



# ANTOINE TOWN CENTER

*0.94 Acre Pad Site Available With FM 249 Visibility*

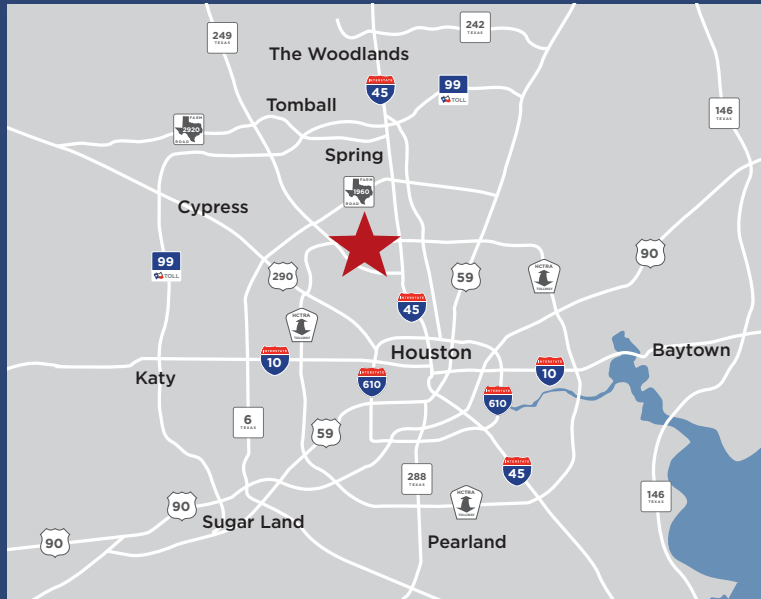
NEC of Hwy 249 & Antoine Dr. | Houston, Texas

**LAST REMAINING  
PAD SITE**




John Nguyen | Brad Elmore | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management



★  
**107,034**  
 CURRENT  
 HOUSEHOLDS  
 WITHIN  
 5 MILES

**\$65K**  
 AVERAGE  
 HOUSEHOLD  
 INCOME  
 WITHIN 5 MILE  
 TRADE AREA




**TRAFFIC COUNT**  
 27,127 VDP ON ANTOINE DRIVE  
 44,881 VPD ON HWY 249

Source: TXDOT 2016



**MAJOR AREA RETAILERS**



○  
**340,949**  
 CURRENT  
 POPULATION  
 WITHIN  
 5 MILES



**ANTOINE  
 TOWN CENTER**

**ANTOINE TOWN CENTER**  
 is the principle grocery-anchored  
 shopping center for the trade area

**65,000 SF KROGER STORE**  
 recently renovated

**36,000 SF** of retail space  
 comprised of **NATIONAL** and  
**LOCAL RETAILERS**

**AVAILABLE:**  
 Pad site - TRACT 2: 0.94 ACRES

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Meadows of Northwest Park

Aldine ISD Transportation Center

Meadows of Northwest Park / Park Place

Pad Site Available

New Retail Development Coming Soon

CHASE

Jiffy Lube

X1 Parts

WAFFLE HOUSE

Kroger

WEST ROAD

AutoZone

TSO  
Texas State Optical

SALLY  
BEAUTY SUPPLY

Payless  
SHOESOURCE

CATO

SUBWAY

RADIO SHACK

H&R BLOCK

ADVANCE AMERICA  
CASH ADVANCE

Capital One

McDonald's

POPCORNO  
POLIS

TACO CABANA

BBVA Compass

EXXON

verizon wireless

CVS pharmacy

WHATABURGER

O'Reilly AUTO PARTS

ANTOINE DRIVE

249  
HIGHWAY 249

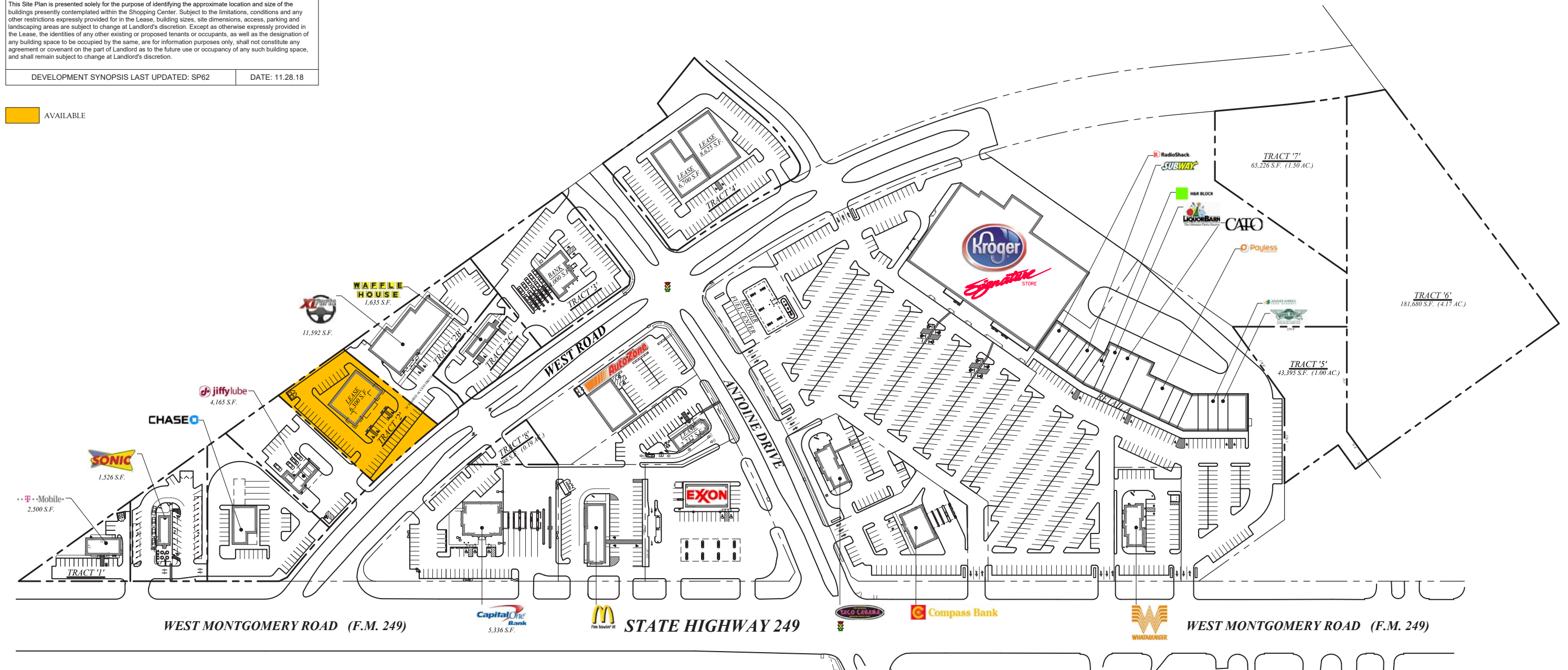


DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '2'	40,979	0.94	6,300	57	9.05	15.37
SUBTOTAL	40,979	0.94	6,300	57	9.05	15.37
TRACT '5'	43,395	1.00				
TRACT '6'	181,680	4.17				
TRACT '7'	65,226	1.50				
TRACT '8'	8,398	0.19				
SUBTOTAL	298,699	6.86				
TOTAL	339,677	7.80				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP62      DATE: 11.28.18

AVAILABLE





## WHO'S NEARBY

## DEMOGRAPHICS

2010 Census, 2018 Estimates with  
Delivery Statistics as of 12/18

**2 Miles      3 Miles      5 Miles**

### POSTAL COUNTS

Current Households	15,569	35,755	107,034
<b>Current Population</b>	<b>55,101</b>	<b>125,946</b>	<b>340,949</b>
2010 Census Average Persons per Household	3.54	3.52	3.19
2010 Census Population	51,769	113,170	288,096
Population Growth 2010 to 2018	6.52%	11.37%	18.58%

### CENSUS HOUSEHOLDS

1 Person Household	14.64%	14.57%	19.99%
2 Person Households	20.23%	20.82%	23.58%
3+ Person Households	65.13%	64.60%	56.43%
<b>Owner-Occupied Housing Units</b>	<b>63.04%</b>	<b>67.90%</b>	<b>57.45%</b>
Renter-Occupied Housing Units	36.96%	32.10%	42.55%

### RACE AND ETHNICITY

2018 Estimated White	41.05%	39.90%	38.92%
2018 Estimated Black or African American	25.82%	27.10%	29.38%
2018 Estimated Asian or Pacific Islander	8.70%	8.63%	8.59%
2018 Estimated Other Races	23.53%	23.50%	22.31%
2018 Estimated Hispanic	55.47%	53.76%	48.90%

### INCOME

2018 Estimated Average Household Income	\$55,347	\$61,612	\$64,435
2018 Estimated Median Household Income	\$46,976	\$51,453	\$52,270
2018 Estimated Per Capita Income	\$16,102	\$18,274	\$21,059

### EDUCATION (AGE 25+)

2018 Estimated High School Graduate	30.02%	29.93%	28.31%
2018 Estimated Bachelors Degree	8.40%	9.74%	12.30%
2018 Estimated Graduate Degree	3.62%	4.20%	5.39%

### AGE

2018 Median Age	30.2	30.9	31.5
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# Our quest is your success.

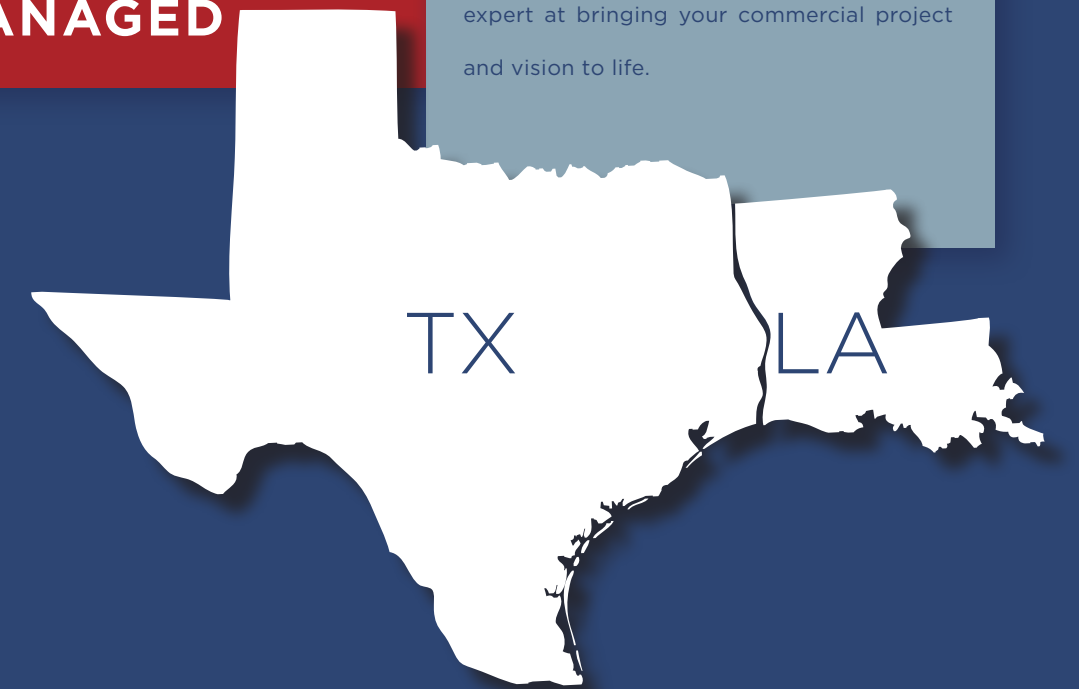
9.9M SF  
**OWNED**

12.1M SF  
**LEASED**

10.8M SF  
**MANAGED**

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





# Information About Brokerage Services

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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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

