Antoine Town Center

12430 Tomball Pkwy, Houston, TX 77086-3338

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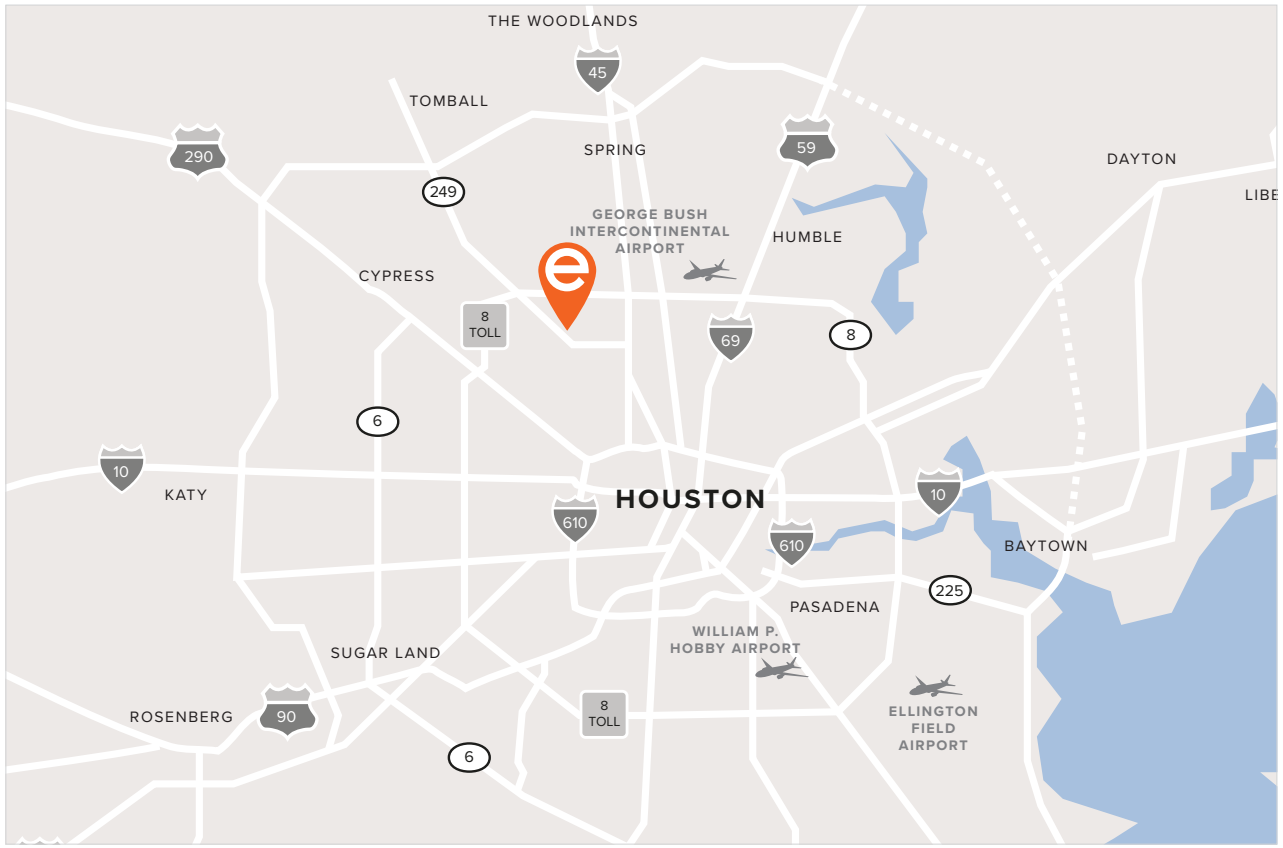

LOCATION

12430 Tomball Pkwy

Houston, Texas 77086-3338

SIZE

See Site Plan For Availability

RATE

Please Call For Pricing

TRAFFIC COUNTS (KALIBRATE 2026)

40,229 CPD
Tomball Parkway (Hwy-249)

20,494 CPD
Antione Dr.

2025 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	8,367	128,748	327,865
DAYTIME POPULATION	11,297	104,536	323,769
AVG HH INCOME	$86,741	$76,404	$72,902

AREA RETAILERS

Kroger+Fuel, Walmart, Whataburger, CATO, Davita, AT&T, WingStop, Subway, Pollo Regio, Marcos Pizza, Waffle House, Starbucks, Chipotle, Smoothie King, 7Spice, PNC Bank, Chase Bank, CVS, O'Reilly, AutoZone, Quick Quack Car Wash, Jiffy Lube, XL Parts

PROPERTY INFORMATION

- Antoine Town Center Receives 2.7M Visits Annually *Placer.ai
- Excellent Viability and Access From Tomball Parkway (Hwy 249)
- Site is Surrounded by Daytime Business Parks and Residential Neighborhoods
- Over 120,000 Total Population Count within a 3-Mile Radius
- Pylon Signage Available

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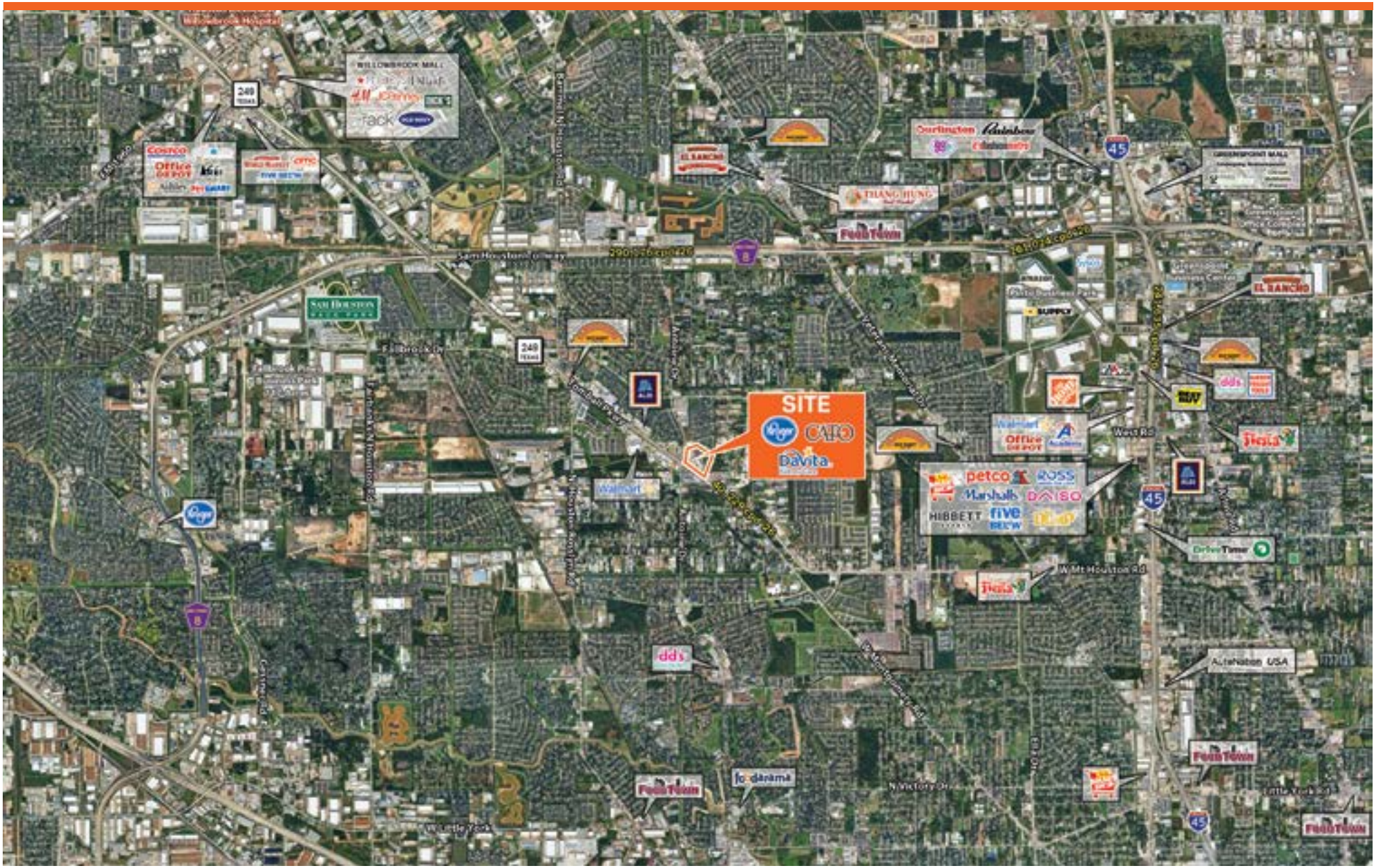

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Unit	Tenant	Square Footage
1	Kroger	61,825
2	Available	2,448
3	Chun's Chinese Cafe	1,500
4	Smile Image	1,750
5	Subway	1,500
6	Available	1,500
7	Available	1,432
8	Liquor Barn	1,832
9	Cato	4,000
10	Davita	9,100
11	Available	1,400
12	Texas Style Eyewear	2,080
13	Available	1,500
14	Advance America	1,500
15	Wingstop	1,500
16	Antoine Town Cleaners	3,000
17	Whataburger	3,500
18	PNC Bank	3,500
19	Pollo Regio	3,590
21	7Brew Coffee	1,000

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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
BROKER FIRM NAME	**LICENSE NO.**	**EMAIL**	**PHONE**

BUYER, SELLER, LANDLORD OR TENANT **DATE**