



EAST OF ANTOINE DR/NORTHWEST OF TIDWELL RD

**±1.54 ACRES OF LAND FOR  
SALE**

198 ANTOINE DR, HOUSTON, TX 77091

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FOR SALE

TRANSWESTERN REAL ESTATE SERVICES

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## PROPERTY HIGHLIGHTS

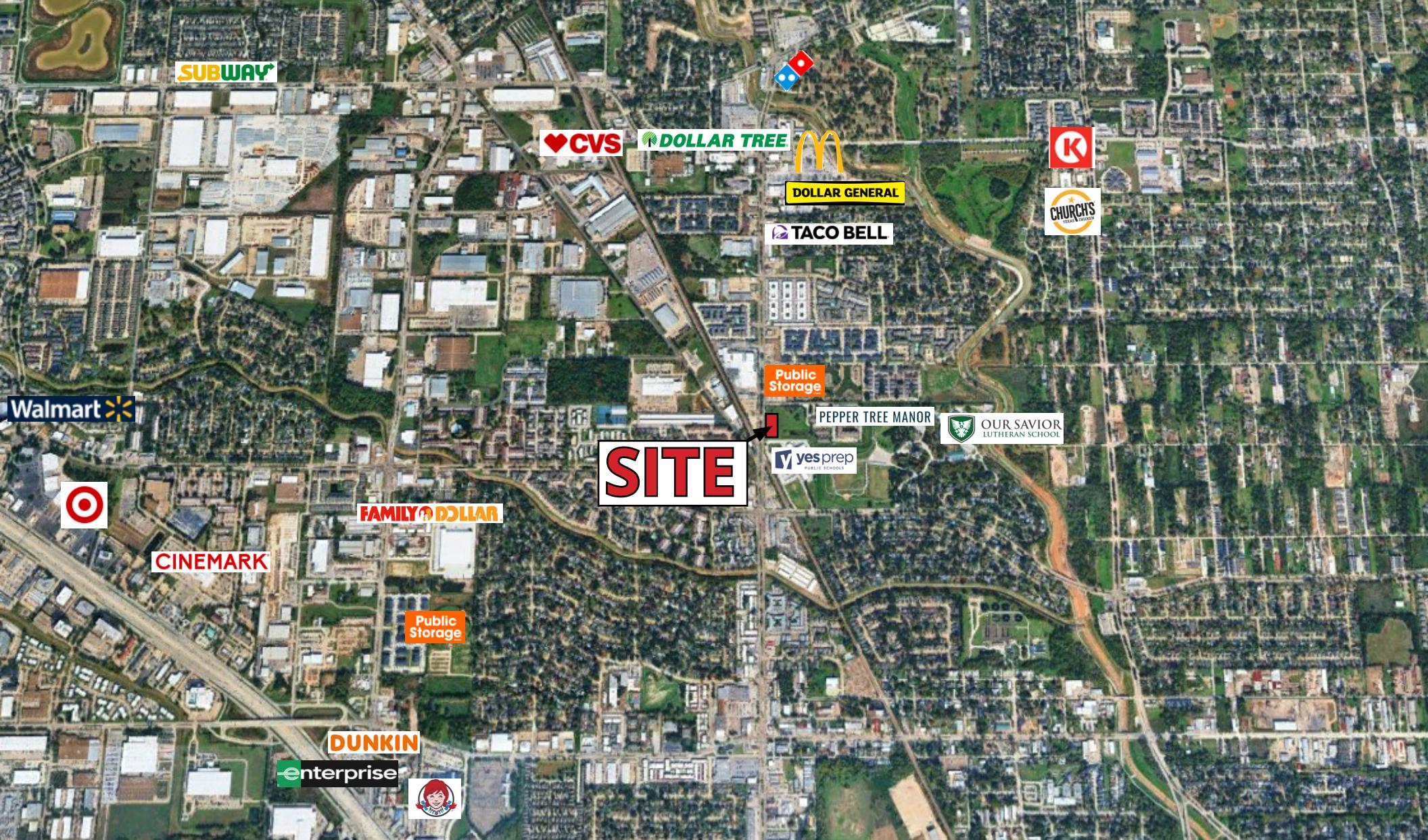


- 198 Antoine Drive, Houston, Texas 77091
- Land Area Size: 1.54 Acres
- East side of Antoine Drive and Northwest of Tidwell Road
- Commercial acreage with flexible development potential
- Dimensions: Approximately 319' frontage and 200' deep
- Outside the 100 and 500-year flood plains
- Strong mix of residential, retail, school, and industrial uses in immediate vicinity
- Located by the Near Northwest District. Click [here](#) for more information
- HCAD: 0410660000085

Call Broker For Price!

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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# AREA MAP

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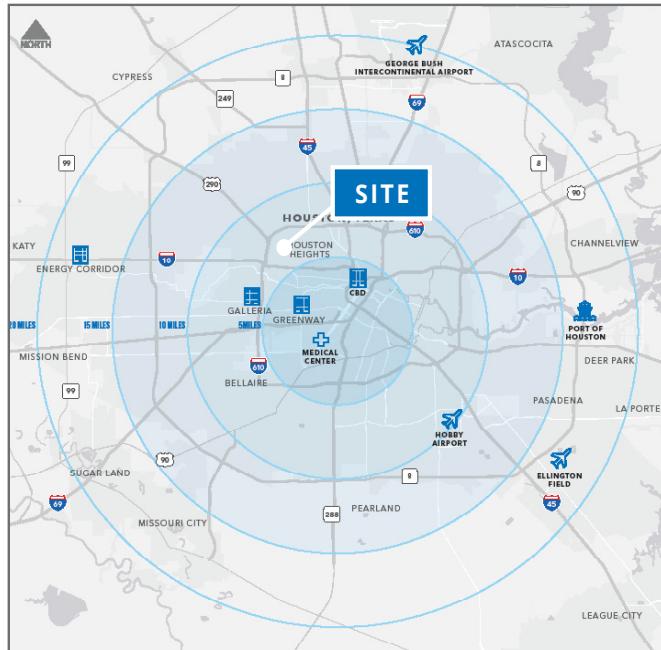
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## TRAFFIC COUNTS

Antoine Dr	33,078 CPD
Tidwell Rd	17,107 CPD
N Houston Rosslyn	5,268 CPD

Source: CoStar

## NEARBY SCHOOLS

- Yes Prep - White Oak
- Houston Academy
- Scarborough High School
- Victory Early College High School

NEAR NORTHWEST MANAGEMENT DISTRICT	1.7 MI
GALLERIA	9.5 MI
CENTRAL BUSINESS DISTRICT	13.9 MI
GEORGE BUSH AIRPORT/IAH	18.2 MI
MEDICAL CENTER	19.2 MI
HOBBY AIRPORT	24.1 MI

	<u>2-Mile</u>	<u>5-Mile</u>
2024 TOTAL POPULATION	<b>61,993</b>	<b>356,100</b>
2024 MEDIAN HOUSEHOLD INCOME	<b>\$42,479</b>	<b>\$55,464</b>

Source: CoStar

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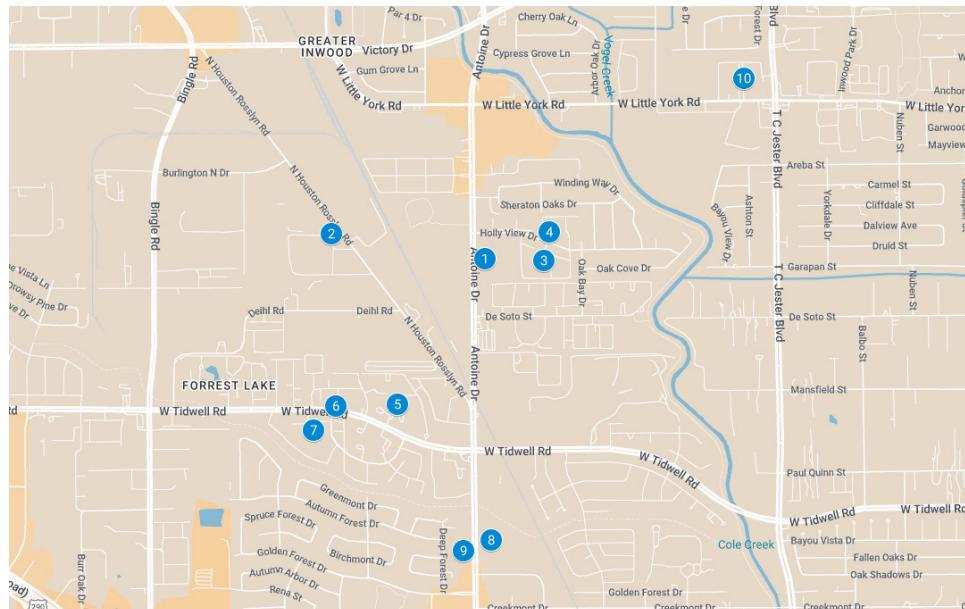
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## NEARBY APARTMENT HOMES



Name	Address	Units	YOC	Remodel	Occupanc	NRSF (sf)	Average Size (sf)	Market Price (\$/mo)	Market Rate (\$/mo)	Eff Price (\$/mo)	Eff Rate (\$/mo)
Reserve At White Oak	6240 Antoine	339	1973	-	86%	300,011	885	\$ 985.00	\$ 1.11	\$ 897.00	\$ 1.01
Diamond Ridge	6407 Antoine	523	1980 / 1982	2018	95%	438,630	839	\$ 1,117.00	\$ 1.33	\$ 1,041.00	\$ 1.24
Hollyview	5555 Holly View Dr	328	1980	-	95%	240,636	734	\$ 1,015.00	\$ 1.38	\$ 1,015.00	\$ 1.38
Park At Live Oak, The	5550 Holly View Dr	147	1981	2020	99%	107,227	729	\$ 928.00	\$ 1.27	\$ 928.00	\$ 1.27
Hunter's Cove	5300 Desoto	436	1983	2017	94%	330,180	757	\$ 834.00	\$ 1.10	\$ 815.00	\$ 1.08
Casa Grande	5700 Thousand Oaks Cir	319	1975	2018	99%	340,834	1,068	\$ 1,036.00	\$ 0.97	\$ 1,036.00	\$ 0.97
Aspen	6150 W Tidwell Rd	209	1973	2023	92%	178,342	853	\$ 1,095.00	\$ 1.28	\$ 1,095.00	\$ 1.28
Los Pinos Verde	5801 W Sunforest Dr	828	1976 / 1977	2021	98%	679,132	820	\$ 832.00	\$ 1.01	\$ 832.00	\$ 1.01
Oak Glen	5500 Antoine	239	1974	2022	94%	207,852	870	\$ 1,036.00	\$ 1.19	\$ 1,036.00	\$ 1.19
Casa Rosa	5555 Antoine	168	1971	-	89%	164,560	980	\$ 1,380.00	\$ 1.41	\$ 1,380.00	\$ 1.41
Oak Villa	3500 W Little York Rd	298	1983	2017	80%	225,843	758	\$ 847.00	\$ 1.12	\$ 847.00	\$ 1.12

\*Source: my apartment data

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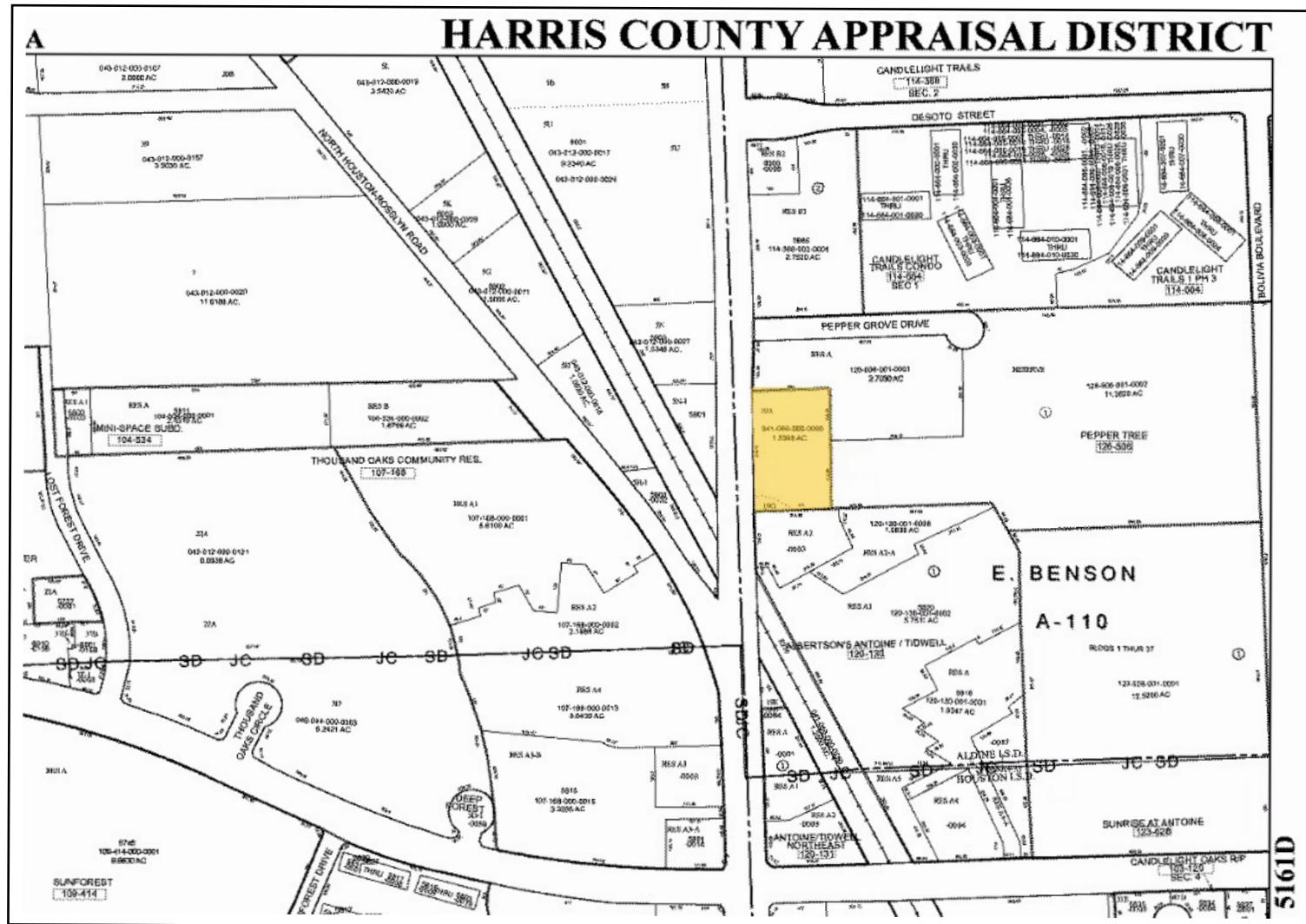
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## FACET MAP

HCAD: 0410660000085



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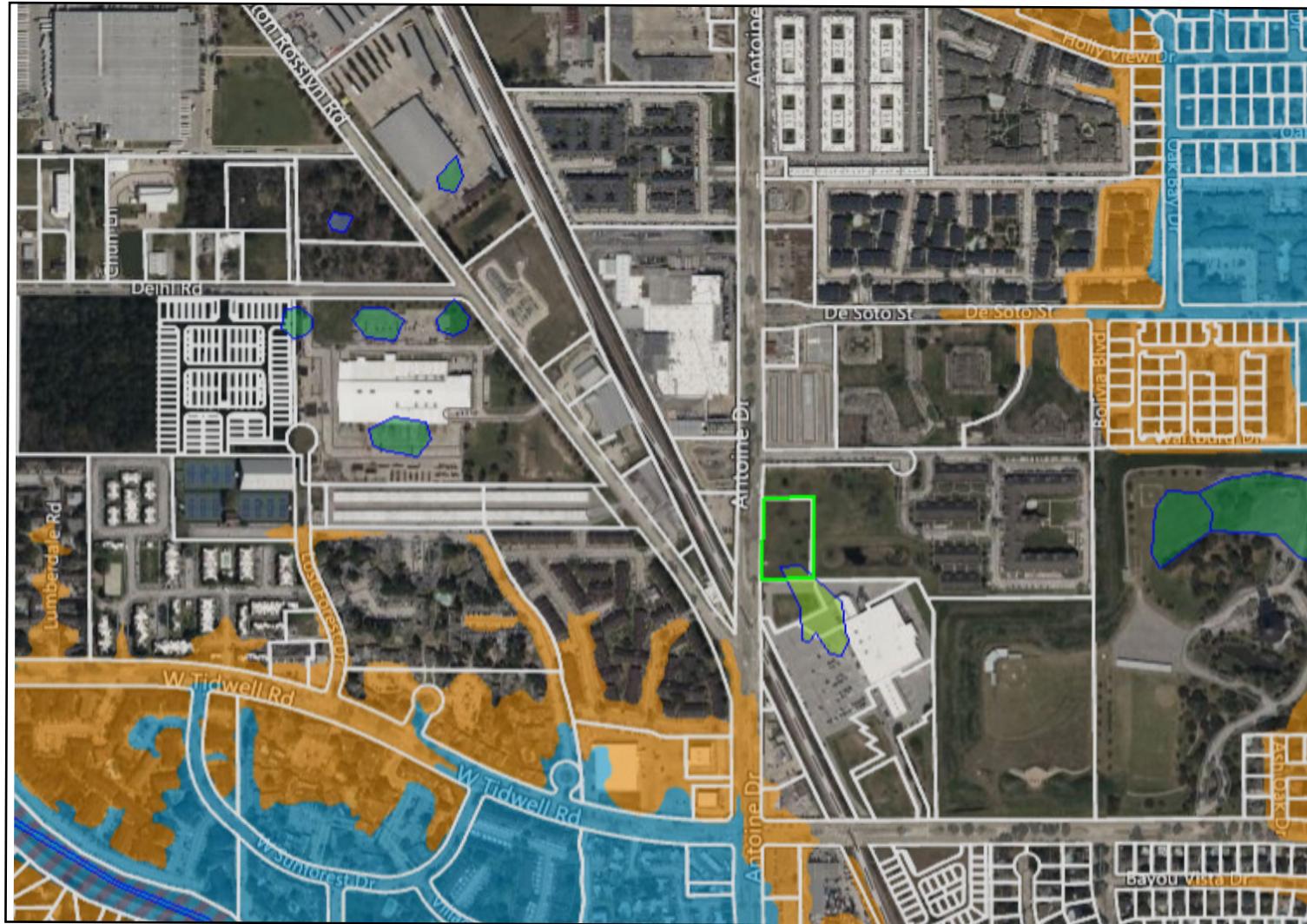
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## FLOOD PLAIN MAP



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**TRANSWESTERN PROPERTY COMPANY SW GP, L.L.C.**

**SALE/LEASE AMERICANS WITH DISABILITIES ACT,  
HAZARDOUS MATERIALS AND TAX DISCLOSURE**

The Americans with Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals (including lead based paint), minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents re-garding the Property.

Sale, lease and other transactions can have local, state and federal tax consequences for the seller/lessor and or buyer/tenant. In the event of a sale, Internal Revenue Code Section 1445 requires that all buyers of an interest in any real property located in the United States must withhold and pay over to the Internal Revenue Service (IRS) an amount equal to ten percent (10%) of the gross sales price within ten (10) days of the date of the sale unless the buyer can adequately establish that the seller was not a foreigner, generally by having the seller sign a Non-Foreign Seller Certificate. Note that depending upon the structure of the transaction, the tax withholding liability could exceed the net cash proceeds to be paid to the seller at closing. Consult your tax and legal advisor. Real estate brokers are not qualified to give legal or tax advice or to determine whether any other person is properly qualified to provide legal or tax advice.

**SELLER**

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Co. Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**PURCHASER**

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Co. Name: \_\_\_\_\_  
Date: \_\_\_\_\_



## 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.

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

#### Transwestern Property Company

SW, GP, LLC d/b/a Transwestern Licensed Broker /Broker Firm Name or Primary Assumed Business Name	466196 License No.	steve.ash@transwestern.com Email	713-270-7700 Phone
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Carlos P. Bujosa Licensed Supervisor of Sales Agent/ Associate	279938 License No.	carlos.bujosa@transwestern.com Email	713-272-1289 Phone
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A. David Schwarz III, SIOR Sales Agent/Associate's Name	156675 License No.	david.schwarz@transwestern.com Email	713-270-3371 Phone
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Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_