

Price  
Reduced

HONEY ART  
CAFE

Valero

DRIPPED  
BIRRIA

RICHMOND AVE.

TRILL  
BURGERS

SHEPHERD DR.

The Davenport

PORTSMOUTH ST.

SITE

TARKA  
INDIAN  
KITCHEN

NewQuest

3619 S. SHEPHERD DRIVE

SEQ of S. Shepherd and Richmond Ave  
0.22 Acres At Shepherd and Richmond For Sale

Glenn Dickerson  
281.477.4384 | [gdickerson@newquest.com](mailto:gdickerson@newquest.com)



# Project Highlights

## ±0.22 Acres Available For Sale in Houston, Texas

**Glenn Dickerson**

gdickerson@newquest.com

281.477.4384

- The current home of the 6,000 SF Rockin' Robin Music Store, located on the highly desired Shepherd Drive, is being offered for the first time in 40 years.
- The business, along with its inventory, can be purchased if desired.
- The property is in close proximity to Hwy 59, River Oaks, The Galleria, Highland Village and Montrose, offering excellent visibility and accessibility.
- Additionally, high-end retail, restaurants, and museums are nearby, making this location an attractive investment opportunity for an owner/user or developer.

**Approximate Size:** ±0.22 acres with 6,000 SF building

**Price:** \$3,500,000 \$2,500,000

**Utilities:** Available

**School District:** Houston ISD

**Frontage:** Approx. ±50 ft on S Shepherd Dr  
Approx. ±185 ft on Portsmouth St



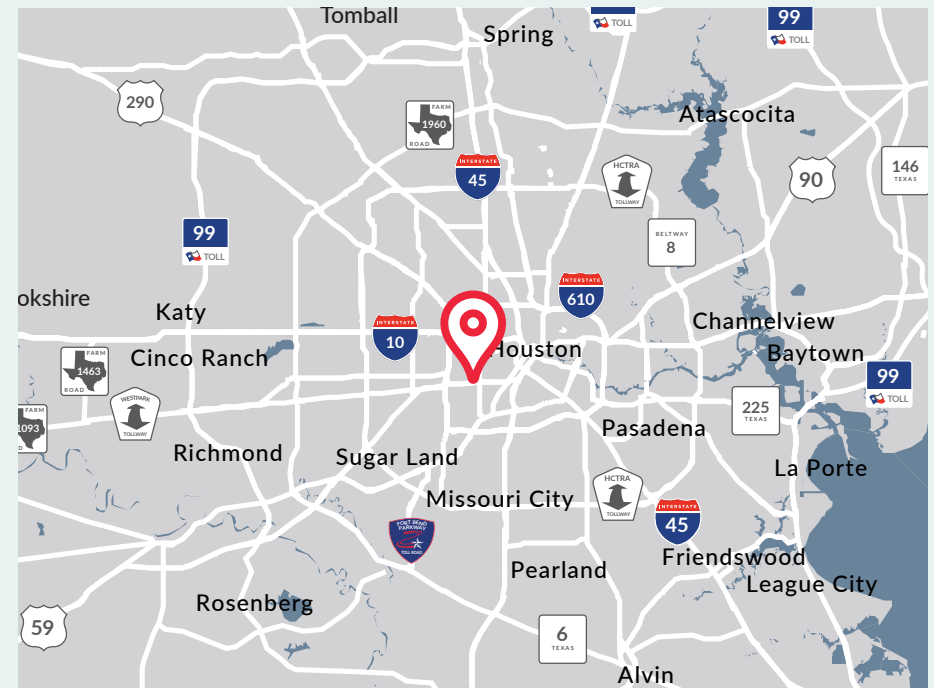
**14% POPULATION GROWTH**  
within 1 mile from 2020 to 2024



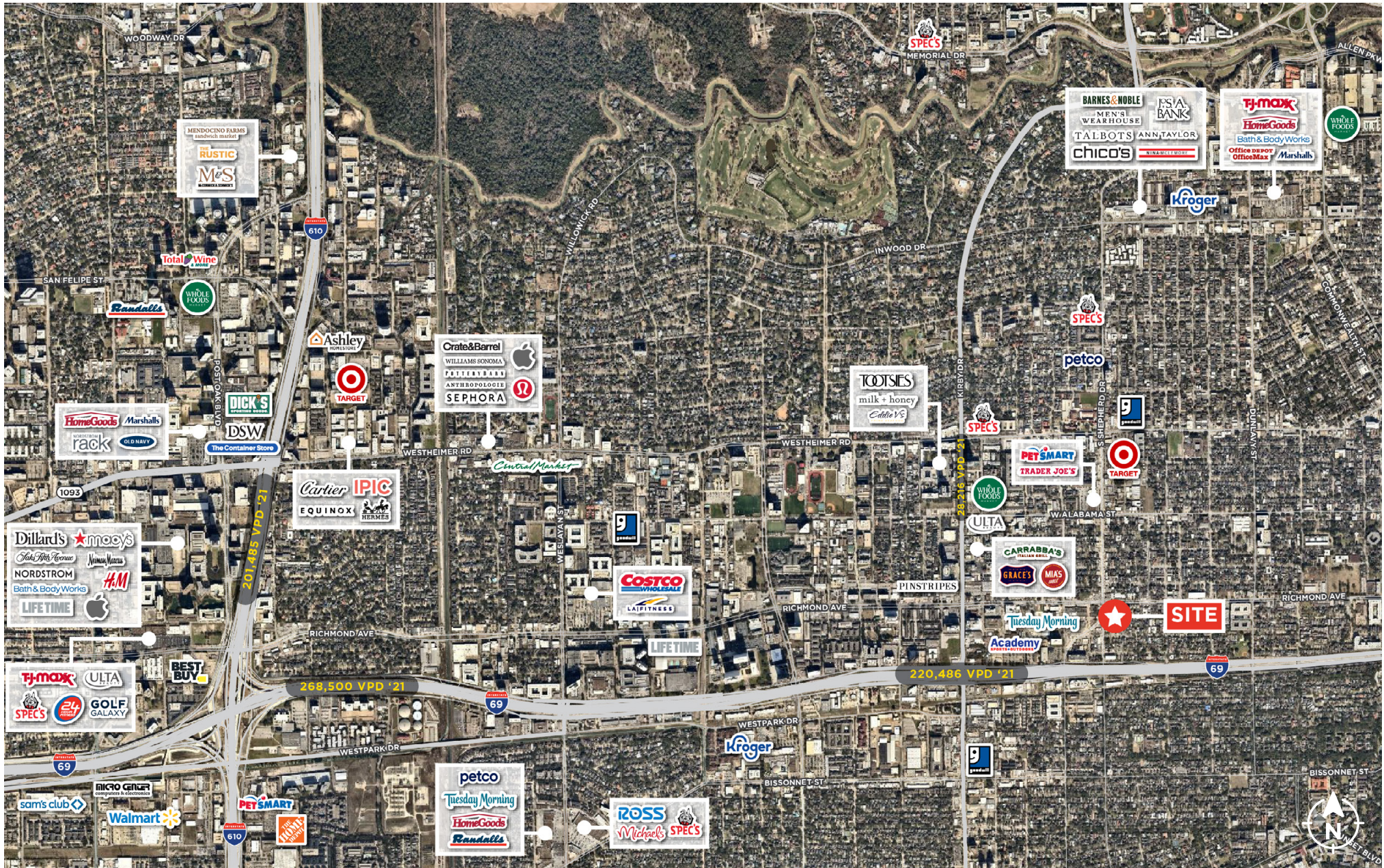
**\$202K AVERAGE HOUSEHOLD INCOME**  
within 1 mile



**534,892 POPULATION**  
within 5 miles





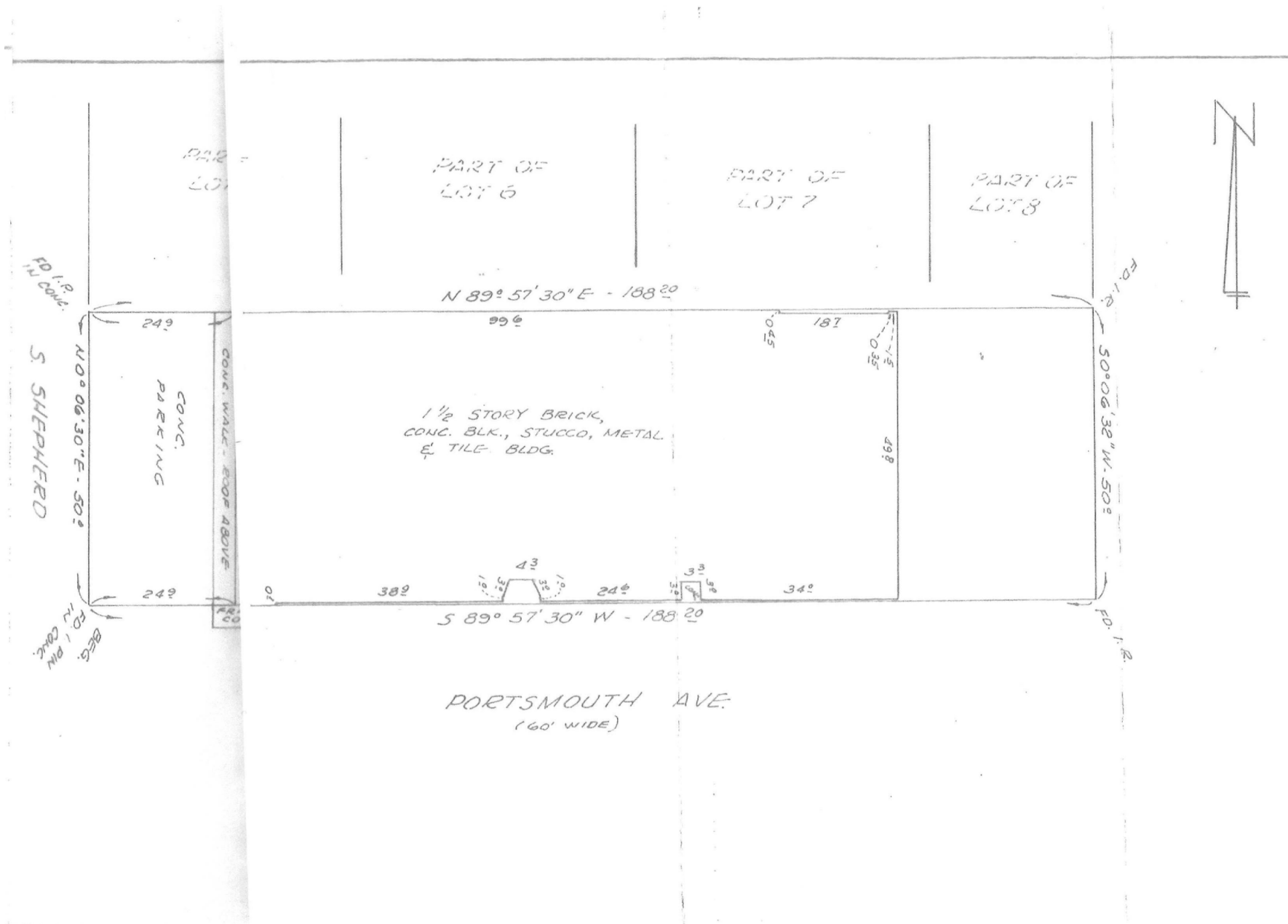


04.23 | 01.23



T. J. (TOMMY) QUALTROUGH  
SURVEYING AND DRAFTING COMPANY

PHONE 446-1913  
P. O. BOX 652  
HOUSTON, TEXAS 77001







# Demographics

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Current Households	17,599	125,895	271,786
Current Population	29,667	223,529	534,892
2020 Census Average Persons per Household	1.69	1.78	1.97
2020 Census Population	26,128	196,268	484,547
Population Growth 2020 to 2024	13.54%	13.89%	10.39%
<b>CENSUS HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
1 Person Households	57.03%	55.18%	50.55%
2 Person Households	24.40%	26.46%	26.41%
3+ Person Households	18.57%	18.36%	23.05%
Owner-Occupied Housing Units	35.93%	35.91%	37.58%
Renter-Occupied Housing Units	64.07%	64.09%	62.42%
<b>RACE AND ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	65.40%	56.42%	47.70%
Black or African American	7.14%	13.01%	19.11%
Asian or Pacific Islander	11.48%	13.95%	11.80%
Other Races	15.57%	16.22%	20.79%
Hispanic	22.24%	21.85%	27.44%
<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Average Household Income	\$202,477	\$186,618	\$164,372
Median Household Income	\$136,179	\$123,935	\$109,852
Per Capita Income	\$112,542	\$100,575	\$79,576
<b>EDUCATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated High School Graduate	5.34%	7.35%	12.46%
Estimated Bachelor's Degree	31.03%	35.02%	30.84%
Estimated Graduate Degree	49.57%	40.06%	31.85%
<b>AGE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Median Age	39.2	36.9	36.1

# 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.*

## 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.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	<b>-</b>	<b>281.477.4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Glenn Dickerson</b>	<b>542479</b>	<b>gdickerson@newquest.com</b>	<b>281.477.4384</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

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