

PROPERTY AVAILABLE FOR SALE IN THE HEIGHTS

500 N SHEPHERD DR HOUSTON, TX 77007

Demographics	1 MILE	3 MILE	5 MILE
Population	26,035	180,399	491,065
Daytime Population	11,503	193,255	539,422
AVG HH Income	172,040	148,837	125,169
Households	13,249	91,601	229,485



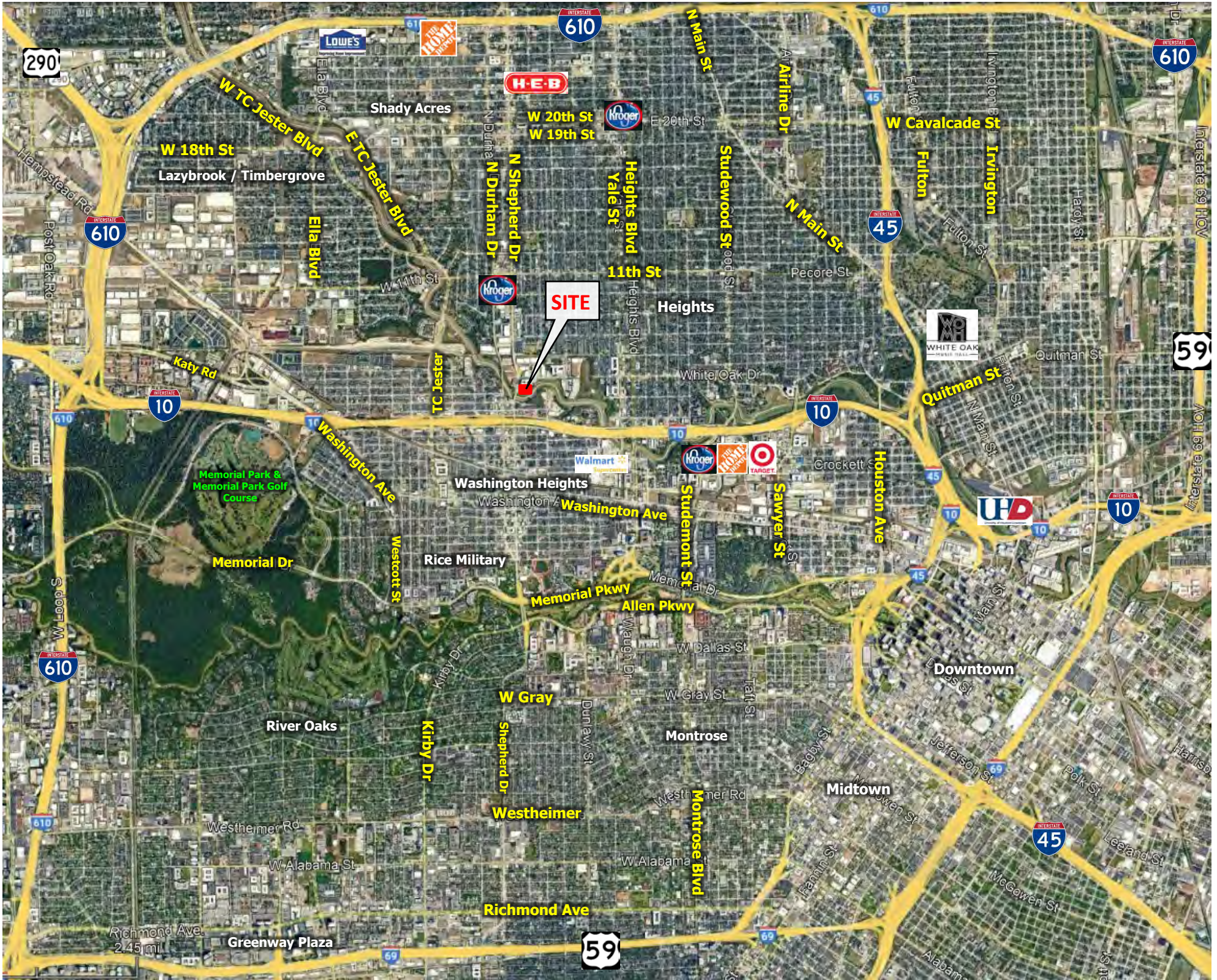
Price: Call for Pricing
Space Size: 38,712 sf
Lot Size: 1.7847 Acres (77,739 sf)
Parking: 70+ spaces
Entrance: 2 curb cuts
Flood Plain: 500 year & 100 year

CHODROW
REALTY ADVISORS

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First-class property for redevelopment and positioned at the entrance the Heights heading north on N Shepherd from I-10. There are no restrictions. The building is 38,712 sf which contains a fully equipped active Kitchen and Restaurant with cold storage, approximately 11,000 sf as well as flex/warehouse space and plenty of parking. Sitting on 1.7847 Acres (77,739 sf), the property has 2 curb cuts and an ample amount of parking.



N Shepherd Dr

White Oak Bayou

PASTICCERIA

GELATO ITALIA

UNION





Heights

Yale St

STANDARD
IN THE HEIGHTS

mkt

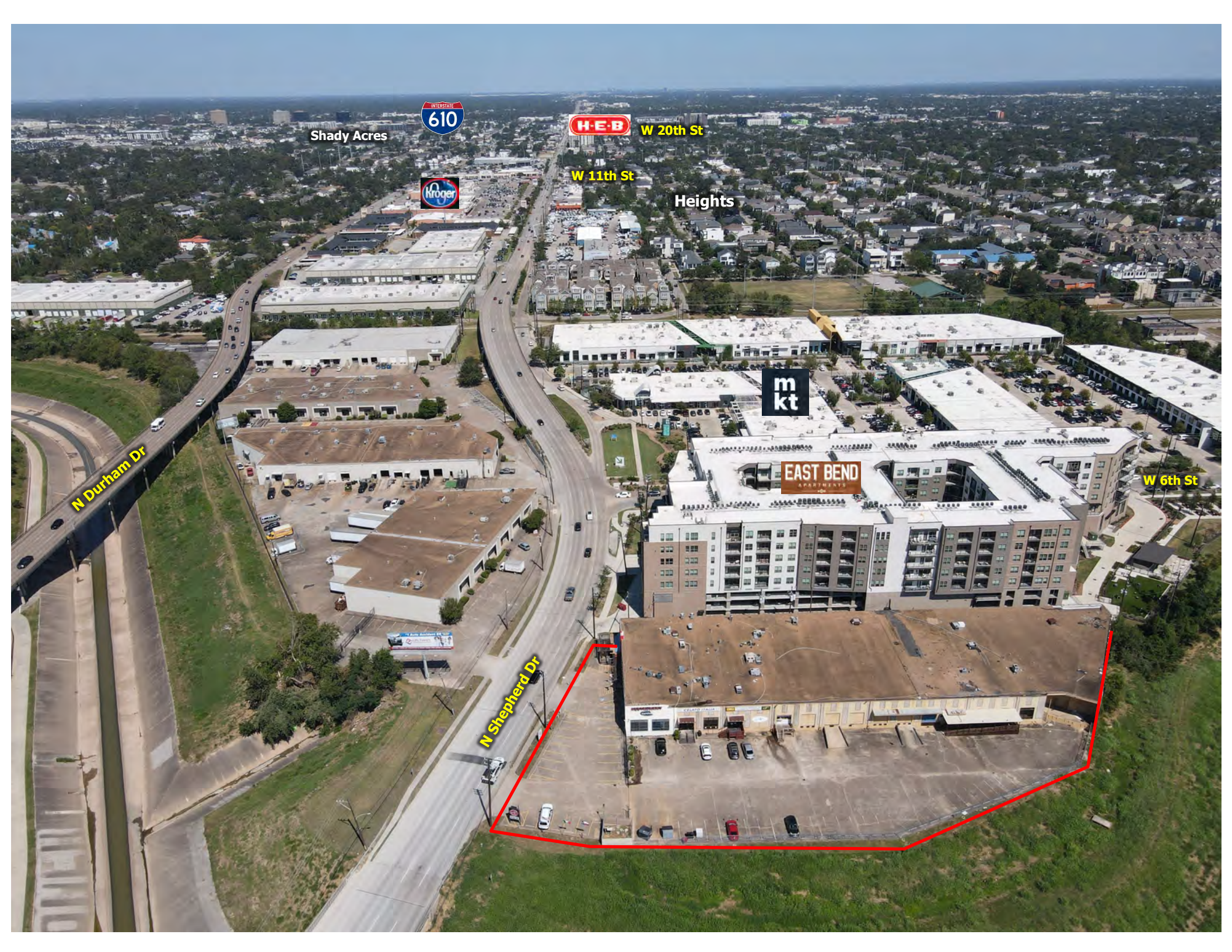
W 6th St

EAST BEND
APARTMENTS

White Oak Bayou

N Shepherd Dr





Shady Acres



W 20th St

W 11th St

Heights



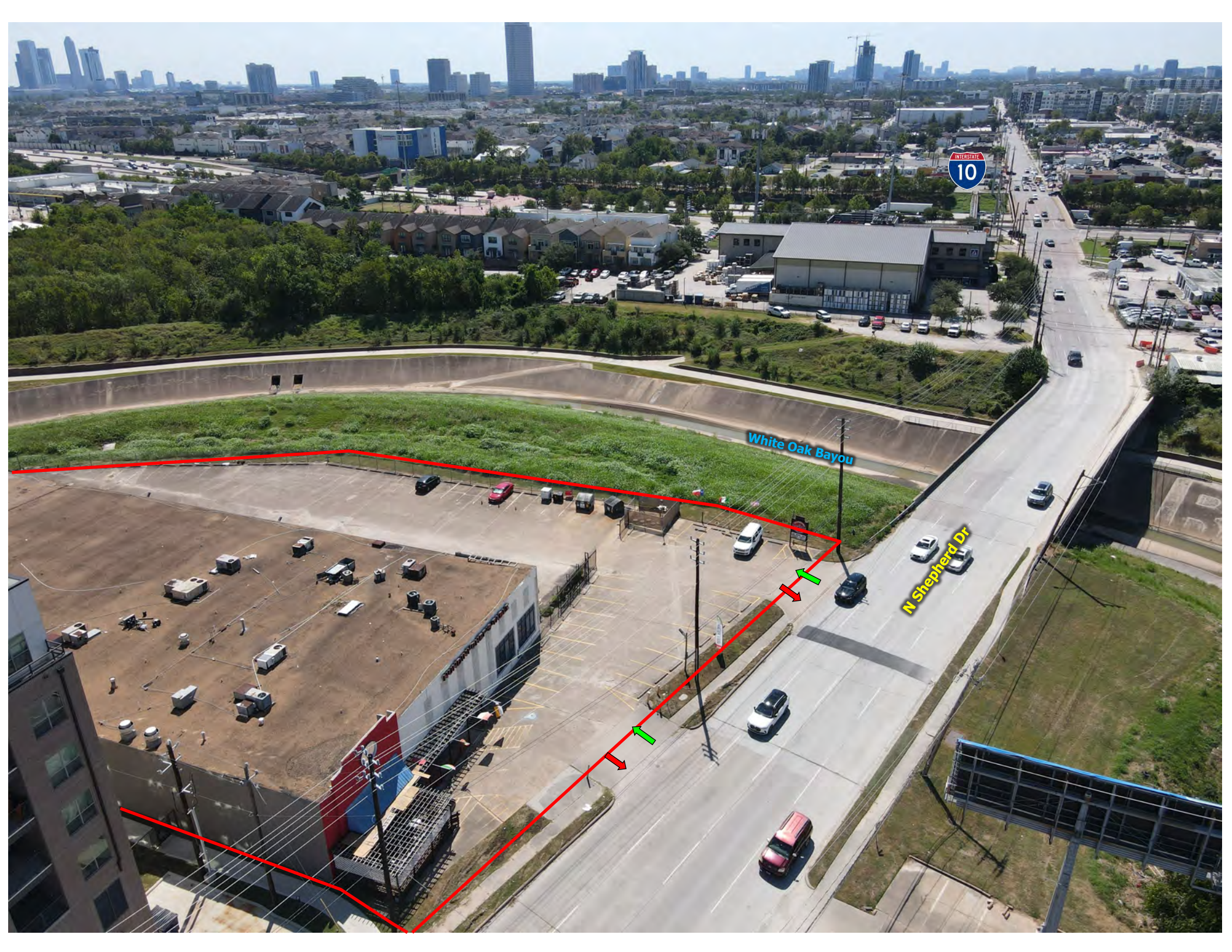
EAST BEND
APARTMENTS

W 6th St

N Durham Dr

N Shepherd Dr





White Oak Bayou

N Shepherd Dr

Downtown

SOUTH

AIG

THE ROYALTON
AT RIVER OAKS

Washington Ave

Patterson St

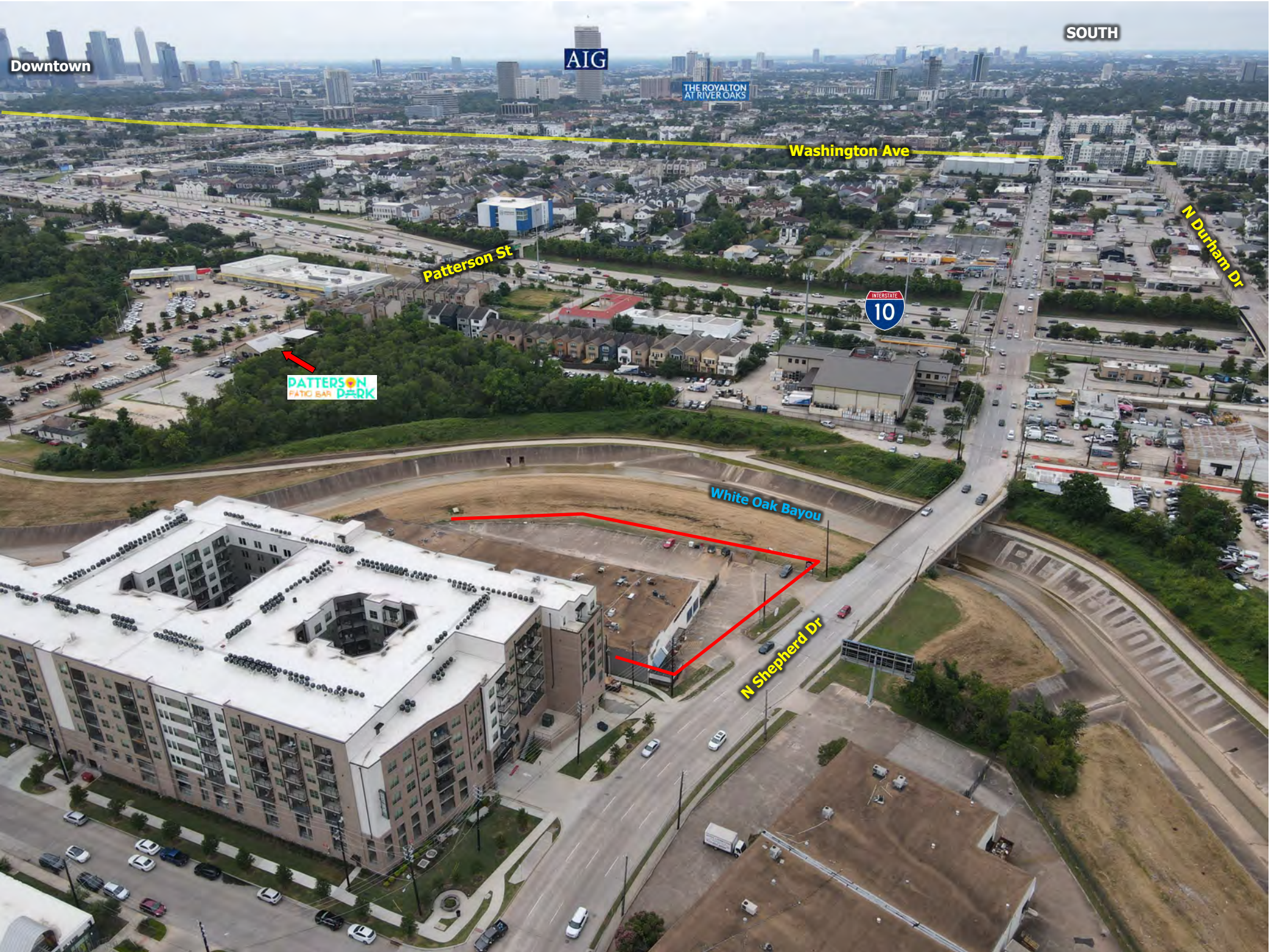
N Durham Dr



PATTERSON
PATIO BAR
DECK

White Oak Bayou

N Shepherd Dr



Downtown

AIG

THE ROYALTON
AT RIVER OAKS

ASSEMBLY
AT HISTORIC HEIGHTS

Heights Blvd
Yale St

Patterson St

INTERSTATE
10

PATTERSON
PATIO BAR
PARK

W 6th St

EAST BEND
APARTMENTS

White Oak Bayou

mkt

N Shepherd Dr



Downtown

HEIGHTS MERCANTILE



ASSEMBLY
AT HISTORIC HEIGHTS

Heights Blvd
Yale St

Heights

STANDARD

W 6th St

Patterson St

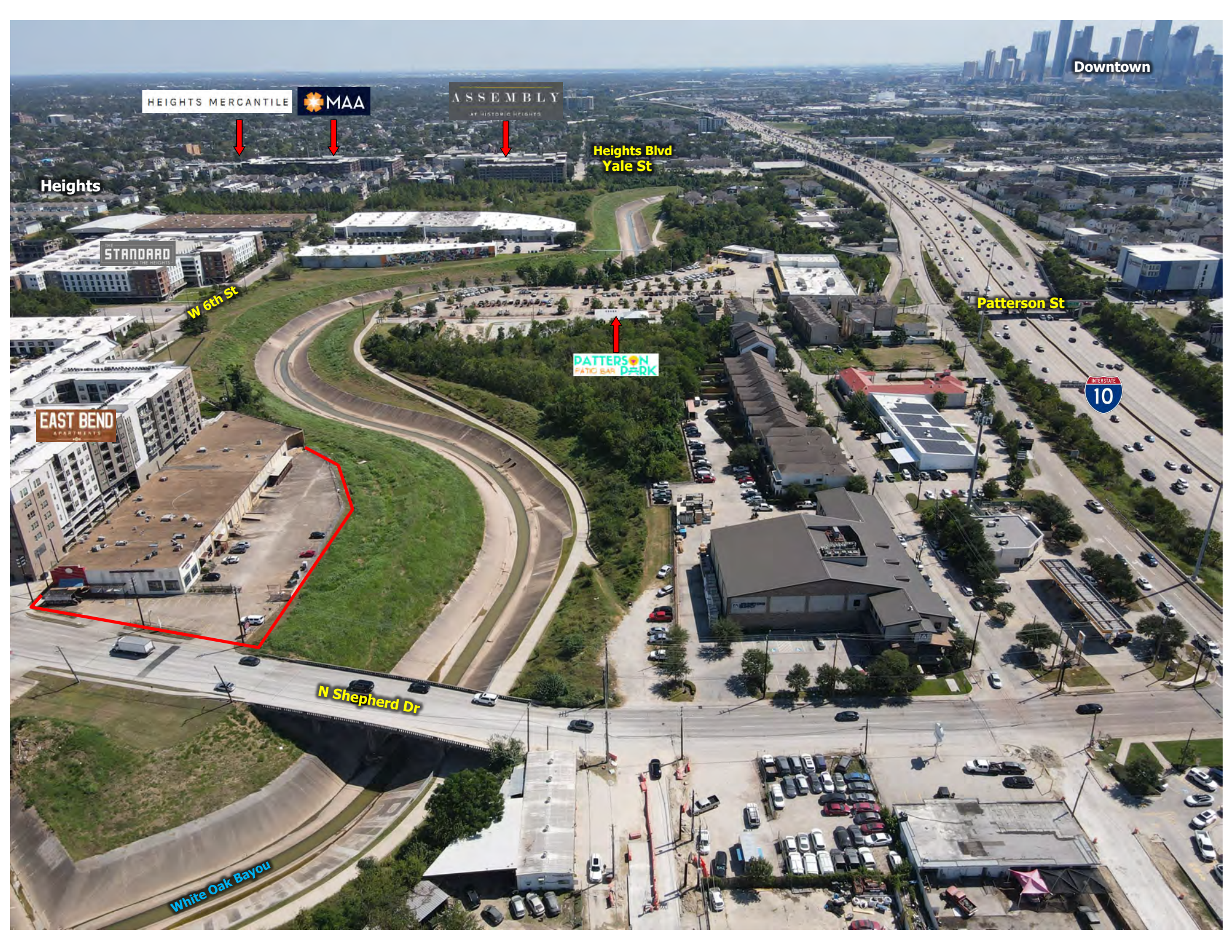
PATTERSON
PATIO BAR
DADK



EAST BEND
APARTMENTS

N Shepherd Dr

White Oak Bayou



WEST

Memorial Park &
Memorial Park Golf
Course



TC Jester

N Durham Dr

White Oak Bayou

N Shepherd Dr









WIN VINO VERITAS

PIZZA

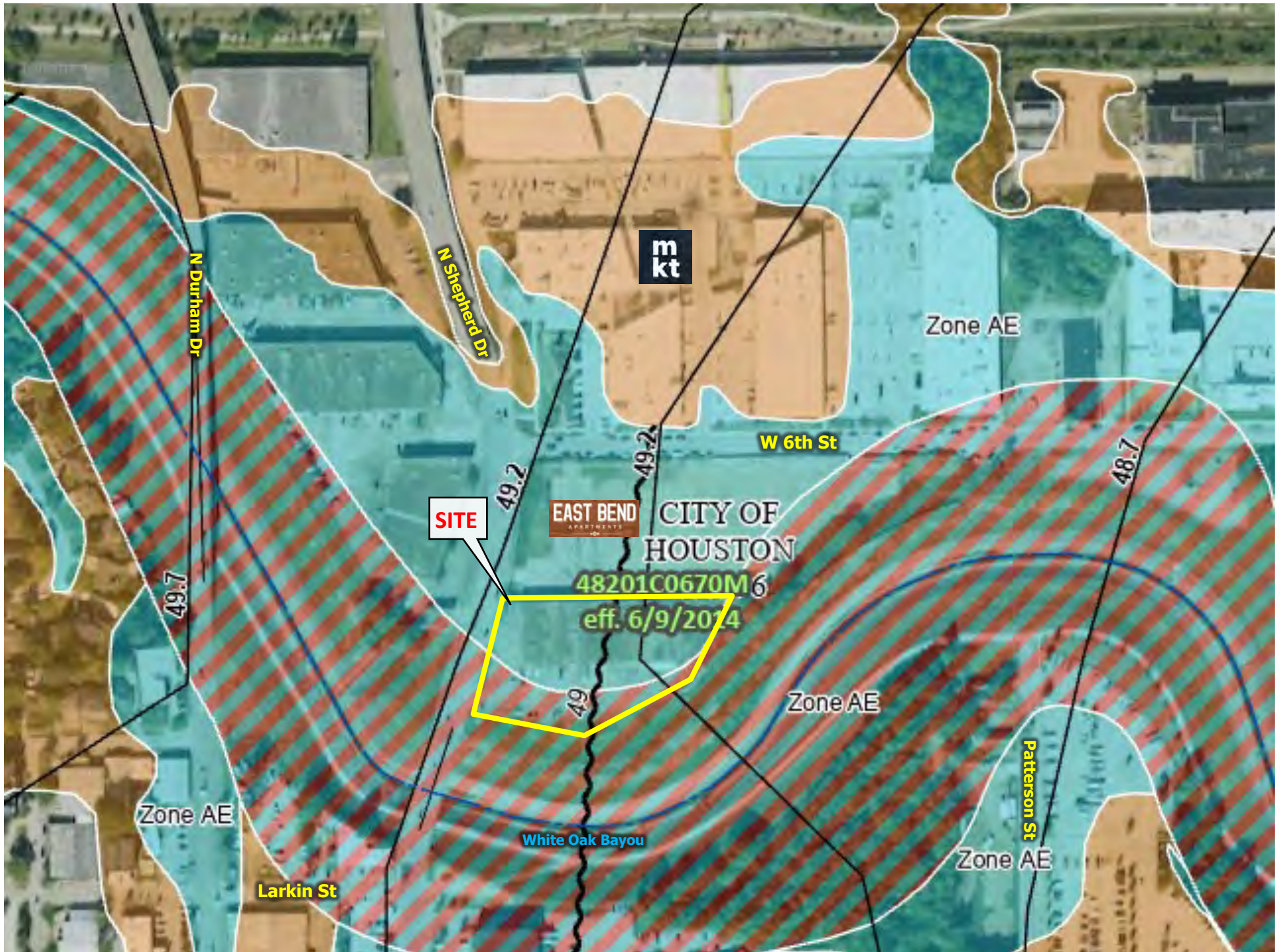














Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov

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