

5602 N. SHEPHERD DR. | HOUSTON, TX 77091
1,760 SF - 4,200 SF AVAILABLE

FOR
LEASE

LIGHT INDUSTRIAL | AUTOMOTIVE USE



S&P INTERESTS

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5373 W. Alabama St., Ste. 325 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

PROPERTY OVERVIEW



LOCATION

5602 N. Shepherd Dr. | Houston, TX 77091



AVAILABLE

± 1,760 - 4,200 SF



LEASE RATE

\$19.00/SF + \$4.45/SF NNN



INCOME

\$86,706 within 3 miles



ROOFTOPS

47,152 in 3 mile radius



POPULATION

132,249 in 3 mile radius



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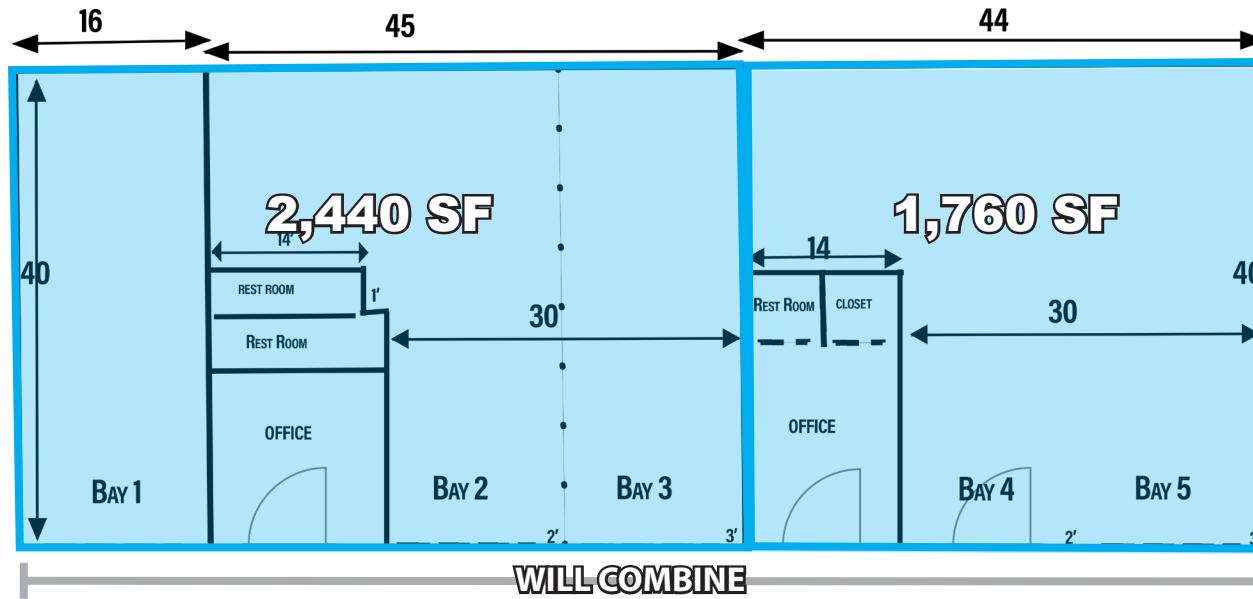
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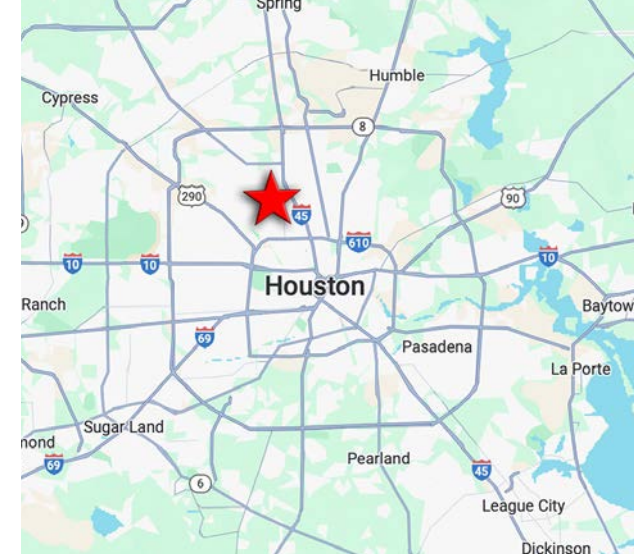
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FLOOR PLAN



All dimensions are approximate. Total area: 4,200 SF



PROPERTY FEATURES:

- Address: 5602 N. Shepherd Drive
Houston, TX 77087
- NEC N. Shepherd Dr. & W. Tidwell Rd.
- Minimum 1,760 SF
- Max Contiguous 4,200 SF
- Lease Rate: \$19.00/SF
- NNN: \$4.45/SF

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	14,453	132,249	367,249
Households	5,223	47,152	134,084
Average HH Income	\$64,165	\$86,706	\$89,998

TRAFFIC COUNT:

North Shepherd: 30,574 VPD (2025)

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	15,112		136,153		377,061	
2024 Estimate	14,453		132,249		367,249	
2020 Census	12,622		126,640		357,051	
Growth 2024 - 2029	4.56%		2.95%		2.67%	
Growth 2020 - 2024	14.51%		4.43%		2.86%	
2024 Population by Age	14,453		132,249		367,249	
Age 0 - 4	920	6.37%	9,139	6.91%	25,867	7.04%
Age 5 - 9	1,048	7.25%	9,778	7.39%	26,680	7.26%
Age 10 - 14	1,037	7.17%	9,218	6.97%	25,156	6.85%
Age 15 - 19	959	6.64%	8,495	6.42%	23,490	6.40%
Age 20 - 24	910	6.30%	7,972	6.03%	22,783	6.20%
Age 25 - 29	944	6.53%	8,676	6.56%	26,078	7.10%
Age 30 - 34	1,013	7.01%	10,165	7.69%	30,449	8.29%
Age 35 - 39	1,007	6.97%	10,411	7.87%	30,197	8.22%
Age 40 - 44	998	6.91%	9,822	7.43%	27,676	7.54%
Age 45 - 49	903	6.25%	8,435	6.38%	23,497	6.40%
Age 50 - 54	859	5.94%	7,848	5.93%	21,470	5.85%
Age 55 - 59	831	5.75%	7,350	5.56%	19,762	5.38%
Age 60 - 64	823	5.69%	6,983	5.28%	18,351	5.00%
Age 65 - 69	746	5.16%	6,196	4.69%	16,185	4.41%
Age 70 - 74	567	3.92%	4,666	3.53%	12,185	3.32%
Age 75 - 79	392	2.71%	3,229	2.44%	8,157	2.22%
Age 80 - 84	250	1.73%	2,039	1.54%	4,971	1.35%
Age 85+	245	1.70%	1,830	1.38%	4,292	1.17%
Age 65+	2,200	15.22%	17,960	13.58%	45,790	12.47%
Median Age	37.00		36.30		35.50	
Average Age	37.70		36.80		36.20	
2024 Population By Race	14,453		132,249		367,249	
White	3,012	20.84%	38,983	29.48%	114,145	31.08%
Black	4,030	27.88%	27,173	20.55%	56,993	15.52%
Am. Indian & Alaskan	255	1.76%	2,562	1.94%	6,894	1.88%
Asian	109	0.75%	2,634	1.99%	9,128	2.49%
Hawaiian & Pacific Island	11	0.08%	80	0.06%	177	0.05%
Other	7,036	48.68%	60,817	45.99%	179,912	48.99%
Population by Hispanic Origin	14,453		132,249		367,249	
Non-Hispanic Origin	6,224	43.06%	60,283	45.58%	155,415	42.32%
Hispanic Origin	8,228	56.93%	71,966	54.42%	211,834	57.68%
2024 Median Age, Male	36.40		36.00		35.40	
2024 Average Age, Male	36.90		36.10		35.70	
2024 Median Age, Female	37.60		36.60		35.70	
2024 Average Age, Female	38.40		37.40		36.60	

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation Classification	11,256		102,416		284,846	
Civilian Employed	6,171	54.82%	62,580	61.10%	181,613	63.76%
Civilian Unemployed	267	2.37%	2,454	2.40%	6,530	2.29%
Civilian Non-Labor Force	4,818	42.80%	37,379	36.50%	96,664	33.94%
Armed Forces	0	0.00%	3	0.00%	39	0.01%
Households by Marital Status						
Married	1,850		19,228		53,757	
Married No Children	1,071		10,678		29,991	
Married w/Children	778		8,550		23,766	
2024 Population by Education						
Some High School, No Diploma	2,361	23.91%	23,761	25.83%	65,659	25.44%
High School Grad (Incl Equivalency)	2,577	26.10%	21,575	23.46%	56,217	21.78%
Some College, No Degree	2,581	26.14%	18,432	20.04%	48,944	18.96%
Associate Degree	295	2.99%	4,334	4.71%	14,872	5.76%
Bachelor Degree	1,320	13.37%	14,192	15.43%	43,755	16.95%
Advanced Degree	740	7.49%	9,688	10.53%	28,696	11.12%
2024 Population by Occupation						
Real Estate & Finance	326	2.96%	3,454	3.05%	11,050	3.39%
Professional & Management	1,944	17.62%	30,724	27.12%	91,596	28.07%
Public Administration	98	0.89%	1,490	1.32%	3,878	1.19%
Education & Health	749	6.79%	10,470	9.24%	28,776	8.82%
Services	1,121	10.16%	9,948	8.78%	28,129	8.62%
Information	70	0.63%	473	0.42%	2,072	0.63%
Sales	1,510	13.69%	12,692	11.20%	34,365	10.53%
Transportation	181	1.64%	1,934	1.71%	4,676	1.43%
Retail	779	7.06%	6,667	5.88%	17,851	5.47%
Wholesale	404	3.66%	1,769	1.56%	5,138	1.57%
Manufacturing	466	4.22%	5,091	4.49%	16,604	5.09%
Production	1,203	10.91%	8,779	7.75%	25,543	7.83%
Construction	1,014	9.19%	8,823	7.79%	27,392	8.39%
Utilities	548	4.97%	3,589	3.17%	10,791	3.31%
Agriculture & Mining	87	0.79%	2,710	2.39%	7,563	2.32%
Farming, Fishing, Forestry	5	0.05%	100	0.09%	291	0.09%
Other Services	525	4.76%	4,592	4.05%	10,586	3.24%
2024 Worker Travel Time to Job						
<30 Minutes	3,209	54.47%	29,403	51.29%	85,666	51.81%
30-60 Minutes	2,300	39.04%	24,075	41.99%	67,825	41.02%
60+ Minutes	382	6.48%	3,851	6.72%	11,845	7.16%
2020 Households by HH Size						
1-Person Households	1,267	27.80%	11,500	25.61%	35,072	27.10%
2-Person Households	1,301	28.55%	12,434	27.69%	36,262	28.01%
3-Person Households	741	16.26%	7,700	17.15%	21,464	16.58%
4-Person Households	599	13.14%	6,503	14.48%	17,586	13.59%
5-Person Households	348	7.64%	3,622	8.07%	10,160	7.85%

Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Size	4,557		44,899		129,439	
1-Person Households	1,267	27.80%	11,500	25.61%	35,072	27.10%
2-Person Households	1,301	28.55%	12,434	27.69%	36,262	28.01%
3-Person Households	741	16.26%	7,700	17.15%	21,464	16.58%
4-Person Households	599	13.14%	6,503	14.48%	17,586	13.59%
5-Person Households	348	7.64%	3,622	8.07%	10,160	7.85%
6-Person Households	180	3.95%	1,790	3.99%	5,084	3.93%
7 or more Person Households	121	2.66%	1,350	3.01%	3,811	2.94%
2024 Average Household Size	2.70		2.70		2.70	
Households						
2029 Projection	5,465		48,626		137,938	
2024 Estimate	5,223		47,152		134,084	
2020 Census	4,557		44,899		129,441	
Growth 2024 - 2029	4.63%		3.13%		2.87%	
Growth 2020 - 2024	14.61%		5.02%		3.59%	
2024 Households by HH Income	5,222		47,154		134,084	
<\$25,000	1,781	34.11%	12,744	27.03%	32,745	24.42%
\$25,000 - \$50,000	1,236	23.67%	10,060	21.33%	29,533	22.03%
\$50,000 - \$75,000	718	13.75%	6,699	14.21%	19,143	14.28%
\$75,000 - \$100,000	463	8.87%	4,151	8.80%	12,432	9.27%
\$100,000 - \$125,000	304	5.82%	3,127	6.63%	9,315	6.95%
\$125,000 - \$150,000	122	2.34%	2,183	4.63%	6,490	4.84%
\$150,000 - \$200,000	401	7.68%	3,028	6.42%	8,989	6.70%
\$200,000+	197	3.77%	5,162	10.95%	15,437	11.51%
2024 Avg Household Income	\$64,165		\$86,706		\$89,998	
2024 Med Household Income	\$38,841		\$52,578		\$55,554	
2024 Occupied Housing	5,223		47,152		134,084	
Owner Occupied	2,630	50.35%	27,145	57.57%	70,717	52.74%
Renter Occupied	2,593	49.65%	20,007	42.43%	63,367	47.26%
2020 Housing Units	5,583		51,681		146,118	
1 Unit	3,618	64.80%	38,984	75.43%	101,482	69.45%
2 - 4 Units	318	5.70%	2,735	5.29%	9,294	6.36%
5 - 19 Units	720	12.90%	3,832	7.41%	15,834	10.84%
20+ Units	927	16.60%	6,130	11.86%	19,508	13.35%
2024 Housing Value	2,630		27,145		70,717	
<\$100,000	433	16.46%	3,482	12.83%	9,834	13.91%
\$100,000 - \$200,000	629	23.92%	6,597	24.30%	16,846	23.82%
\$200,000 - \$300,000	491	18.67%	3,759	13.85%	10,827	15.31%
\$300,000 - \$400,000	428	16.27%	3,928	14.47%	9,390	13.28%
\$400,000 - \$500,000	195	7.41%	3,533	13.02%	8,878	12.55%
\$500,000 - \$1,000,000	434	16.50%	5,007	18.45%	12,383	17.51%
\$1,000,000+	20	0.76%	839	3.09%	2,559	3.62%
2024 Median Home Value	\$251,527		\$292,936		\$280,155	

Radius	1 Mile		3 Mile		5 Mile	
2024 Housing Units by Yr Built	5,943		53,197		151,882	
Built 2010+	1,229	20.68%	10,245	19.26%	28,239	18.59%
Built 2000 - 2010	290	4.88%	5,194	9.76%	14,945	9.84%
Built 1990 - 1999	237	3.99%	2,836	5.33%	9,017	5.94%
Built 1980 - 1989	344	5.79%	2,718	5.11%	13,230	8.71%
Built 1970 - 1979	956	16.09%	5,628	10.58%	22,696	14.94%
Built 1960 - 1969	1,422	23.93%	8,728	16.41%	20,616	13.57%
Built 1950 - 1959	1,013	17.05%	11,458	21.54%	22,230	14.64%
Built <1949	452	7.61%	6,390	12.01%	20,909	13.77%
2024 Median Year Built	1970		1969		1974	

Demographic Trend Data

Description	2020		2024		2029	
Population	12,622		14,453		15,112	
Age 15+	9,883	78.30%	11,447	79.20%	12,236	80.97%
Age 20+	9,070	71.86%	10,488	72.57%	11,202	74.13%
Age 65+	1,743	13.81%	2,200	15.22%	2,623	17.36%
Median Age	36		37		39	
Average Age	36.90		37.70		39.10	

Population By Race	12,622		14,453		15,112	
White	3,084	24.43%	3,012	20.84%	3,142	20.79%
Black	3,620	28.68%	4,030	27.88%	4,212	27.87%
Am. Indian & Alaskan	165	1.31%	255	1.76%	269	1.78%
Asian	92	0.73%	109	0.75%	117	0.77%
Hawaiian & Pacific Islander	7	0.06%	11	0.08%	11	0.07%
Other	5,647	44.74%	7,036	48.68%	7,361	48.71%

Population by Race (Hispanic)	6,922		8,228		8,613	
White	1,295	18.71%	1,160	14.10%	1,214	14.09%
Black	65	0.94%	68	0.83%	71	0.82%
Am. Indian & Alaskan	145	2.09%	242	2.94%	257	2.98%
Asian	8	0.12%	8	0.10%	9	0.10%
Hawaiian & Pacific Islander	4	0.06%	9	0.11%	9	0.10%
Other	5,405	78.08%	6,741	81.93%	7,053	81.89%

Household by Household Income	4,556		5,222		5,466	
<\$25,000	1,547	33.96%	1,781	34.11%	1,925	35.22%
\$25,000 - \$50,000	821	18.02%	1,236	23.67%	1,335	24.42%
\$50,000 - \$75,000	673	14.77%	718	13.75%	738	13.50%
\$75,000 - \$100,000	650	14.27%	463	8.87%	412	7.54%
\$100,000 - \$125,000	272	5.97%	304	5.82%	304	5.56%
\$125,000 - \$150,000	71	1.56%	122	2.34%	138	2.52%
\$150,000 - \$200,000	293	6.43%	401	7.68%	421	7.70%
\$200,000+	229	5.03%	197	3.77%	193	3.53%

Average Household Income	\$68,412		\$64,165		\$62,607	
Median Household Income	\$45,161		\$38,841		\$37,491	



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

S&P Interests, LLC	9003291	info@spinterests.com	713.766.4500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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	