

Offering Memorandum

8501 Antoine Dr | Houston, TX 77088

28,000 SF Brand-New Industrial / Flex Facility

Executive Summary

Asking Price: \$2,700,000

Building Size: 28,000 SF (20,000 SF + 8,000 SF)

Occupancy: 0% (95% complete – awaiting final utilities)

Year Built: 2025

Property Type: Industrial / Flex / Office-Warehouse

Highlights:

New construction – below replacement cost (~\$96/SF) Two-building flexibility: multi-tenant or single user Located near Beltway 8, Hwy 249, and I-45 Value-add lease-up opportunity with Houston industrial demand

Investment Highlights

Price Advantage: At ~\$96/SF, priced well below nearby comparable offerings (\$117–\$174/SF).

Upside Potential: Pro-forma NOI at \$8–10/SF NNN = 11–13% stabilized cap rate. **Location:** Strong NW Houston industrial corridor. **Customizable:** Buyer can finish utilities & build-out to suit tenants.

Property Overview

Address: 8501 Antoine Dr, Houston, TX 77088

Buildings:

- Building A: 20,000 SF
- Building B: 8,000 SF

Lot Size: TBD

Status: 95% complete, utilities pending

Year Built: 2025

Financial Summary (Pro-Forma)

Asking Price: \$2,700,000

Price/SF: \$96.42

Occupancy: Vacant

Pro-Forma (at \$9.00/SF NNN):

- Potential Gross Income: \$252,000

- Less 10% Vacancy/Reserves: (\$25,200)
- Net Operating Income: \$226,800
- Cap Rate (stabilized): ~8.4%

Pro-Forma (at \$10.00/SF NNN):

- NOI: \$252,000
- Cap Rate (stabilized): ~9.3%

Market Demographics (3-Mile Radius)

- Population: ~72,000
- Median Household Income: ~\$42,000 (range \$30K–\$58K)
- Workforce: Strong local base with industrial/blue-collar employment concentrations.

Comparable Sales & Listings (Area Comps)

Address	Size (SF)	Asking Price	\$/SF	Notes
7113 Chippewa Blvd	18,336	\$3,200,000	\$174	Crane-equipped warehouse
3334 Creekmont Dr	14,956	\$2,000,000	\$134	Sale-leaseback
909 Marcella St	19,682	\$2,300,000	\$117	Flex warehouse
4734 Creekmont Dr	24,375	\$2,925,000	\$120	Industrial/flex
4920 Pinemont Dr	16,932	\$2,749,000	\$162	Modern industrial
Subject Property	28,000	\$2,700,000	\$96	Brand-new industrial/flex

Location Overview

- Proximity to Beltway 8, Hwy 249, and I-45.
- Industrial corridor with strong demand from service, logistics, and construction users.
- Nearby workforce housing supports tenant base.

Contact

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