

RETAIL | FREE STANDING

2106 Antoine Dr, Houston, TX 77055

FOR SALE



**CARLOS
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Broker
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THE OFFERING

Rare corner-lot redevelopment opportunity in a highly visible Spring Branch location. Situated at the prominent intersection of Antoine Drive and Westview Drive, the property offers approximately 21,375 SF of land with an existing commercial building and substantial parking. The corner positioning provides excellent visibility, multiple potential access points, and enhanced flexibility for a future owner-user, investor, or developer. The property's large land area relative to the existing building footprint creates an opportunity to explore a variety of future commercial concepts, including potential expansion, a new commercial building, additional income-producing improvements, or a complete redevelopment of the site.

PROPERTY HIGHLIGHTS

- Prime Spring Branch location with excellent redevelopment potential.
- High-visibility frontage on Antoine Drive.
- Minutes from I-10, US-290, and Loop 610, providing exceptional regional connectivity.
- Convenient access to Downtown Houston, the Galleria, Memorial City, and the Energy Corridor.
- Surrounded by established residential communities and ongoing redevelopment projects.
- Strong demographics with continued residential and commercial growth.
- Located within a well-established corridor experiencing increasing land values.

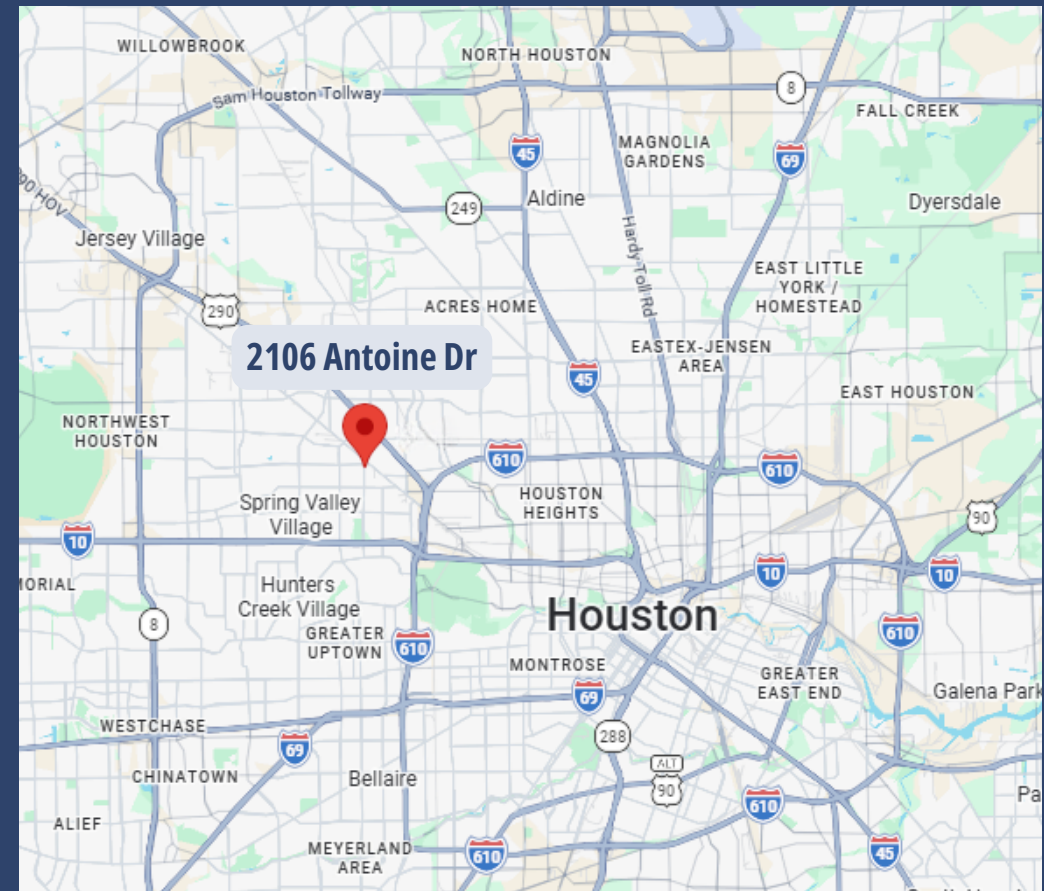
ASSET PROFILE

Sales Price	\$850,000
Property Type	Retail Freestanding
Total Lot Size	0.49 AC
Total Building Area	±1,952 SF
Year Built/Renovated	1945 2020

DEMOGRAPHIC SUMMARY



Radius	1 Mile	5 Mile	10 Mile
Population			
2030 Projection	17,689	440,011	1,804,046
2025 Estimate	16,267	408,475	1,683,171
2020 Census	13,784	365,421	1,542,449
2025 Population by Hispanic Origin			
White	4,553 27.99%	178,580 43.72%	586,554 34.85%
Black	1,184 7.28%	48,390 11.85%	280,657 16.67%
Am. Indian & Alaskan	366 2.25%	5,465 1.34%	21,988 1.31%
Asian	555 3.41%	26,309 6.44%	153,707 9.13%
Other	9,602 59.03%	149,495 36.60%	638,910 37.96%
2025 Avg Household Income			
	\$75,228	\$124,154	\$106,195



Traffic Count Report

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Antoine Dr	Todd St	0.02 NE	2025	25,191	MPSI	.03
2	Antoine Dr	Todd St	0.02 NE	2024	24,984	MPSI	.03
3	Antoine Drive	Todd St	0.02 SW	2025	9,379	MPSI	.06
4	Antoine Dr	Todd St	0.02 SW	2025	18,098	MPSI	.06
5	Antoine Dr	Todd St	0.02 SW	2024	17,984	MPSI	.06
6	Todd St	Afton St	0.08 SE	2024	1,867	MPSI	.10
7	Todd St	Afton St	0.08 SE	2025	1,876	MPSI	.10
8	Hempstead Rd	Hempstead Hwy	0.07 NW	2024	16,830	MPSI	.13
9	Hempstead Rd	Hempstead Hwy	0.07 NW	2025	16,846	MPSI	.13

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**MAIN
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