

FOR SALE OR LEASE | VACANT LAND

LOT SIZE: ± 2.93 AC

7301 N SHEPHERD DR.

HOUSTON, TX 77091



Carlos Iglesias
Broker

Email: carlos@riverflowcommercial.com

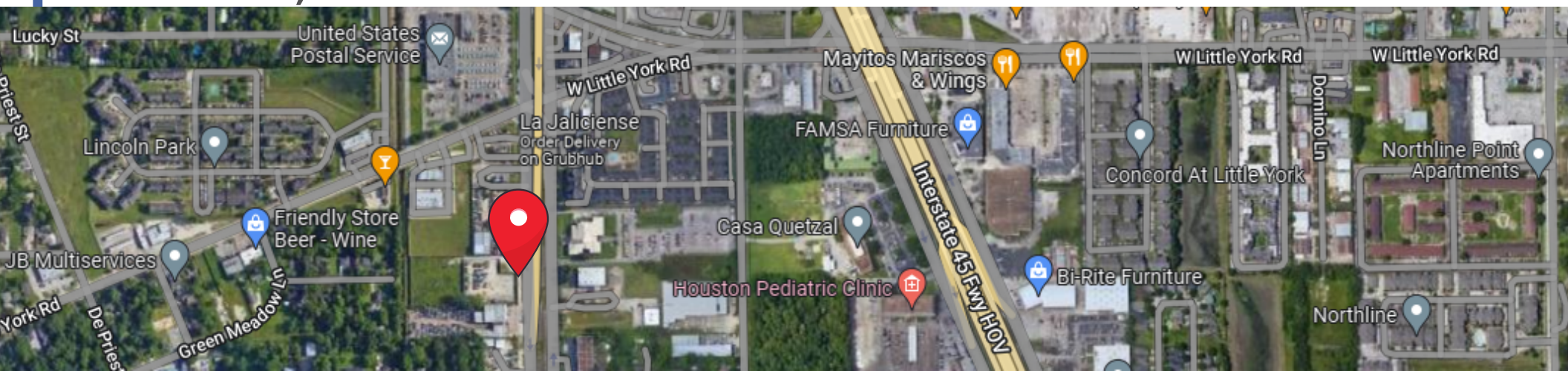
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PROPERTY SUMMARY

Sale Price:	Price Upon Request
Property Type:	Vacant Land
Lot Size:	± 2.95 AC
Frontage Street:	N Shepherd Dr.
Daily Traffic Count:	28,580 VPD
Lease Price:	\$10,000+Single Net/ Monthly

AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population (2022):	14,382	125,508	362,497
Projected Population:	14,794	128,399	372,622
Avg Household Income:	\$40,088	\$64,975	\$72,903
Total Household:	4,490	39,183	118,667
Annual Consumer Spending:	\$95,334	\$1,072,470	\$3,325,198

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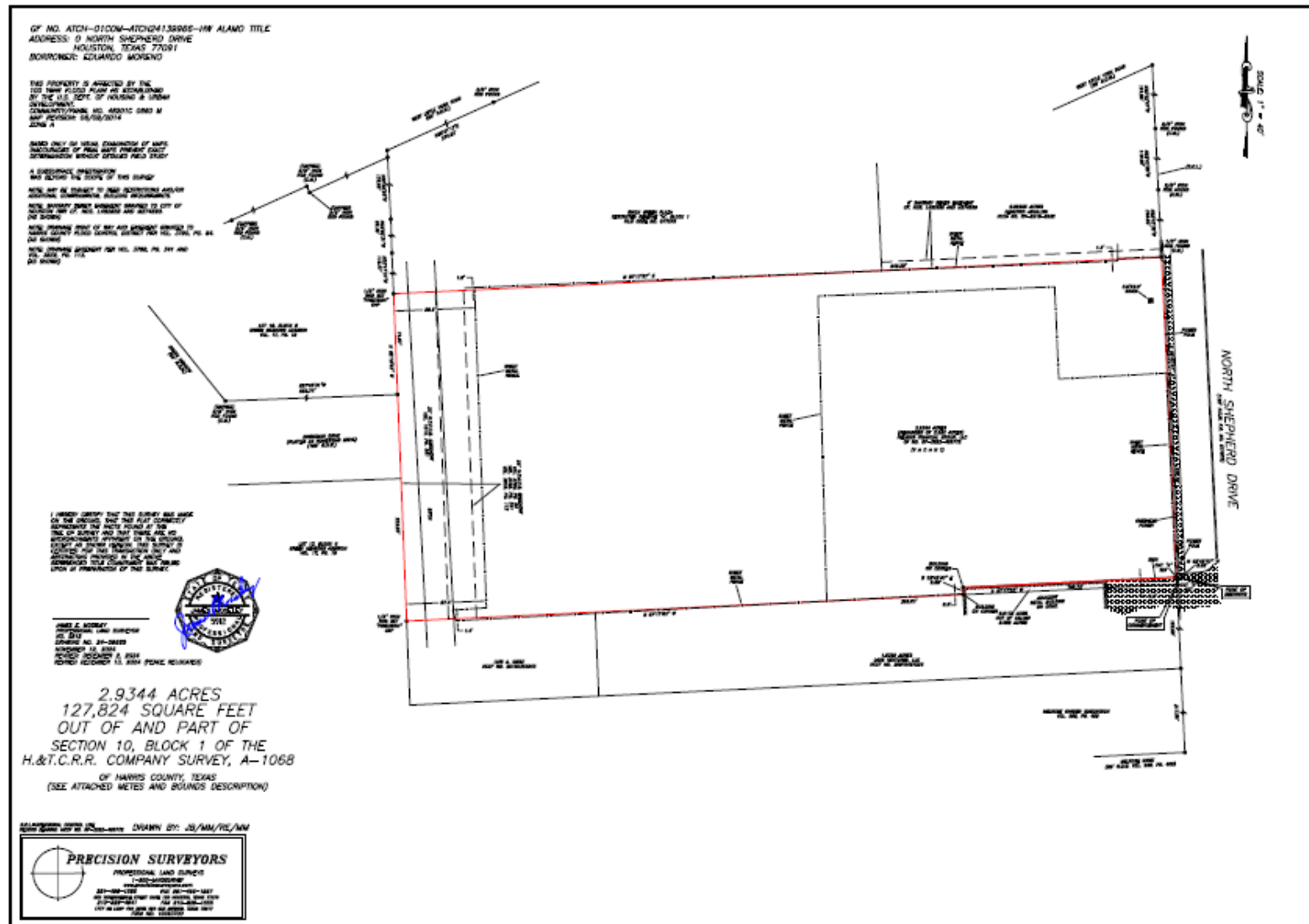


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