

FOR LEASE

Shepherd Square Shopping Center



PROPERTY DATA

- 2,605 SF end cap available
- 1,200 SF to 2,460 SF inline spaces
- 1,883 SF former medspa
- Anchored by Target
- Prime inner loop location with close proximity to affluent River Oaks and West University
- 2075 Westheimer Rd at Shepherd Dr (SEC), Houston, TX 77098

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2024 Estimate	29,842	215,479	537,548
Ave HH Income			
2024 Estimate	\$202,910	\$177,602	\$157,894
Traffic Counts			
Westheimer Rd	22,379 cars per day		
Shepherd Dr	53,828 cars per day		

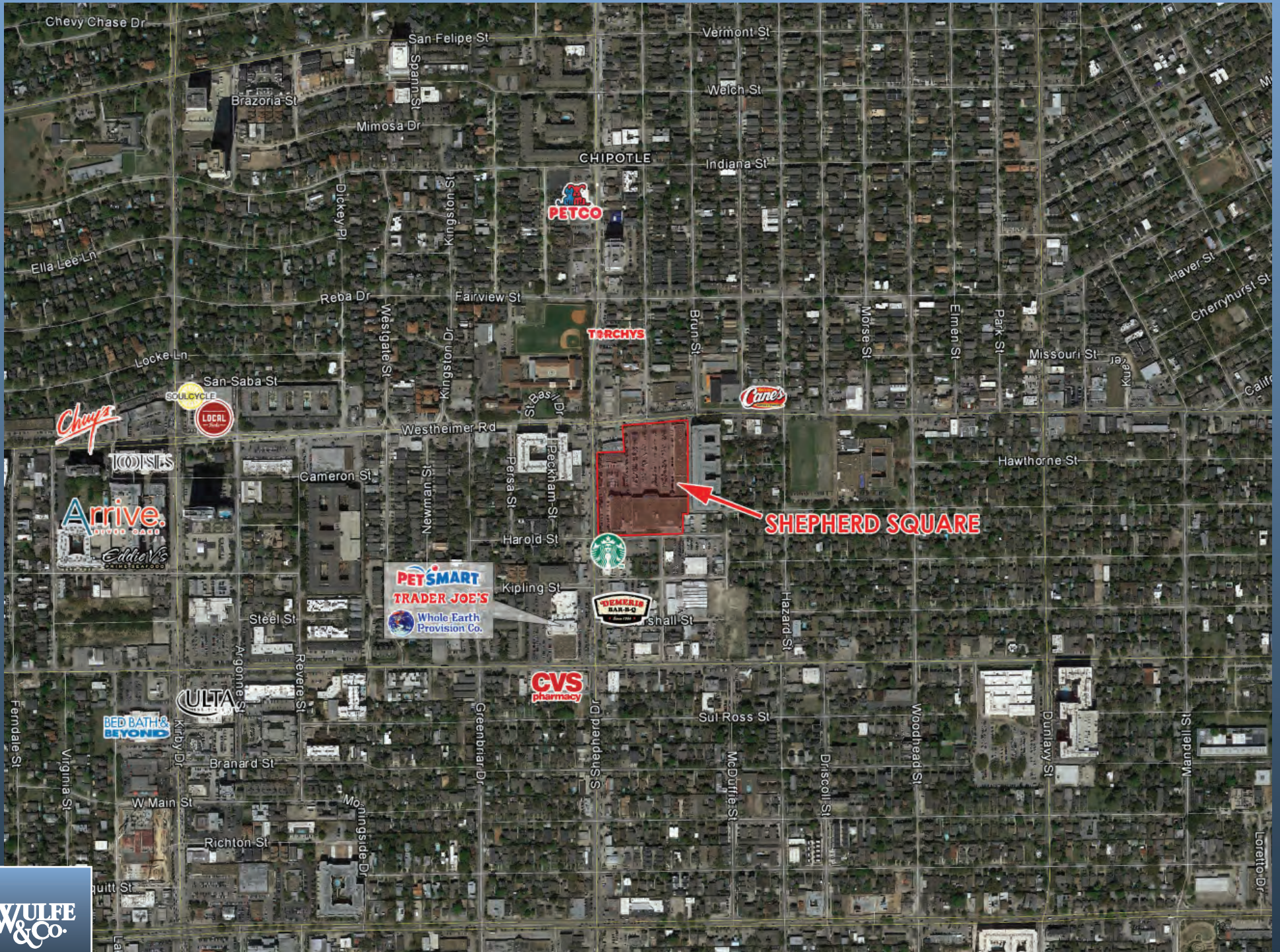
CONTACT

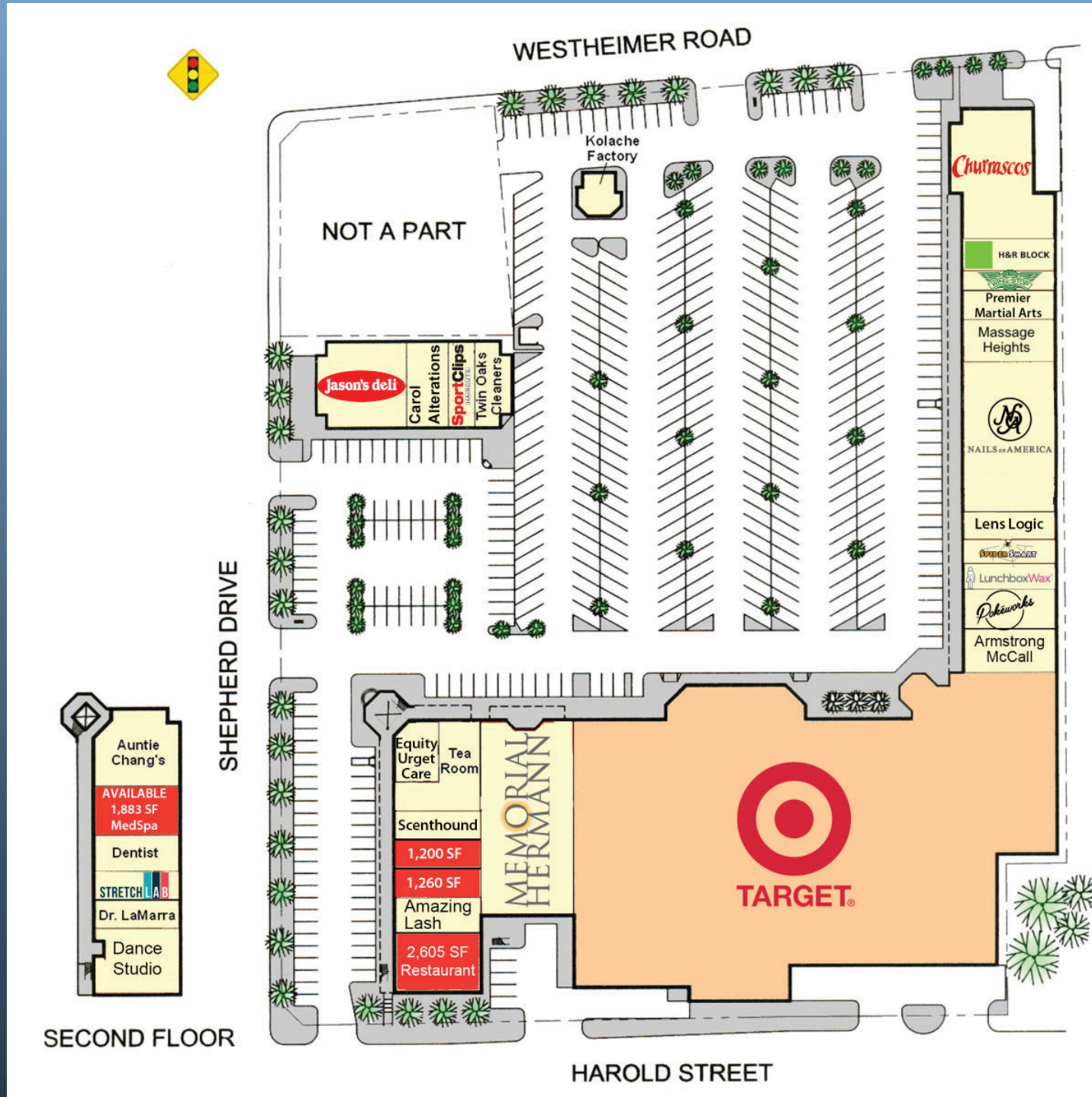
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Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7411/-95.4097

2075 Westheimer Rd Houston, TX 77098	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	29,842	215,479	537,548
2029 Projected Population	31,852	239,712	588,443
2020 Census Population	26,402	189,949	488,762
2010 Census Population	25,134	154,533	420,562
Projected Annual Growth 2024 to 2029	1.3%	2.2%	1.9%
Historical Annual Growth 2010 to 2024	1.3%	2.8%	2.0%
2024 Median Age	34.5	32.5	32.9
Households			
2024 Estimated Households	16,403	116,346	258,993
2029 Projected Households	17,587	130,446	286,599
2020 Census Households	15,483	103,096	234,417
2010 Census Households	14,165	80,284	191,668
Projected Annual Growth 2024 to 2029	1.4%	2.4%	2.1%
Historical Annual Growth 2010 to 2024	1.1%	3.2%	2.5%
Race and Ethnicity			
2024 Estimated White	43.3%	42.3%	42.1%
2024 Estimated Black or African American	17.0%	19.4%	18.8%
2024 Estimated Asian or Pacific Islander	6.0%	6.5%	8.2%
2024 Estimated American Indian or Native Alaskan	1.0%	0.8%	0.8%
2024 Estimated Other Races	32.6%	31.0%	30.1%
2024 Estimated Hispanic	53.9%	48.0%	44.5%
Income			
2024 Estimated Average Household Income	\$202,910	\$177,602	\$157,894
2024 Estimated Median Household Income	\$126,744	\$119,190	\$104,581
2024 Estimated Per Capita Income	\$111,580	\$96,151	\$76,342
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.2%	5.5%
2024 Estimated Some High School (Grade Level 9 to 11)	0.9%	1.4%	3.3%
2024 Estimated High School Graduate	6.3%	8.4%	13.3%
2024 Estimated Some College	9.5%	10.8%	12.6%
2024 Estimated Associates Degree Only	4.3%	4.4%	4.7%
2024 Estimated Bachelors Degree Only	33.0%	36.1%	31.2%
2024 Estimated Graduate Degree	44.0%	36.7%	29.4%
Business			
2024 Estimated Total Businesses	3,688	29,744	57,999
2024 Estimated Total Employees	25,739	315,724	602,102
2024 Estimated Employee Population per Business	7.0	10.6	10.4
2024 Estimated Residential Population per Business	8.1	7.2	9.3

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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.

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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.		
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paula Hohl	301718	phohl@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date