



**TEXAS MEDICAL CENTER**  
 120,000 Employees | Largest Medical Center in the World  
 21 Hospitals | 10 Million Visitors per Year  
 TMC Helix Park Bioresearch Campus

**GREENWAY PLAZA**  
 25,000 Employees

**UPTOWN/GALLERIA**  
 84,000 Employees  
 2,000 Companies  
 14th Largest District in the US  
 1,000 shopping destinations

**THE GALLERIA**  
 3M SF | 400 Stores | 900 Hotel Rooms  
 35M Visitors per Year | Largest Mall in Texas



**Memorial Park**

**HIGHLAND VILLAGE**

**Awty School**

**Marq'E Entertainment Center**

**RIVER OAKS DISTRICT**  
 300K SF of Retail | 67K SF of Office  
 46+ Designer Retailers and First Class Restaurants

**Housman Elementary School**

*Hempstead Rd*

*Afton St*

**22.59 Acres**

*Long Point Rd*

*Antoine Dr*

*Amelia Rd*

**±22.59 Acres**

**1903 & 1907 AFTON ST & ANTOINE DR  
 HOUSTON, TX 77055**

**NEWMARK**

**Rare Large Acreage Suburban-Infill  
 Development Sites**

# Property Details

ADDRESS	1903 & 1907 Afton St and 0 Antoine Dr, Houston, TX 77055
SIZE	± 22.59 acres / 1,114,535 SF
UTILITIES	City of Houston
JURISDICTION	City of Houston, Harris County
ZONING/RESTRICTIONS	None
FLOOD PLAIN	None
DETENTION	Required On Site
TAX RATE	2.27%
SCHOOL DISTRICT	Spring Branch ISD
ACCESS/VISIBILITY	Afton St frontage; Antoine Dr frontage via 0 Antoine (Lot 21)
IDEAL USES	Multifamily, Townhome, Industrial, End User
APN	0421300010178, 0421300010172, 0421300010318, 0741760000021
OWNERSHIP	KNA Partners & River Oaks Highland LLC

# Location Overview

## Convenience and Vibrant Lifestyle

The property is situated in the heart of Houston's dynamic Northwest corridor, with easy access to major thoroughfares such as US-290, I-610, and I-10, ensuring quick and stress-free commutes to downtown Houston and the city's major employment hubs.

Enjoy proximity to a wide range of shopping, dining, and entertainment venues, including the popular Heights area, Uptown Park, and The Galleria. Explore local favorites like Karbach Brewing Co. or enjoy a variety of international cuisines along Long Point Road and Shepherd Drive.

For outdoor relaxation and recreation, the location is close to scenic parks such as Memorial Park, Jaycee Park, and White Oak Bayou Greenway, all offering ample opportunities for jogging, biking, picnics, and family gatherings. In addition, the area is served by multiple fitness centers and golf courses, catering to a healthy, active lifestyle.

Healthcare is easily accessible, with world-class medical facilities such as Memorial Hermann Greater Heights Hospital and Houston Methodist Hospital nearby. The neighborhood is also close to prominent schools, community centers, and cultural attractions, making it ideal for families and professionals alike.

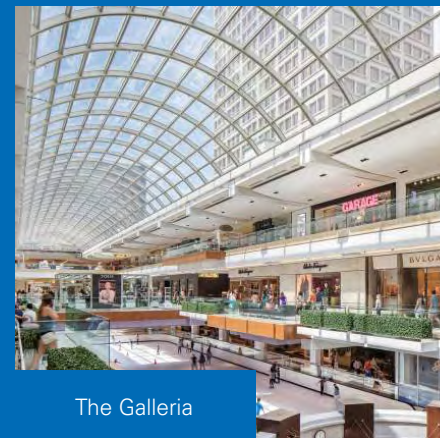
**1903 & 1907 AFTON ST** is the perfect option for those seeking a central location that balances urban accessibility with residential comfort. Whether prioritizing convenience, entertainment, or community amenities, this site offers an exceptional quality of life in one of Houston's most connected neighborhoods.



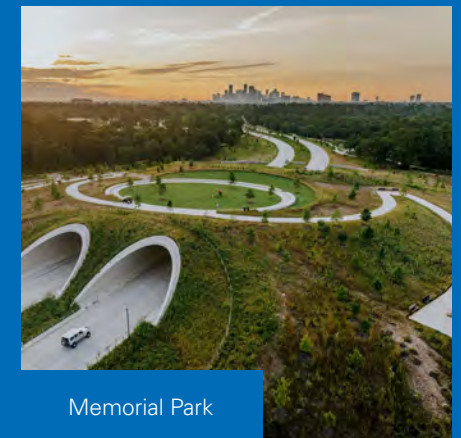
Uptown Park



Texas Medical Center



The Galleria



Memorial Park

### ~10 minute drive

Jaycee Park | Karbach Brewing Co | White Oak Bayou Greenway | Memorial Hermann Greater Heights Hospital | Memorial Park | Heights Mercantile

### ~20 minute drive

Uptown Park | The Galleria | Houston Methodist Hospital | Houston Museum District | Texas Medical Center

### 30+ minute drive

Houston George Bush Intercontinental Airport | William P. Hobby Airport | NASA Johnson Space Center | Katy Mills Outlet Mall | Smart Financial Centre at Sugar Land

# Area Map

## LEGEND

Employment

Healthcare

Retail & Entertainment

Lifestyle

### TANGER OUTLETS

145 Stores

Armani Outlet | Burberry | Nike | Kate Spade New York  
Tory Burch | Cole Haan | J. Crew | Ellie Tahari | Lacoste  
Tag Heuer | Saks Fifth Ave. | True Religion

### WILLOWBROOK MALL

1.5M SF of Retail Space | 160 Stores

Macy's | Dillard's | Nordstrom Rack | Apple | Forever 21 | GNC  
Champs | Chick Fil A | Abercrombie and Fitch | American Eagle  
Banana Republic | Bath and Body Works | Buckle | Gymboree  
H&M | Helzberg Diamonds | JC Penney | Michael Kors  
Old Navy | Sears | Sephora | Starbucks | Victoria's Secret

### NORTH CYPRESS MEDICAL CENTER

1,000 Employees | 139-Bed Hospital

### SAM HOUSTON RACETRACK

### EASTON COMMON PLAZA

Kroger | Studio Movie Grill | UPS Store  
Autozone | Chase Bank

### JERSEY VILLAGE

HV: Up to \$1M

### NORTHWEST HOUSTON INDUSTRIAL CORRIDOR

Inventory: 155M SF

### NORTHWEST MARKETPLACE

Ross Dress For Less | Petsmart  
Old Navy | Five Below

### NORTHWEST CROSSING

Marshall's | Dollar Tree | Target | Best Buy  
Starbucks | UPS Store | Shoe Carnival

### METHODIST HOUSTON HOSPITAL - WEST

2,100 Employees | 300 Beds | 84 Acres

### CITYCENTRE

500K SF of Retail Space | 425K SF Class A Office Space  
245-Room Hotel Sorella (4-star)

Lifetime Athletic | Studio Movie Grill | RA Sushi  
Ruggles Green | Yard House | Anthropologie  
Cyclone Anaya's | Sur La Table | Urban Outfitters

### HIGHWAY 290 EXPANSION PROJECT

\$4.7B Project Completed in 2023

### BEAR CREEK PARK

2,154 Acres | Addicks Reservoir

### MEMORIAL CITY MEMORIAL HERMANN HOSPITAL

1,600 Employees | 2.5 M SF

### SITE

### BROOKHOLLOW BUSINESS PARK

### MEMORIAL CITY MALL

1.7M SF of Retail Space | 150 Stores  
16M Visitors Per Year

Macy's | Target | Sears  
Dillard's | JC Penney | Cinemark

### ENERGY CORRIDOR

94,000 Employees | 300 Companies  
22 M SF Office Space  
2.9 M SF Retail | 2.6 M SF Industrial

### SPRING VALLEY VILLAGE & HILLSHIRE VILLAGE

HV: Up to \$1.25M

### TOP GOLF

### MD ANDERSON CANCER CENTER

34.5 Acres

### MEMORIAL DISTRICT

48,000 Employees

### TOWN & COUNTRY VILLAGE

75 Shops | 500K SF of Retail and Office (Ph III)

### TEXAS CHILDREN'S HOSPITAL - WEST

1,000 Employees | 55 Acres

### MEMORIAL VILLAGE

HV: Up to \$10M

GAP | Barnes & Noble | Fleming's Steak House  
Williams Sonoma | Pottery Barn

# Aerial View



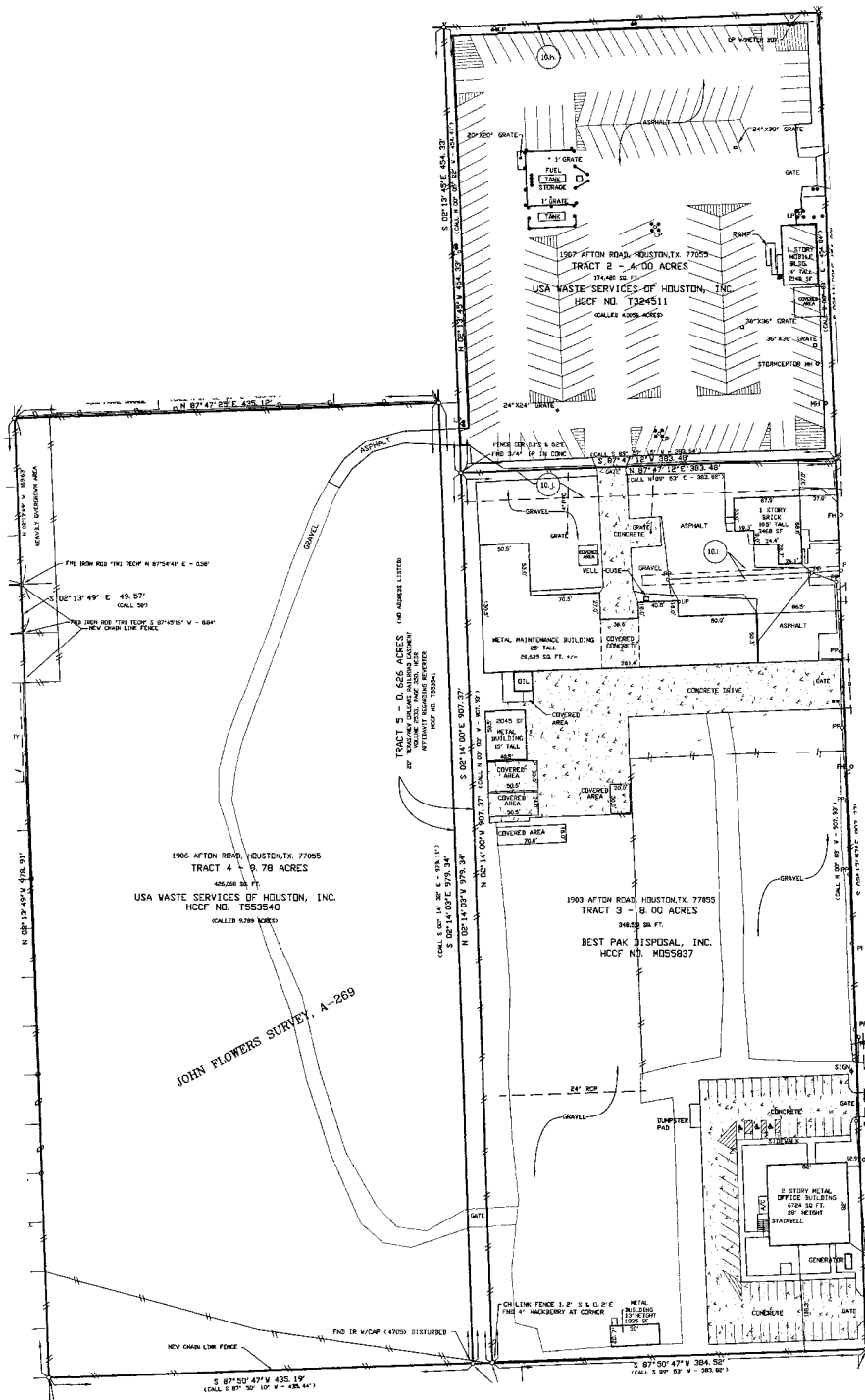
# Aerial View



# Aerial View



# Property Survey



# Site Layout



<b>TRACT 1 (1903 AFTON)</b>	9.78 ac / 426,016.80 SF
<b>TRACT 2 (1903 AFTON)</b>	8.0ac / 348,480 SF
<b>TRACT 3 (1907 AFTON)</b>	4.0ac / 174,240 SF
<b>TRACT 4 (TRANS NO RR)</b>	0.626 ac / 27,268.56 SF
<b>TRACT 5 (0 ANTOINE)</b>	0.1802 ac / 7,849.512 SF
<b>TOTAL:</b>	<b>22.5862ac / 1,114,534.872 SF</b>

# Houston Highlights

## Market Overview

The nation's fourth largest city has developed a cultural identity and way of life that is uniquely "Houston." Home to one of the world's youngest, fastest-growing and most diverse populations, Houston is home to world-changing innovations in energy, aerospace and healthcare. Science and engineering breakthroughs are ingrained in the fabric of Houston's economy, and the region is fast-becoming a hub for high-tech companies, entrepreneurship, and talent.

## Investment Merits

ECONOMY	SINGLE FAMILY HOUSING	MULTIFAMILY
<b>192,500</b> 2023-2025 Job Growth	<b>\$423k</b> Average Home Value	<b>2.7%</b> 2026-2030 Projected Rent Growth
<b>5.1%</b> Projected Population Growth (2026-2030)	<b>6.35% Avg. 30 Yr. Mortgage</b> Translates to \$3,560 in PITI	<b>18,877 Units</b> 2025 Class A Absorption
<b>\$107/bbl</b> WTI Crude Price	<b>5.2 Months</b> of Single Family Inventory	<b>11,520/980 Units</b> Projected 2026 Supply (Total/Infill)

## ECONOMIC & OPERATIONAL STRENGTH

#1

Population Growth  
2026-2030

#1

Net Migration  
2026-2030

#1

Employment Growth  
2026-2030

#1

Wage Growth  
in 2025

## GLOBAL CITY

90<sup>+</sup>Foreign  
Consulates

#1

U.S. Exports

2

International  
Airports4<sup>th</sup>Largest  
U.S. City

# Disclaimer

## **PROPERTY MARKETING**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

## **OFFERING MEMORANDUM**

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (May 2026) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

# Information About Brokerage Services

2.10.25

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. 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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

BROKER FIRM NAME

Southwest Residential Partners, Inc.  
 LICENSE NO.  
 456477  
 EMAIL  
 aimee.hawthorne@nmrk.com  
 PHONE  
 713-425-5430

DESIGNATED BROKER'S NAME  
 David Mitchell  
 LICENSE NO.  
 499823  
 EMAIL  
 david.mitchell@nmrk.com  
 PHONE  
 713-425-5421



**PORT OF HOUSTON**

**CENTRAL BUSINESS DISTRICT**  
158,000 Employees  
10 Fortune 500 Companies  
Home to Houston's Theater District  
Home to Houston Professional Sports Teams: Astros and Rockets

**TEXAS MEDICAL CENTER**  
120,000 Employees | Largest Medical Center in the World  
21 Hospitals | 10 Million Visitors per Year  
TMC Helix Park Bioresearch Campus

**Memorial Park**

290

610

10

**Houston ISD**  
Dyer Stadium & Delmar Tusa Sports Complex

**Awty School**

**Marq'E Entertainment Center**

**Housman Elementary School**

22.59 Acres

Hempstead Rd

Long Point Rd

Amelia Rd

Antoine Dr

<b>Dillon Mills</b> t 713-300-7956 dillon.mills@nmrk.com	<b>Chet Manning</b> t 713-300-7976 chet.manning@nmrk.com	<b>Meredith Cullen</b> t 713-444-7979 meredith.cullen@nmrk.com	<b>David Claros</b> t 713-851-8033 david.claros@nmrk.com
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