

# the INTERPOSE



**STREET RETAIL**

LEASING OPPORTUNITIES AVAILABLE

1111 SHEPHERD DR. HOUSTON, TX 77007

# RETAIL LEASING OPPORTUNITIES

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**in•ter•pose**

/,in(t)ər'pōz/

*verb*

1. to place between; cause to intervene:



The Interpose is the latest addition to the dramatic transformation continuing to take place in the popular and vibrant neighborhood of Washington Heights, just a few miles west of downtown Houston. The Interpose will be the first mid-rise apartment building with street level retail in this densely populated neighborhood comprised of young professionals seeking an urban lifestyle.



## ***Extraordinary Location***

This 1.4 acre new urban mixed-use development will "interpose" itself one block north of Washington Avenue between Shepherd Dr. and Durham Dr. – the definitive "core" of the Washington Heights District. The accessibility to all major freeways, most desirable neighborhoods, exceptional restaurants and a boisterous nightlife is exceptional.



## ***Premier Mixed-Use***

The first multi-family micro unit mid-rise in this neighborhood featuring 168 apartments, 21,511 SF square feet of street level retail with expansive walkable corridors and outdoor patio seating.



## ***High Street Design & Construction***

Elevated storefronts featuring modern design with a vast assortment of finishes, textures and landscaping. Retailers and restaurateurs will be given latitude to incorporate unique elements into their storefronts promoting their individual brand identity.

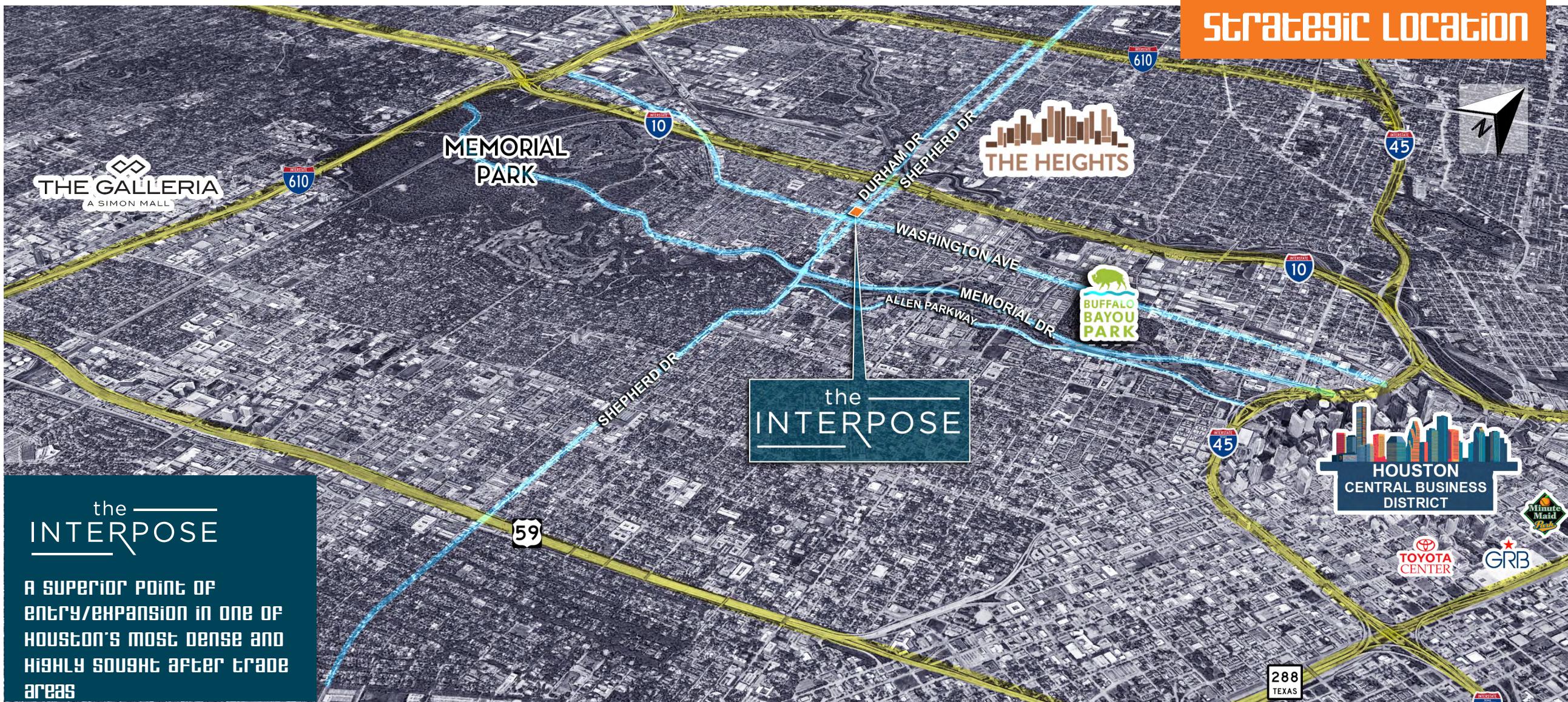


## ***Modern Amenities***

Uber pick up/drop off stations, valet parking with a Parking Space Guidance System.

the  
**INTERPOSE**

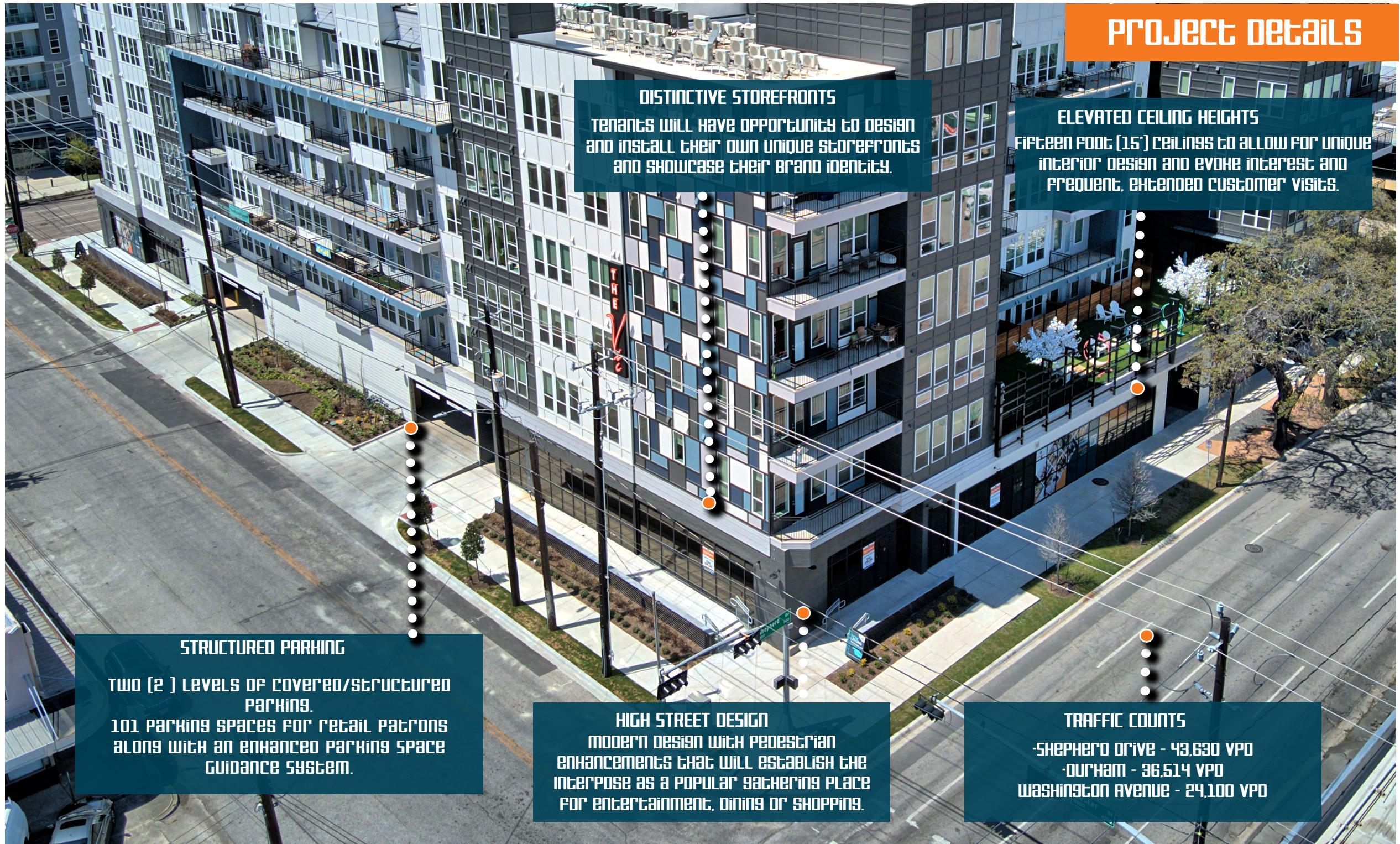
## Strategic Location



- ◆ PLACED amongst Houston's most affluent/fastest growing neighborhoods.
- ◆ ONE BLOCK from the landmark intersection of three major crossroads: WASHINGTON AVENUE, SHEPHERD DR. and DURHAM DR.
- ◆ WASHINGTON AVENUE - ONE OF HOUSTON'S BEST PERFORMING RETAIL/RESTAURANT CORRIDORS.
- ◆ ULTRA-CONVENIENT ACCESS to Interstate 10, ALLEN PARKWAY and MEMORIAL DRIVE. minutes from Houston's major points of interest: DOWNTOWN, UPTOWN/GALLERIA, MEMORIAL PARK, HOUSTON MUSEUM DISTRICT, TEXAS MEDICAL CENTER, THEATER DISTRICT, BUFFALO BAYOU PARK, TOYOTA CENTER, MINUTE MAID PARK.

- ◆ SUBMARKET WITH EXTREMELY HIGH BARRIERS OF ENTRY FOR RETAILERS AND RESTAURATEURS.
- ◆ RAPID GROWTH OF MULTI-FAMILY RESIDENTIAL CREATING AN UNDERSERVED RETAIL ENVIRONMENT.
- ◆ FRONTEAGE ON TWO MAJOR THOROUGHFARES: SHEPHERD DRIVE AND DURHAM DRIVE
- ◆ AN ESTABLISHED, VIBRANT DESTINATION FOR DINING AND NIGHTLIFE POPULAR AMONGST YOUNG PROFESSIONALS.
- ◆ STRONG DEMOGRAPHICS, DAYTIME POPULATION AND TRAFFIC COUNTS.

## PROJECT DETAILS



# Site Plan

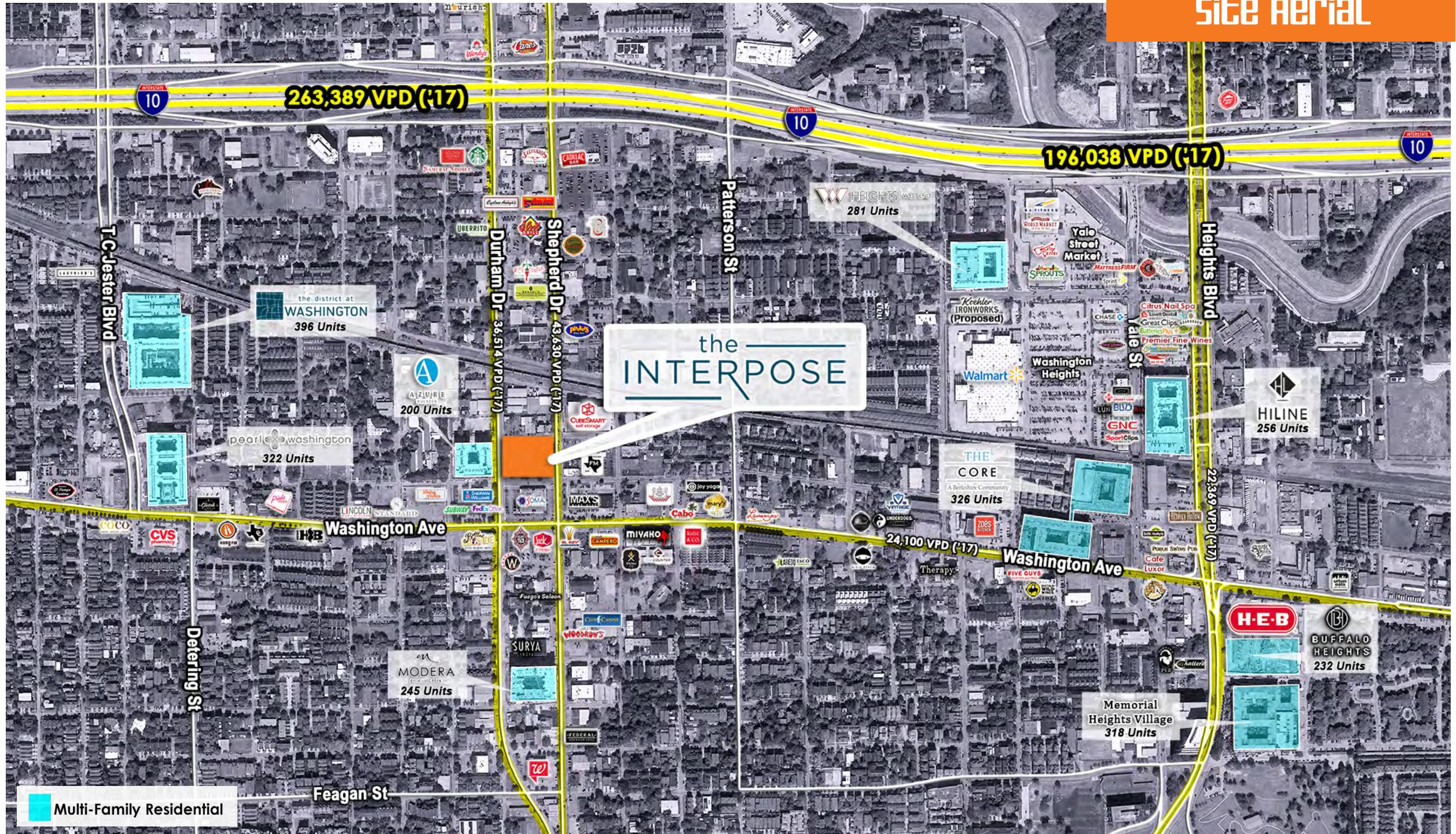
# RETAIL GROUND FLOOR PLAN



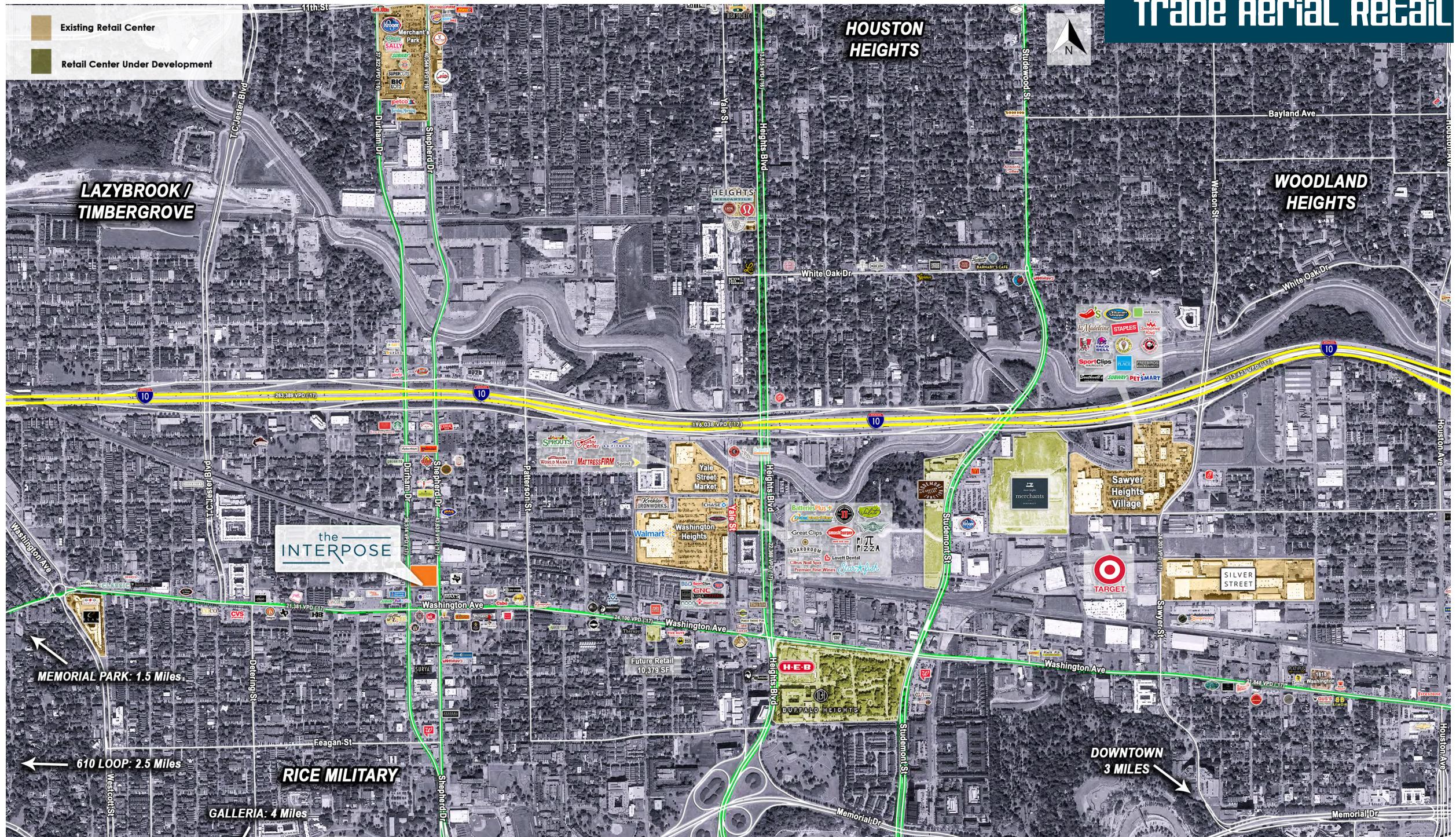
# Site Aerial



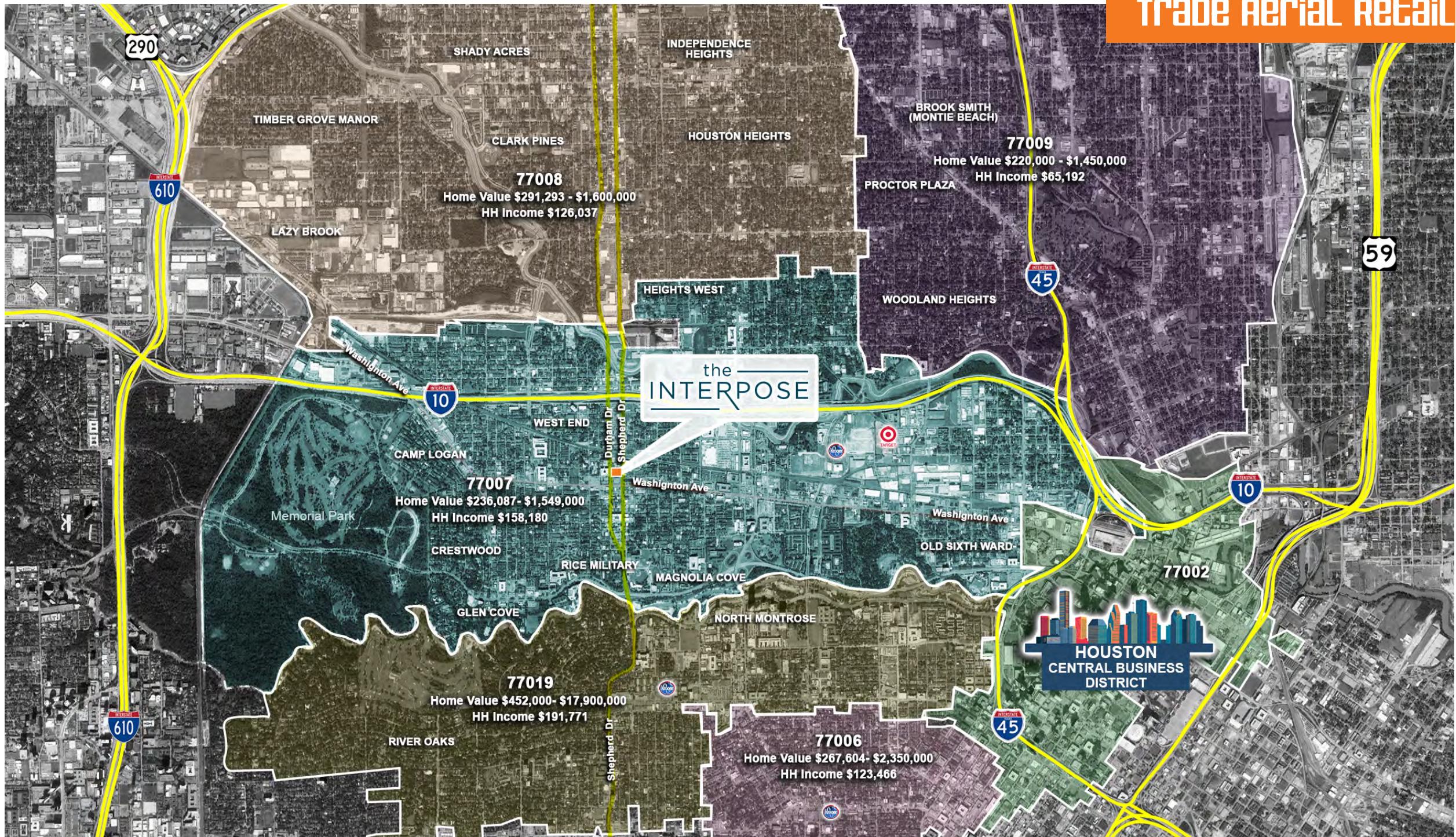
# Site Aerial



# TRADE AERIAL RETAIL



# Trade Aerial Retail



## STRONG DEMOGRAPHICS

THE NEIGHBORHOODS SURROUNDING THE INTERPOSE ARE SOME OF HOUSTON'S MOST HIGH-END AND FASTEST GROWING RESIDENTIAL NEIGHBORHOODS INCLUDING:

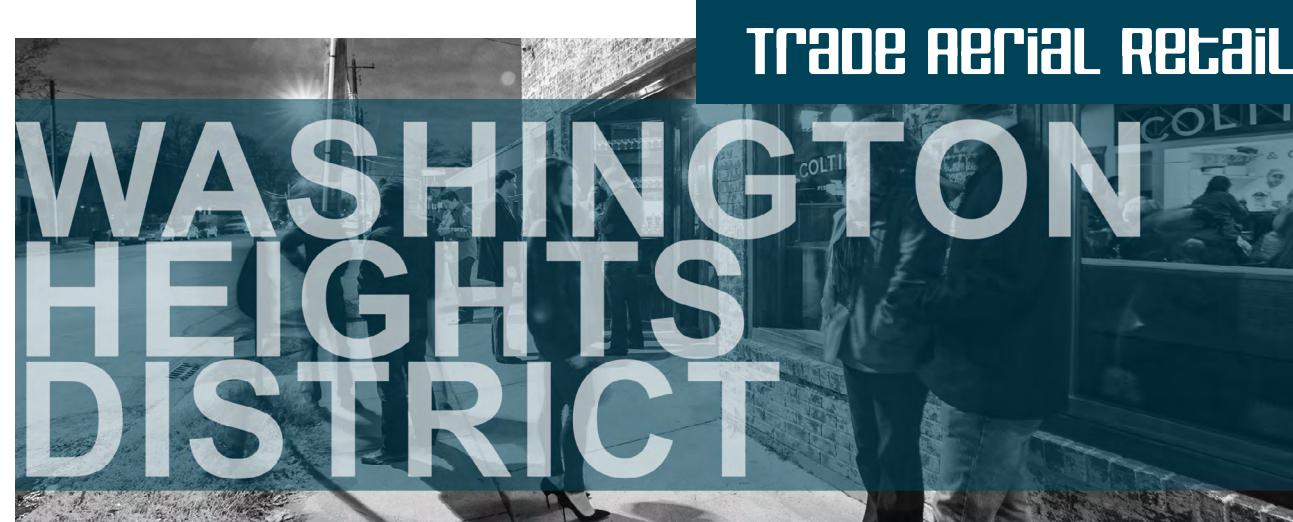
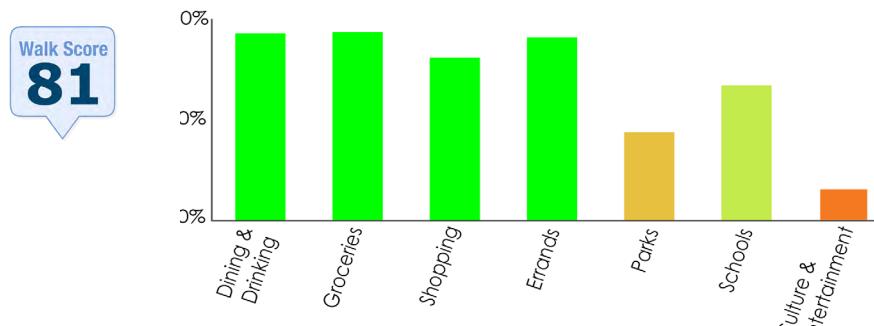
**RIVER OAKS (1.0-3.0 MILES), WASHINGTON/RICE MILITARY (0-1 MILE), MONTROSE (1.5-3.0 MILES), THE HEIGHTS (0.5-3.0 MILES), AND DOWNTOWN (2.0-3.0 MILES).**

THESE NEIGHBORHOODS ARE PROJECTED TO CONTINUE TO EXPAND SUBSTANTIALLY OVER THE NEXT 5 YEARS THROUGH THE ADDITION OF LIFESTYLE AMENITIES AND STATE-OF-THE-ART APARTMENT BUILDINGS, CONDOMINIUMS, AND TOWNHOMES.

	1 MILE	2 MILE	3 MILE
2025 ESTIMATED POPULATION	31,438	94,365	209,247
2030 PROJECTED POPULATION	33,397	100,917	222,106
2025 ESTIMATED HOUSEHOLDS	16,795	49,471	109,210
2030 ESTIMATED HOUSEHOLDS	18,417	54,746	119,299
2025 EST. MEDIAN AGE	34.4	36.5	36.2
2025 EST. AVERAGE HH INCOME	\$203,357	\$210,141	\$198,497
2025 EST. TOTAL EMPLOYEES	15,721	61,593	273,751

## ONE OF HOUSTON'S PREMIER WALKABLE NEIGHBORHOODS

The Walk Score for 1111 Shepherd Drive is based on the following categories.



## Trade Area Retail

- ◆ A unique urban neighborhood in the shadow of downtown.
- ◆ Recognized as one of the most gentrified zip codes in the nation.
- ◆ Featuring 84 restaurants and 25 bars within the immediate trade area.
- ◆ Its concentration of lively bars and trendy eateries make it a popular destination with young professionals.
- ◆ Area residents enjoy an active lifestyle, taking advantage of nearby parks, bike trails, walkable retail and a short commute into Houston's central business district.

## WHY HOUSTON?

- ◆ 4th largest city in the nation with a population of 2.3 million.
- ◆ 5th largest MSA in the nation with a population of 6.8 million.
- ◆ 6th largest economy in the nation, 24th largest economy in the world.
- ◆ 6th lowest cost of living among the top 20 US most populous metropolitan areas.
- ◆ The most ethnically diverse city in the US and the fastest growing metropolitan city.
- ◆ Consistently ranks as one of the top three (3) US cities for dining - Zagat.
- ◆ Top 8 best food cities in the US - Food & Drink (2015).
- ◆ Top 13 of most exciting food cities in the US by Zagat (2017).
- ◆ One of the youngest major metropolitan areas in the US with a median age of 34.
- ◆ Top 10 amongst the top 50 cities in the US for economic opportunity.
- ◆ Home to 20 Fortune 500 companies
- ◆ Texas Medical Center - world's largest concentration of healthcare and research institutions - 10 million annual patient visits.

## 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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Designated Broker of Firm	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Licensed Supervisor of Sales Agent/Associate <b>Jonathan Aron Abdul Sabha</b>	License No. <b>644676 731889</b>	Email <b>jonathan@hpiproperties.com abdul@hpiproperties.com</b>	Phone <b>713.623.6944</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date