



ANTOINE TOWN CENTER

NEC OF HWY 249 & ANTOINE DR | HOUSTON, TEXAS

0.94 ACRE PAD SITE AVAILABLE WITH FM 249 VISIBILITY



PROJECT HIGHLIGHTS

Antoine Town Center

NEC OF HWY 249 & ANTOINE DR | HOUSTON, TEXAS

- 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 compromised of **national** and local retailers
- **Available:**
Pad site - Tract 2: 0.94 Acres



TRAFFIC COUNTS

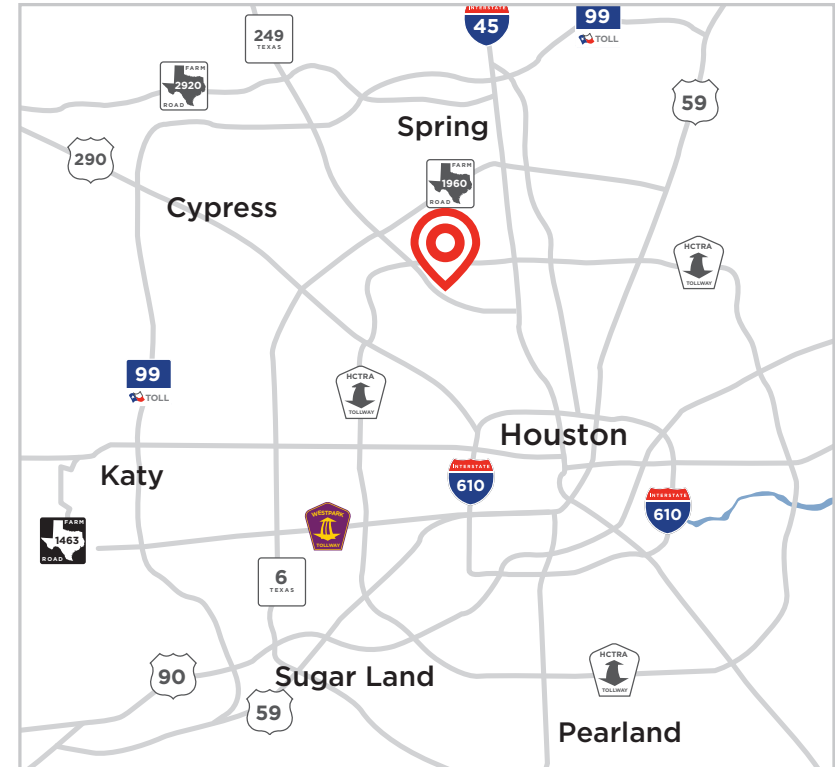
27,127 VPD on Antoine Drive
44,881 VPD on Highway 249



317,984 POPULATION
within 5 miles



100K HOUSEHOLDS
within 5 miles



MAJOR AREA EMPLOYERS



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Aldine ISD
Transportation Center

Meadows of
Northwest Park

Meadows of
Northwest Park / Park Place

Pad Site
Available

New Retail Development
Coming Soon

Walmart

SONIC

JiffyLube

XFL

WAFFLE
HOUSE

AutoZone

CHASE

Capital One

SPOTS

TACO CABANA

Kroger

TSO
TECHNICAL SPECIALTIES

SALLY
BEAUTY SUPPLY

Payless

CATO

SUBWAY

RadioShack

ADVANCE AMERICA
CASH ADVANCE

McDonald's

EXXON

BEVA Compass

CVS
pharmacy

verizon
wireless

WINDMILLER

O'Reilly
AUTO PARTS



KEY BUSINESS

1 Available Pad

LEASE AREAS

40,979 SF



WEST MONTGOMERY ROAD (FM 249) / STATE HIGHWAY 249



AVAILABLE LEASED IN NEGOTIATION NOT A PART



DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 09/19



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	15,325	35,299	100,051
Current Population	54,793	122,655	317,984
2010 Census Population	51,021	113,072	285,315
Population Growth 2010 to 2019	7%	9%	12%
2019 Median Age	31	31	32

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$56,625	\$61,560	\$63,743
Median Household Income	\$52,580	\$55,575	\$55,128
Per Capita Income	\$16,555	\$18,297	\$20,922

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	40%	39%	38%
Black or African American	27%	28%	30%
Asian or Pacific Islander	9%	9%	9%
Other Races	23%	23%	22%
Hispanic	55%	54%	49%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	14%	15%	20%
2 Person Households	20%	21%	24%
3+ Person Households	66%	64%	56%
Owner-Occupied Housing Units	64%	68%	57%
Renter-Occupied Housing Units	36%	32%	43%

MAXIMIZING VALUE EXCEEDING CLIENT EXPECTATIONS

NewQuest Properties is one of the nation's leading commercial real estate services firms, with a fully integrated marketing platform leveraging over 20 years of combined experience in land, development, commercial leasing, investment sales, property management and tenant representation services.



MARKET LEADER
GROCERY-ANCHORED
SHOPPING CENTERS

\$2.2 BILLION
PORTFOLIO
RETAIL & MIXED-USE

100+ TENANT
REPRESENTATION
ACCOUNTS

12 MILLION SF
LEASING SERVICES
IN TEXAS & LOUISIANA

175 PADS
300 ACRES
AVAILABLE
COMMERCIAL LAND

REALTY
RESOURCES

CoStar™

metrōstudy

LANDVISION

nearmap

REGIS
online

ICSC

LoopNet™

Aero Photo
since 1991

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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
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
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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 (TREC) | Information available at <http://www.trec.texas.gov>



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