



For Sale

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3330 Antoine Dr., 5709 & 5621 W 34th St.
Houston, Texas 77092

Asking Price:

\$3,350,000

10,989 SF
3.241 Acres

**A user/owner opportunity
with a convenient location**



No Zoning;
Highest and
Best Use - Retail
Development



Expansive
Property neartown
surrounded by Retail
and Residential



Available
Immediately

Accelerating success.

3330 Antoine Dr. & 5709 &
5621 W 34th St. | For Sale

Property Profile



Property at a Glance

10,989^{sf}
Building size

±3.24 acres
Lot size

2
Floors

1982/1995
Built

Bank
Previous Use

Vacated
Occupancy

5
Drive-thru Lanes

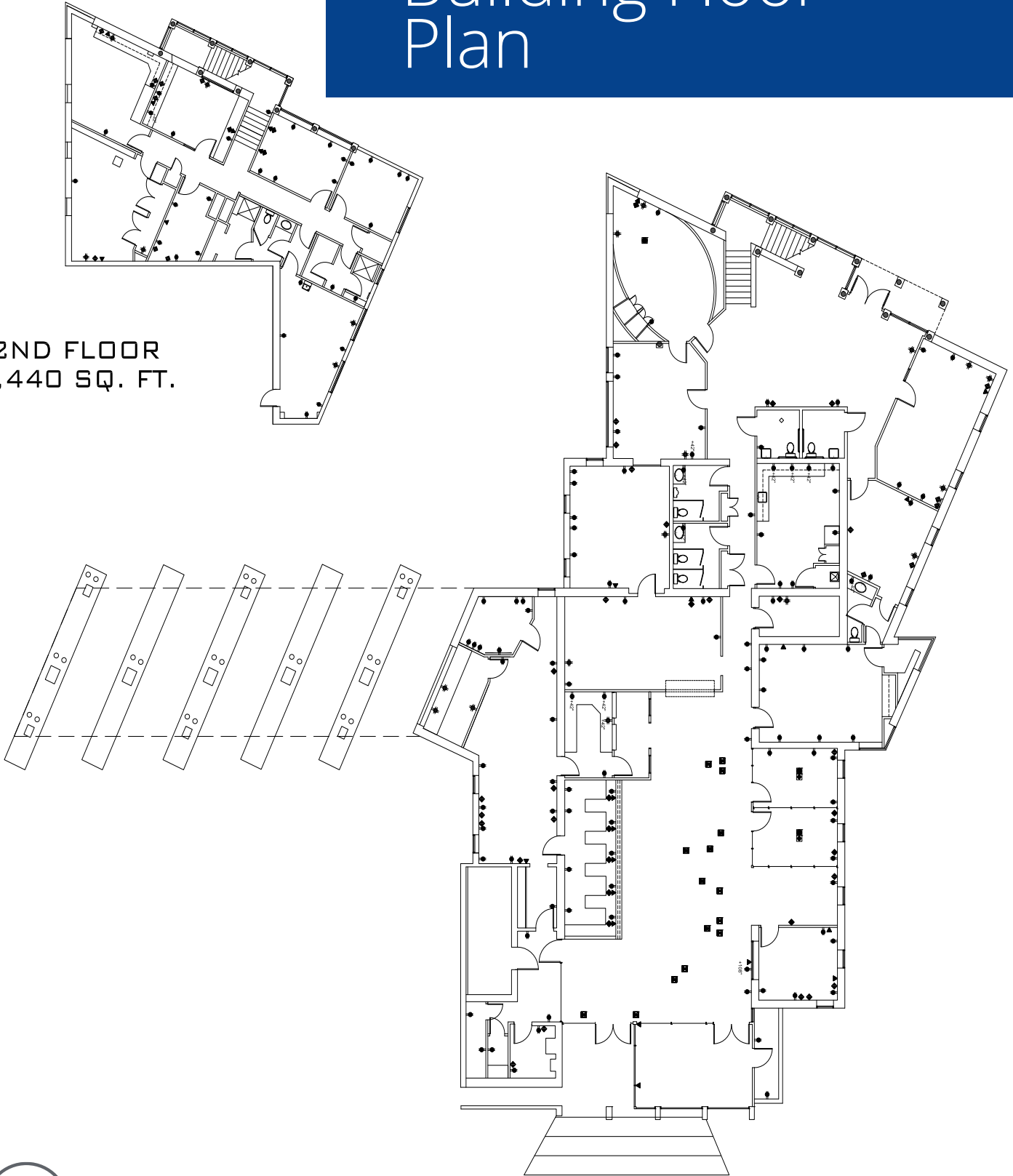
Surface
Parking

Comments

- Will divide 3330 Antoine Dr. from the excess land (5621/5709 W. 34th St.)
 - 3330 Antoine Dr. – 10,989 sf of improvements on 1.25 acres: \$2,200,000 (\$200.02/sf)
 - 5621/5709 W. 34th St. – unimproved 2.0 acres: \$1,150,000 (\$ 13.25/sf)
- Property is situated on the SEC of Antoine Dr. and 34th St. | Highest and best use for land - retail development
- The neighborhood is best characterized by its mixed-use developments that range from single-family and multi-family residential properties, low to mid-rise office buildings, heavy and light industrial properties and retail facilities
- Building was recently vacated

Building Floor Plan

2ND FLOOR
2,440 SQ. FT.



1ST FLOOR
8,549 SQ. FT.



3330 Antoine Dr. | For Sale

Building Gallery

Lobby Area



Main Entrance



5 Drive-thru Lanes



Boardroom



Kitchen



5709 & 5711 W 34th St. |
For Sale

Development/ Expansion Land

Access driveway



Mature trees on-site



Land tract adjacent
to Building



View from NE corner
looking South



View from SE corner
looking North



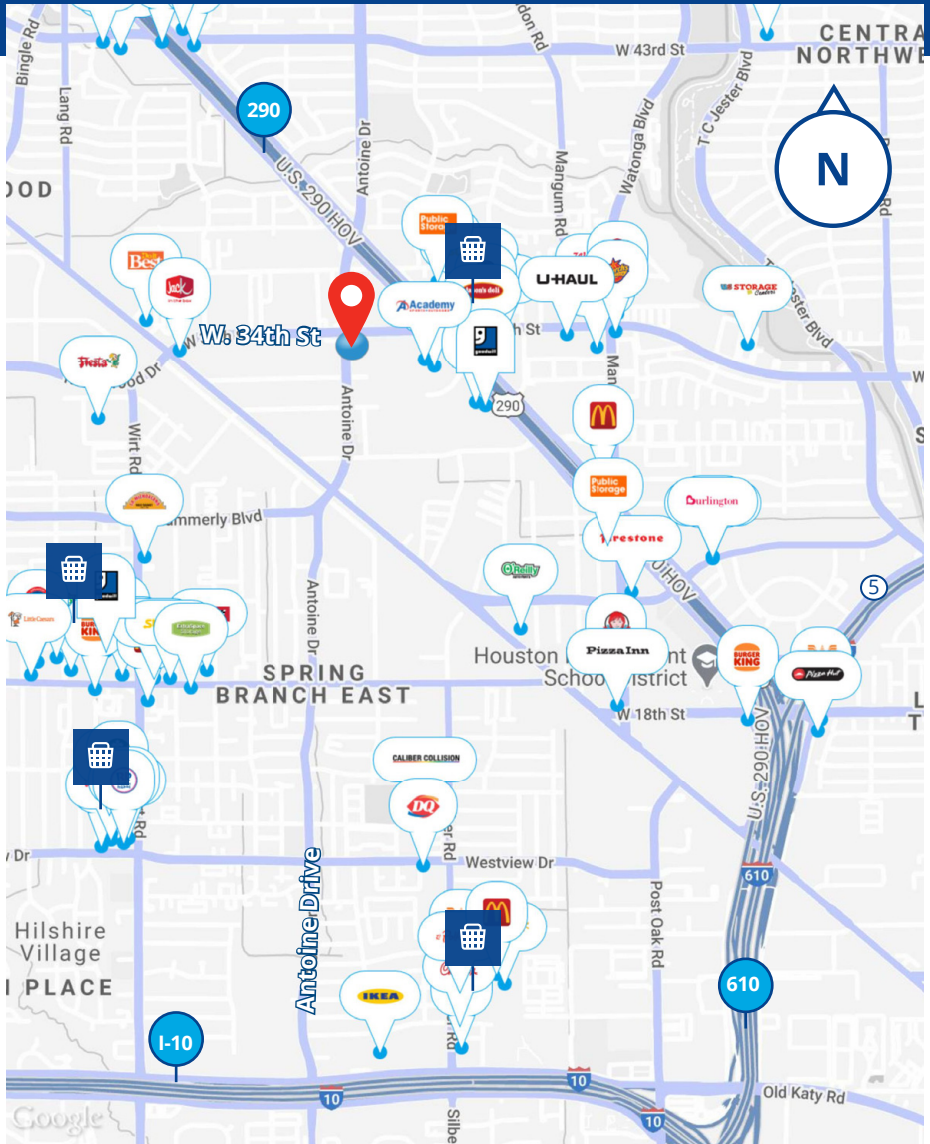
Location & Access

Travel Distances

Highway 290	0.3 mi 1 Min
610 Loop	2.1 mi 6 Mins
Interstate-10	3.4 mi 9 Mins
Houston CBD	9.9 mi 24 Mins
Galleria	7.1 mi 21 Mins
Intercontinental Airport	23.1 mi 34 Mins
Hobby Airport	20.6 mi 30 Mins

Area Highlights

- Bound by US-290 to the north, Sam Houston Parkway to the west, Loop 610 to the east, and IH-10 to the south
- The area is comprised of mixed-use developments that range from residential properties, office buildings, heavy and light industrial properties and retail facilities.



Legend and Amenities



Subject property



Major highways

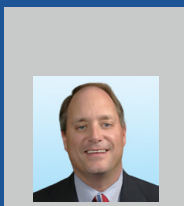


Shopping Centers

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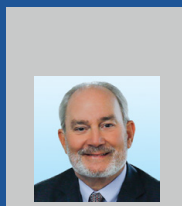


Contact



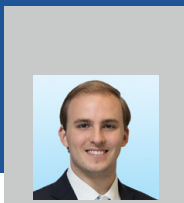
John S. Parsley, SIOR

Principal & Director
+1 713 830 2140
john.parsley@colliers.com



Robert S. Parsley, SIOR

Chairman & Principal
+1 713 830 2121
bob.parsley@colliers.com



Ben Condara

Associate
+1 713 830 2155
ben.condara@colliers.com

Our mission

Maximize the potential of property to accelerate the success of our clients and our people.



1233 W. Loop South, Suite 900
Houston, TX 77027
P: +1 713 222 2111

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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.

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- 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.

Colliers International

Houston, Inc.

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

29114

License No.

houston.info@colliers.com

Email

(713) 222-2111

Phone

Gary Mabray

Designated Broker of Firm

138207

License No.

gary.mabray@colliers.com

Email

(713) 830-2104

Phone

Patrick Duffy, MCR

Licensed Supervisor of Sales Agent/
Associate

604308

License No.

patrick.duffy@colliers.com

Email

(713) 830-2112

Phone

John S Parsley, SIOR

Sales Agent/Associate's Name

427139

License No.

john.parsley@colliers.com

Email

(713) 830-2140

Phone

Buyer/Tenant/Seller/Landlord Initials

Date