

# FOR SALE ±30,000 SF



1138 N SHEPHERD | HOUSTON, TX 77008

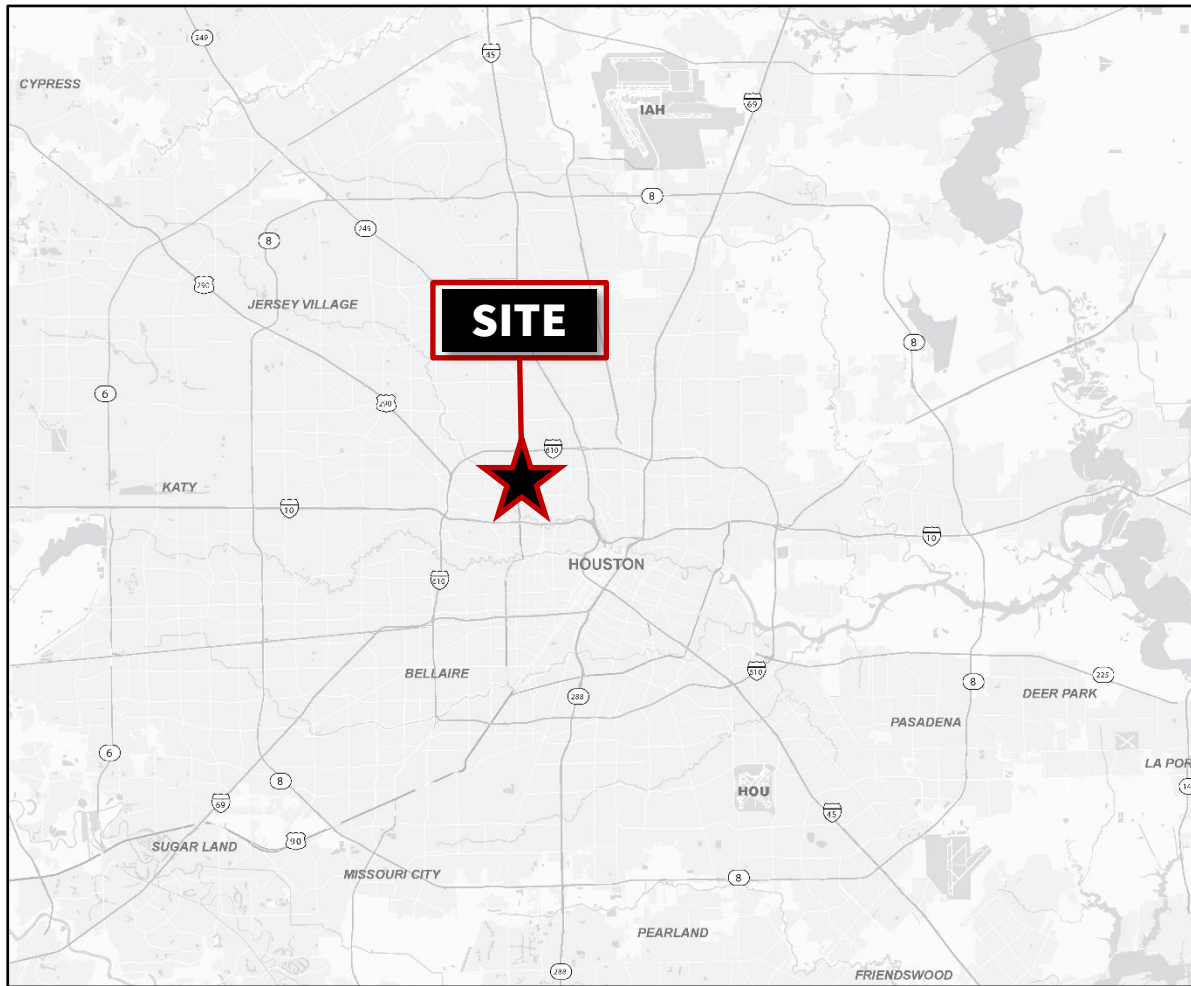


**Ben Sample**  
Senior Associate  
+1 713 385 2737  
[ben.sample@jll.com](mailto:ben.sample@jll.com)



# AREA LOCATION

±30,000 SF FOR SALE | 1138 SHEPHERD DR | HOUSTON, TX 77008  2



## Site Details

- ±30,000 SF Total Land
- ±4,700 SF Improved
- Potential covered land play, cash flowing
- Ideal for investor/user/redevelopment
- Additional ±12,250 SF Available

## Schools

HISD (Kennedy Elementary, Williams Middle, Washington B T High)

## Surrounding Area

This site is in a submarket that has proven to be one of the most successful urban locations for development in all of Houston. The Greater Heights attracts more young professionals than any other area of Houston. With Class A living and Houston's most iconic restaurants and nightlife, this site is perfectly positioned for redevelopment.

## Price

Contact broker for pricing



## Demographics

Population Summary	1-Mile	3-Mile	5-Mile
2023 Population	23,872	167,320	441,457
2023 Median Age	39.5	37.9	36.6
Average Household Income	\$197,084	\$154,977	\$132,893
Average Home Value	\$545,516	\$502,302	\$499,915



## Drive Times

Locations	Minutes
Downtown Houston	8
Texas Medical Center	15
George Bush Intercontinental Airport (IAH)	20
William P. Hobby Airport (HOU)	25



# DIMENSIONS

±30,000 SF FOR SALE | 1138 SHEPHERD DR | HOUSTON, TX 77008  3



**ALSO  
AVAILABLE**  
*Contact broker for  
more info*

N Shepherd Dr.

Dorothy St.

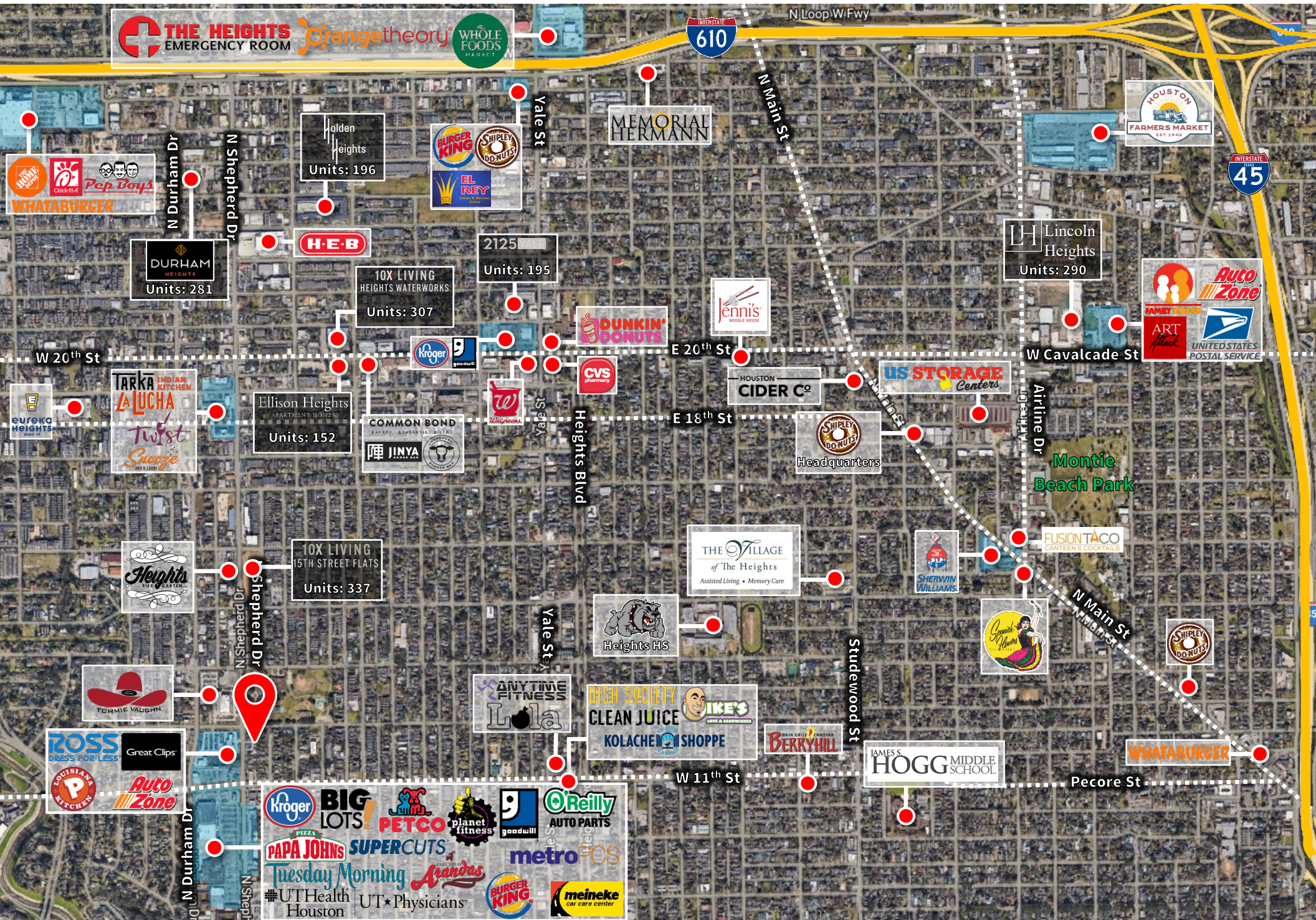
±119.22'  
±243.61'  
±248.39'  
±119.51'





# PROPERTY AERIAL

±30,000 SF FOR SALE | 1138 SHEPHERD DR | HOUSTON, TX 77008  4





# CONTACT

**Ben Sample**

Senior Associate

+1 713 385 2737

[ben.sample@jll.com](mailto:ben.sample@jll.com)



© 2024 Jones Lang LaSalle IP, Inc. All rights reserved. The information contained in this document is proprietary to Jones Lang LaSalle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of Jones Lang LaSalle. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof. Jones Lang LaSalle Licensed Under REAA 2008.