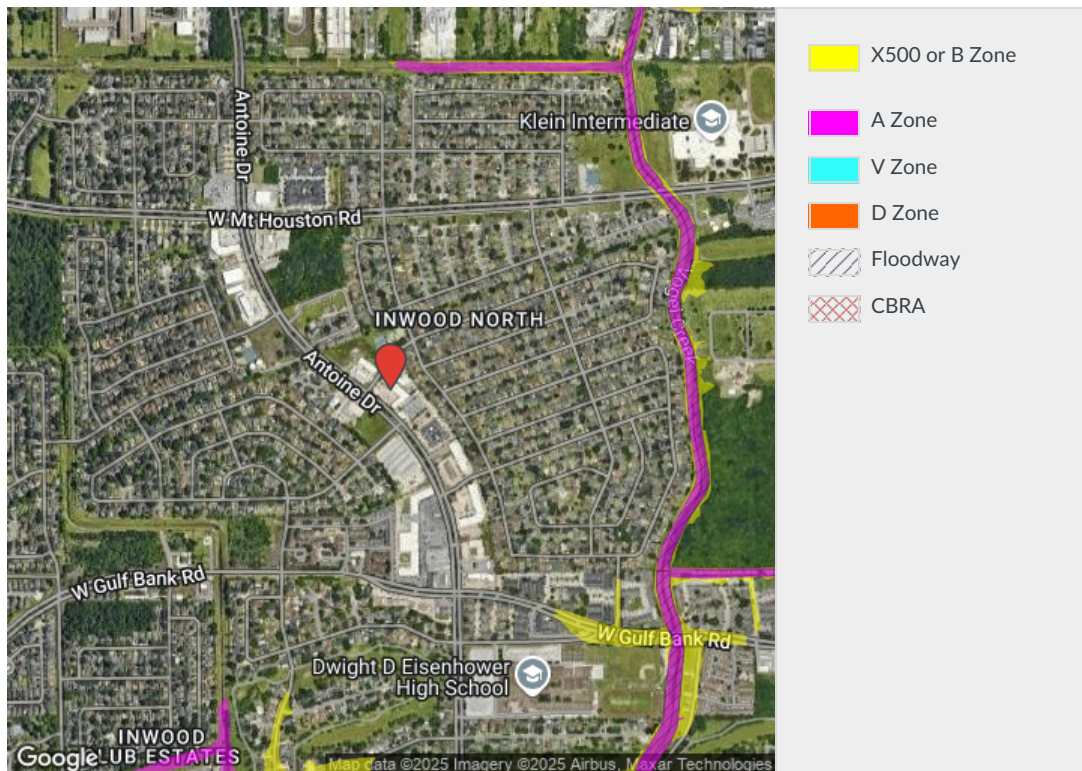
**Suite W**  
**2,756 SF**  
**(Divisible)**



8244 ANTOINE DR HOUSTON, TX 77088-2531

LOCATION ACCURACY: 📍 Excellent**Flood Zone Determination Report****Flood Zone Determination: OUT**

COMMUNITY	480287	PANEL	0465M
PANEL DATE	June 09, 2014	MAP NUMBER	48201C0465M





# Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1-A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1-A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1-V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1-V30.)

*CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.*

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772  
OR VISIT [www.floodcert.com](http://www.floodcert.com)



## Executive Summary

8244 Antoine Dr, Houston, Texas, 77088  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 29.88933  
Longitude: -95.47567

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2010 Population	16,542	101,918	168,058
2020 Population	17,683	117,879	175,703
2024 Population	17,299	118,693	177,317
2029 Population	17,392	119,569	176,684
2010-2020 Annual Rate	0.67%	1.47%	0.45%
2020-2024 Annual Rate	-0.52%	0.16%	0.22%
2024-2029 Annual Rate	0.11%	0.15%	-0.07%
2020 Male Population	49.1%	49.2%	49.7%
2020 Female Population	50.9%	50.8%	50.3%
2020 Median Age	34.9	32.6	33.9
2024 Male Population	49.7%	49.8%	50.2%
2024 Female Population	50.3%	50.2%	49.8%
2024 Median Age	36.0	33.6	35.0

In the identified area, the current year population is 177,317. In 2020, the Census count in the area was 175,703. The rate of change since 2020 was 0.22% annually. The five-year projection for the population in the area is 176,684 representing a change of -0.07% annually from 2024 to 2029. Currently, the population is 50.2% male and 49.8% female.

### Median Age

The median age in this area is 35.0, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	14.2%	17.3%	24.3%
2024 Black Alone	35.4%	25.1%	20.5%
2024 American Indian/Alaska Native Alone	1.7%	1.6%	1.7%
2024 Asian Alone	5.3%	5.5%	5.4%
2024 Pacific Islander Alone	0.1%	0.0%	0.1%
2024 Other Race	28.7%	33.5%	29.7%
2024 Two or More Races	14.7%	17.0%	18.3%
2024 Hispanic Origin (Any Race)	51.5%	61.4%	57.9%

Persons of Hispanic origin represent 57.9% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 88.4 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	47	55	69
2010 Households	5,377	31,359	54,420
2020 Households	5,923	37,359	58,930
2024 Households	5,857	37,953	60,101
2029 Households	5,998	38,886	60,886
2010-2020 Annual Rate	0.97%	1.77%	0.80%
2020-2024 Annual Rate	-0.26%	0.37%	0.46%
2024-2029 Annual Rate	0.48%	0.49%	0.26%
2024 Average Household Size	2.95	3.12	2.94

The household count in this area has changed from 58,930 in 2020 to 60,101 in the current year, a change of 0.46% annually. The five-year projection of households is 60,886, a change of 0.26% annually from the current year total. Average household size is currently 2.94, compared to 2.97 in the year 2020. The number of families in the current year is 41,705 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

March 13, 2025



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	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	28.3%	24.2%	27.4%
<b>Median Household Income</b>			
2024 Median Household Income	\$48,569	\$54,434	\$59,071
2029 Median Household Income	\$55,344	\$62,420	\$68,347
2024-2029 Annual Rate	2.65%	2.78%	2.96%
<b>Average Household Income</b>			
2024 Average Household Income	\$68,762	\$75,800	\$87,848
2029 Average Household Income	\$80,499	\$89,171	\$101,899
2024-2029 Annual Rate	3.20%	3.30%	3.01%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$23,126	\$24,263	\$29,723
2029 Per Capita Income	\$27,579	\$29,031	\$35,046
2024-2029 Annual Rate	3.58%	3.65%	3.35%
<b>GINI Index</b>			
2024 Gini Index	43.3	42.7	43.6
<b>Households by Income</b>			

Current median household income is \$59,071 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$68,347 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$87,848 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$101,899 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$29,723 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$35,046 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	79	92	81
2010 Total Housing Units	6,318	36,296	59,852
2010 Owner Occupied Housing Units	3,322	18,586	30,951
2010 Renter Occupied Housing Units	2,056	12,773	23,470
2010 Vacant Housing Units	941	4,937	5,432
2020 Total Housing Units	6,337	39,530	62,792
2020 Owner Occupied Housing Units	3,238	20,285	31,217
2020 Renter Occupied Housing Units	2,685	17,074	27,713
2020 Vacant Housing Units	389	2,205	3,890
2024 Total Housing Units	6,307	40,560	64,196
2024 Owner Occupied Housing Units	3,278	21,011	32,612
2024 Renter Occupied Housing Units	2,579	16,942	27,489
2024 Vacant Housing Units	450	2,607	4,095
2029 Total Housing Units	6,483	41,654	65,249
2029 Owner Occupied Housing Units	3,413	22,094	34,253
2029 Renter Occupied Housing Units	2,585	16,791	26,633
2029 Vacant Housing Units	485	2,768	4,363
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	35.8	37.7	38.4

Currently, 50.8% of the 64,196 housing units in the area are owner occupied; 42.8%, renter occupied; and 6.4% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 62,792 housing units in the area and 6.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.52%. Median home value in the area is \$258,712, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 6.60% annually to \$356,114.

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**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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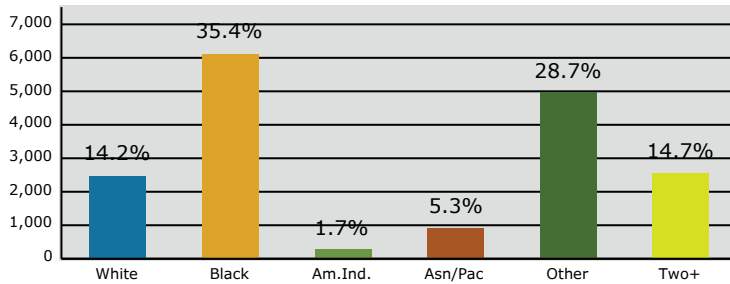


## Graphic Profile

8244 Antoine Dr, Houston, Texas, 77088  
Ring band: 0 - 1 mile radius

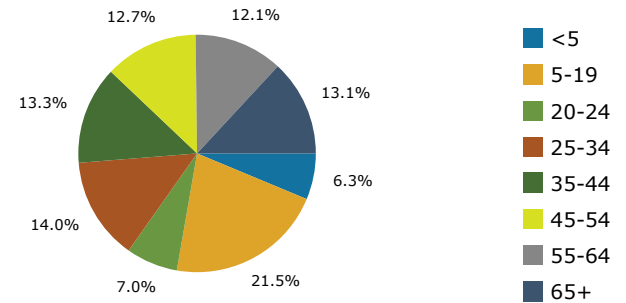
Prepared by Esri  
Latitude: 29.88933  
Longitude: -95.47567

### 2024 Population by Race

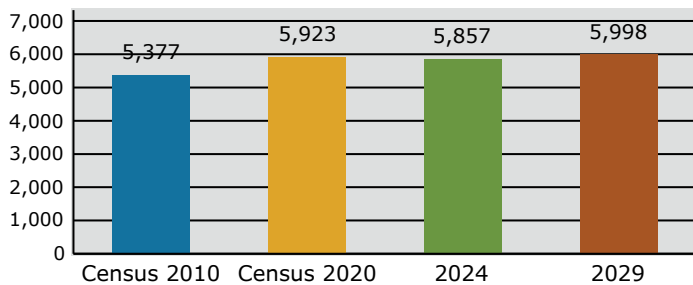


2024 Percent Hispanic Origin: 51.5%

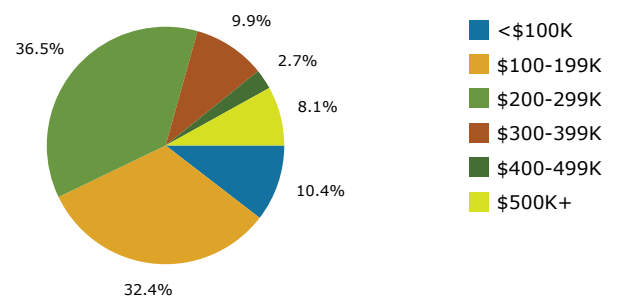
### 2024 Population by Age



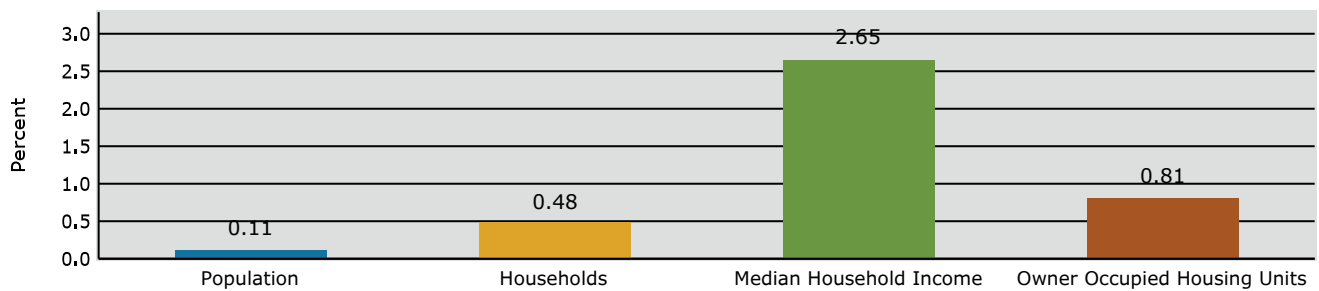
### Households



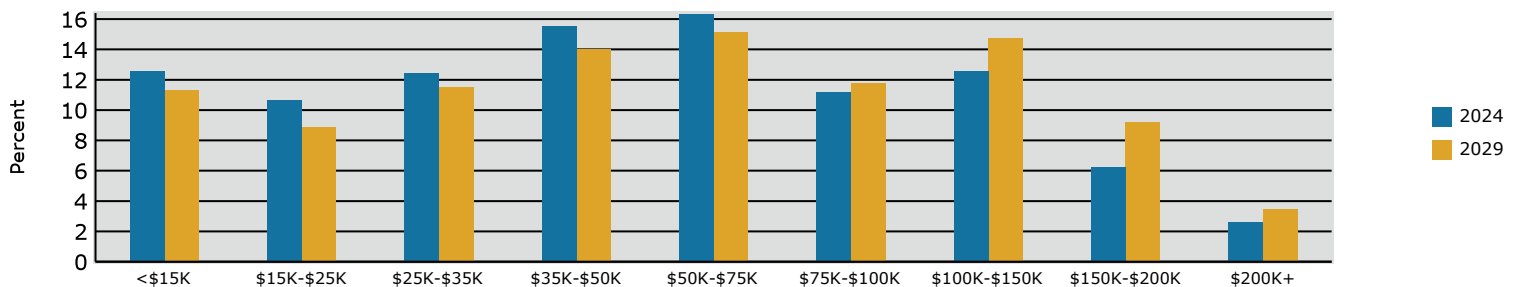
### 2024 Home Value



### 2024-2029 Annual Growth Rate



### Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

March 13, 2025

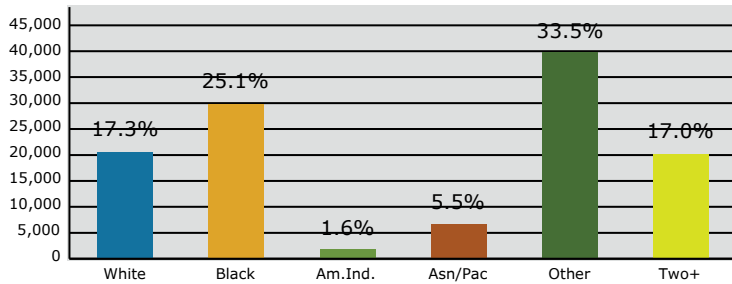


## Graphic Profile

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Ring band: 1 - 3 mile radius

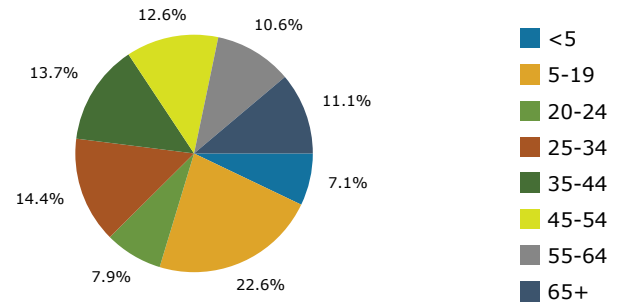
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### 2024 Population by Race

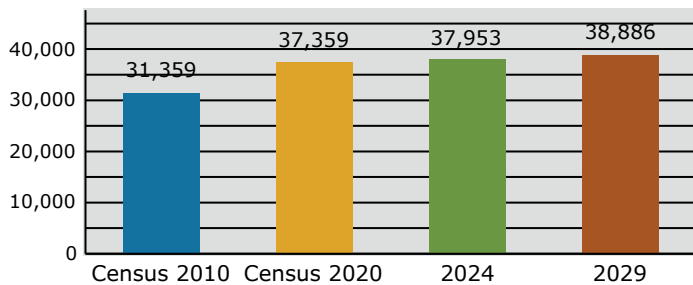


2024 Percent Hispanic Origin: 61.4%

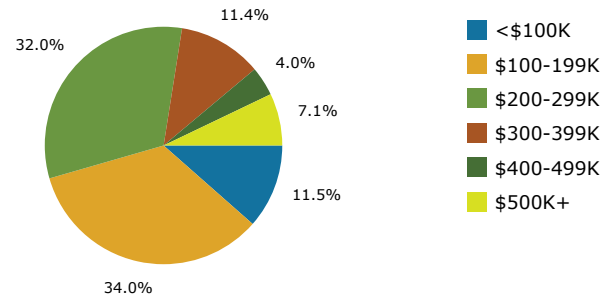
### 2024 Population by Age



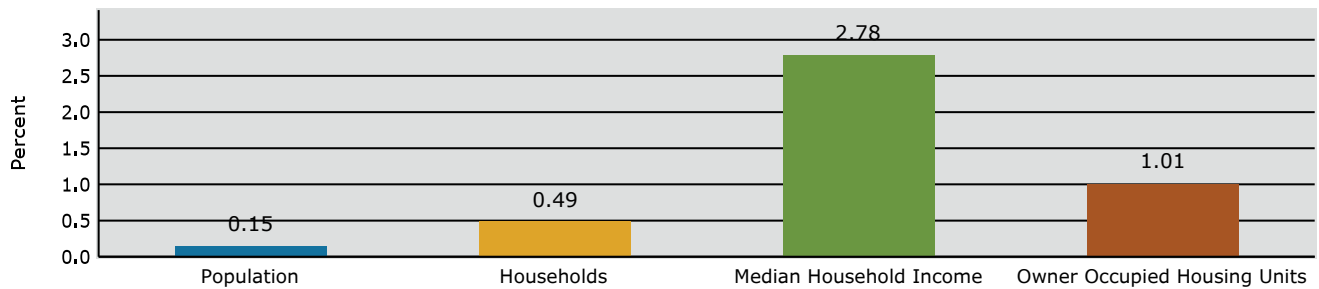
### Households



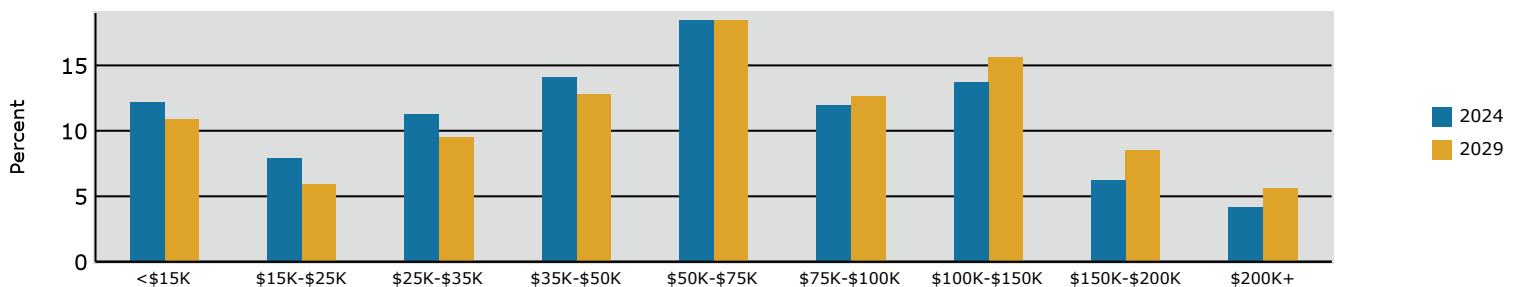
### 2024 Home Value



### 2024-2029 Annual Growth Rate



### Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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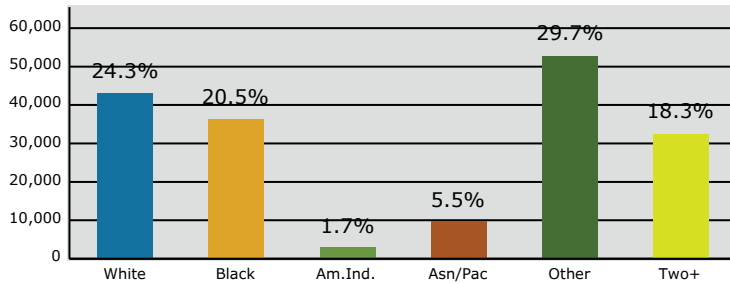


## Graphic Profile

8244 Antoine Dr, Houston, Texas, 77088  
Ring band: 3 - 5 mile radius

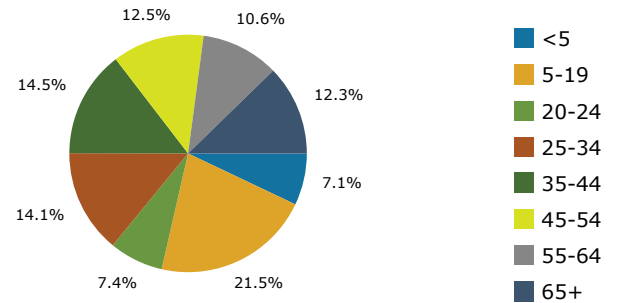
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### 2024 Population by Race

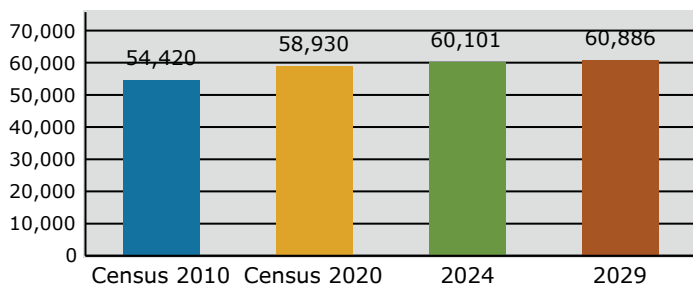


2024 Percent Hispanic Origin: 57.9%

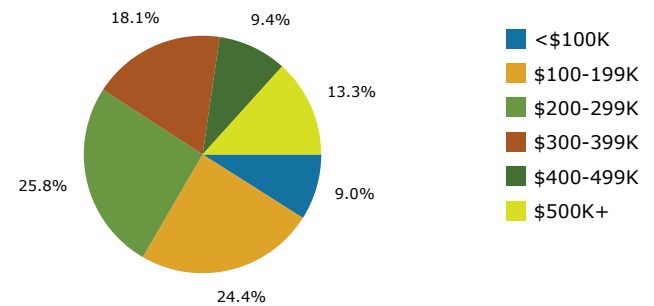
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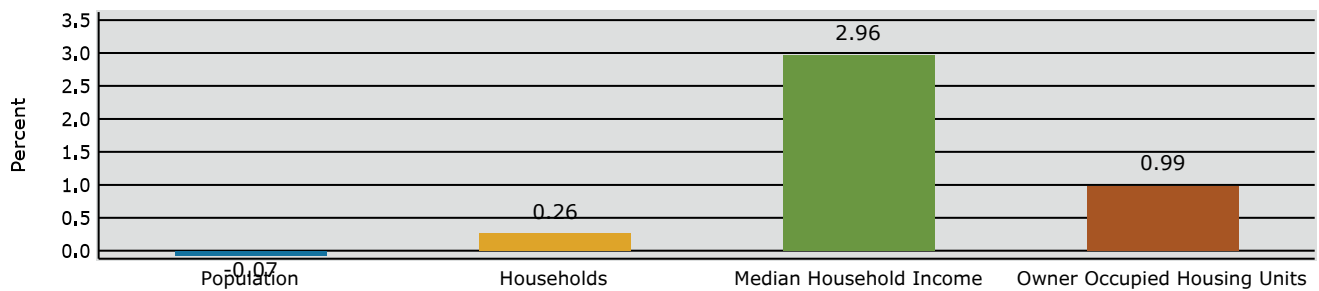
### Households



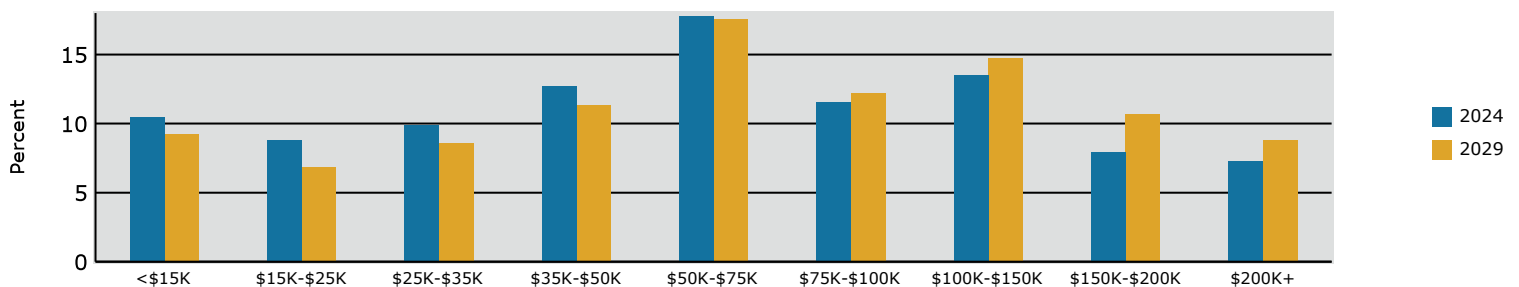
### 2024 Home Value



### 2024-2029 Annual Growth Rate



### Household Income



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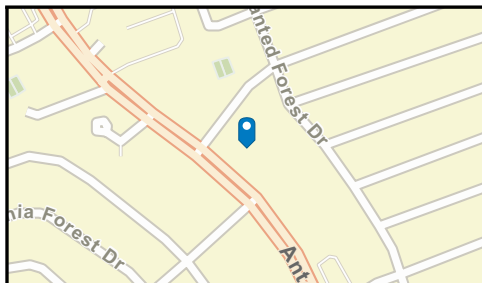
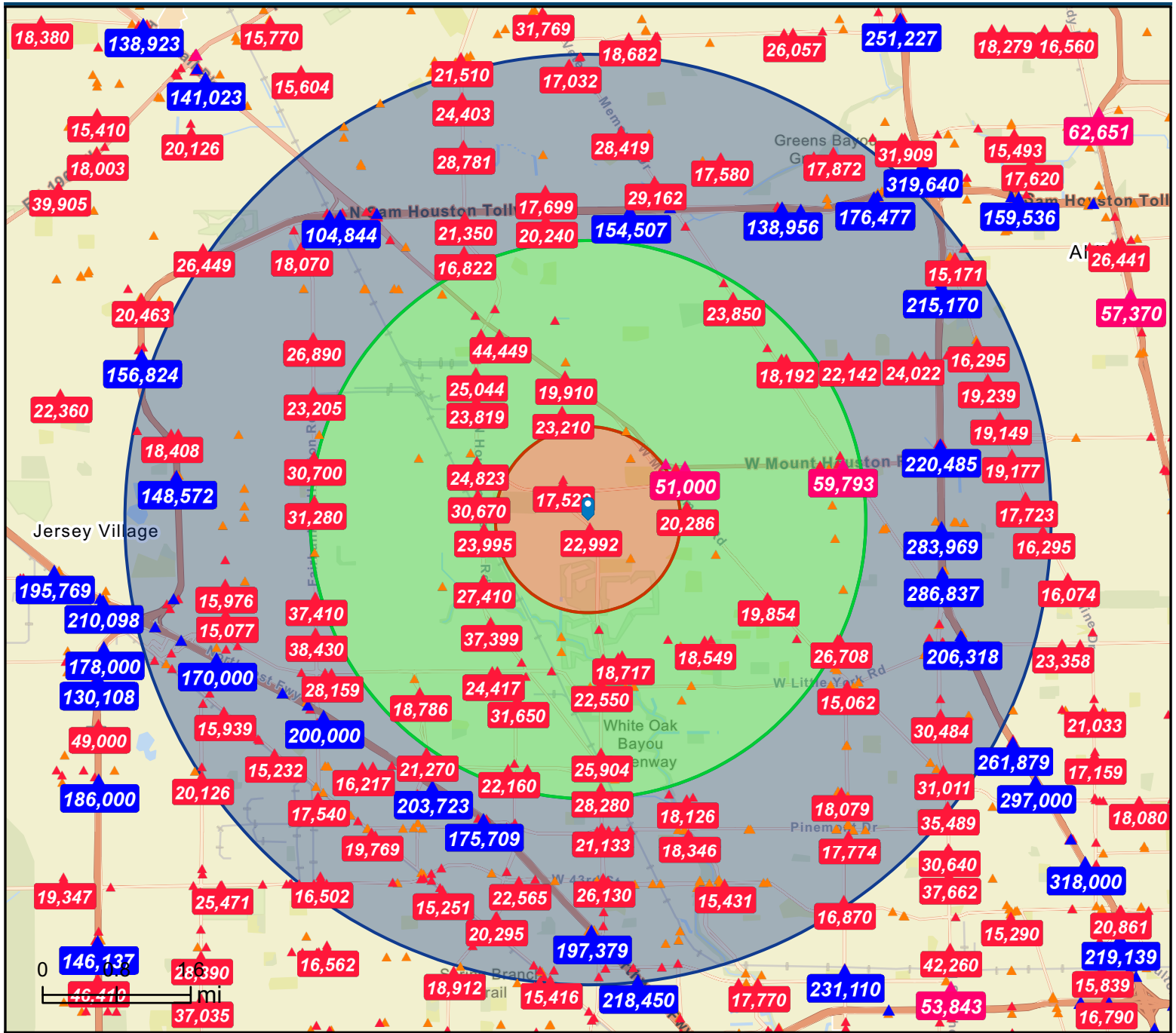
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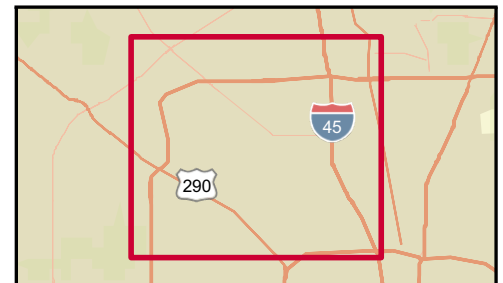
## Traffic Count Map

8244 Antoine Dr, Houston, Texas, 77088  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 29.88933  
Longitude: -95.47567



**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

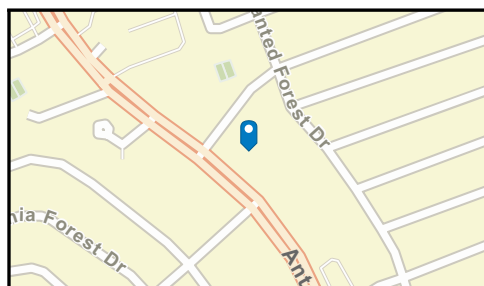
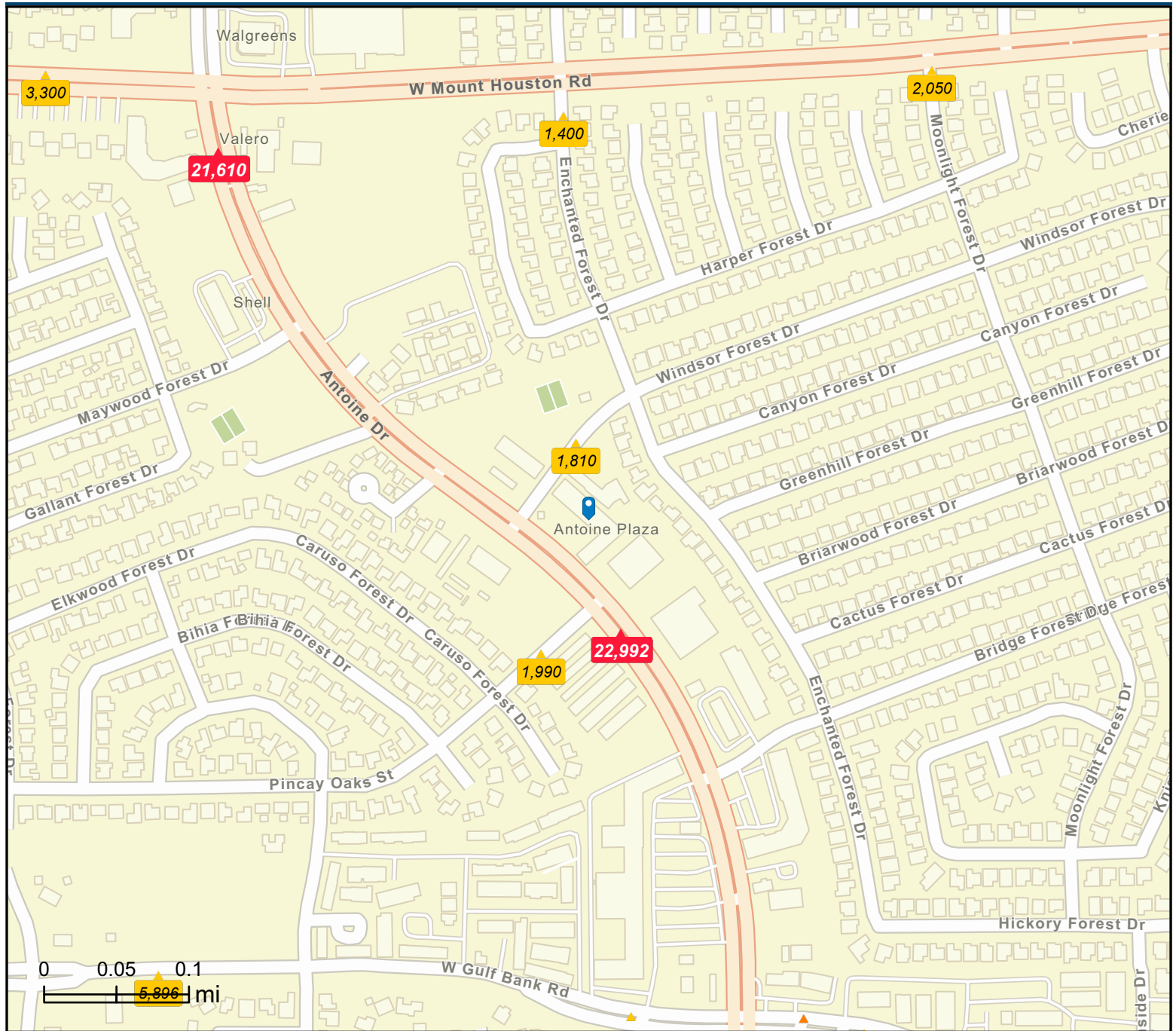
March 13, 2025



## Traffic Count Map - Close Up

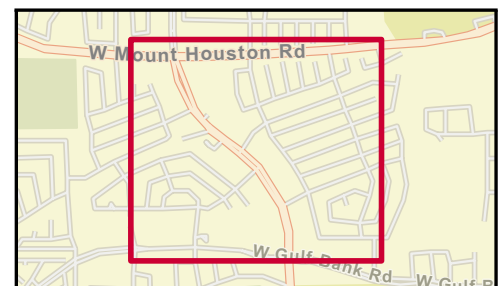
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## Traffic Count Profile

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.05	Windsor Forest Dr	Enchanted Forest Dr (0.05 miles NE)	2011	1810
0.08	Antoine Dr	Pincay Oaks Dr (0.03 miles NW)	2005	22992
0.10	Pincay Oaks Dr	Caruso Forest Dr (0.04 miles SW)	2011	1990
0.28	Enchanted Forest Dr	Zume St (0.02 miles S)	2011	1400
0.34	W Gulf Bank Rd	Antoine Dr (0.08 miles E)	2010	5269
0.36	Antoine Dr	W Mount Houston Rd (0.05 miles N)	2011	21610
0.37	West Gulf Bank Road	Antoine Dr (0.04 miles W)	2019	11096
0.39	Moonlight Forest Dr	W Mount Houston Rd (0.01 miles N)	2011	2050
0.40	W Gulf Bank Rd	Antoine Dr (0.08 miles W)	2011	5030
0.40	Enchanted Forest Dr	Longforest Dr (0.01 miles N)	2011	1170
0.43	W Gulf Bank Rd	Bayou Forest Dr (0.09 miles W)	2013	5896
0.48	Antoine Drive	Fairview Forest Dr (0.03 miles N)	2019	17522
0.48	W Mount Houston Rd	Boldforest Dr (0.07 miles W)	2011	3300
0.51	Antoine Dr	Fairview Forest Dr (0.03 miles N)	2011	20500
0.58	Bold Forest Dr	Whitter Forest Dr (0.22 miles S)	2011	590
0.62	W Gulf Bank Rd	Streamside Dr (0.06 miles E)	2001	11610
0.71	Arncliffe Dr	Streamside Dr (0.09 miles E)	2006	760
0.72	Streamside Dr	W Gulf Bank Rd (0.08 miles N)	2011	960
0.72	Breen Dr	Zuinn St (0.04 miles W)	2005	6290
0.72	W Mount Houston Rd	Trailridge Forest Dr (0.17 miles W)	2011	7490
0.80	Breen Dr	Gum Valley Dr (0.07 miles NW)	2011	8330
0.92	Alabonson Rd	Long Leaf Dr (0.15 miles SE)	2011	6610
0.92	W Montgomery Rd	Mount Houston Rd (0.07 miles NW)	2011	19890
1.00	Long Creek Ln	Maple Tree Dr (0.03 miles W)	2011	1130
1.01	Alabonson Rd	Milda Dr (0.08 miles E)	2011	5020
1.03	Tomball Pkwy	W Mount Houston Rd (0.01 miles SE)	2002	51000
1.03	West Montgomery Road	Killough Dr (0.07 miles NW)	2020	9080
1.03	West Montgomery Road	Killough Dr (0.07 miles NW)	2022	9557
1.06	Antoine Dr	Killough Dr (0.03 miles S)	2005	22212
1.07	West Montgomery Road	Jorent Dr (0.08 miles SE)	2019	20286

**Data Note:**The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2024 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2024 Kalibrate Technologies (Q4 2024).



## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

<b>DNCommercial</b>	<b>577136</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)270-5400</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Danny Nguyen, CCIM</b>	<b>456765</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)478-2972</b>
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/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

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