

SHEPHERD SQUARE SHOPS

2036 Westheimer, Houston, TX 77018

On Westheimer

Just east of Shepherd Dr. at Huldy St.

Directly Across from Target Center

**FOR LEASE -Total
1,401 TO 2,802 SF**

Retail / Medical



NEW CONSTRUCTION RETAIL AT MAJOR INTERSECTION



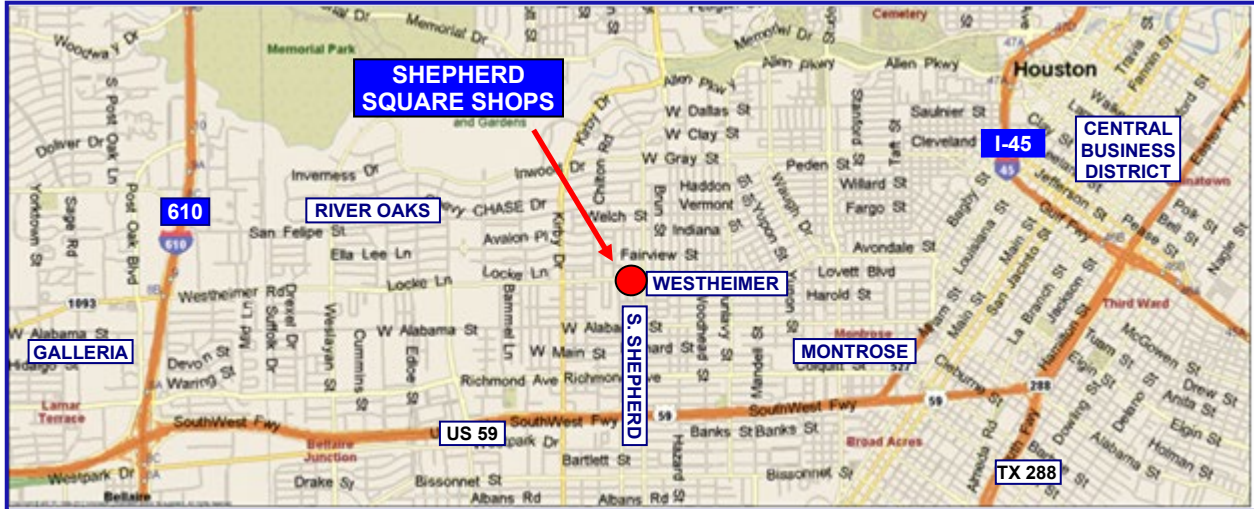
Exclusively Leased by McAdams Associates Brokerage

VALERIE STAPLES 281-610-7401 / vsstaples@comcast.net

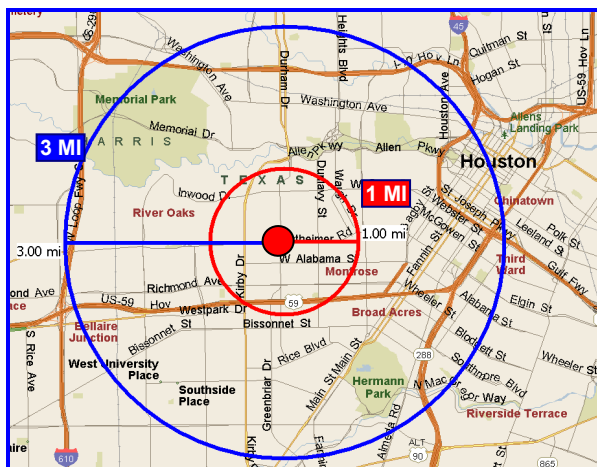
MARTY MCADAMS 832-483-7393 / martymcadams@aol.com

June 30, 2023

SHEPHERD SQUARE SHOPS -2036 WESTHEIMER – IN CENTER OF HIGH DENSITY / HIGH INCOME HOUSEHOLDS



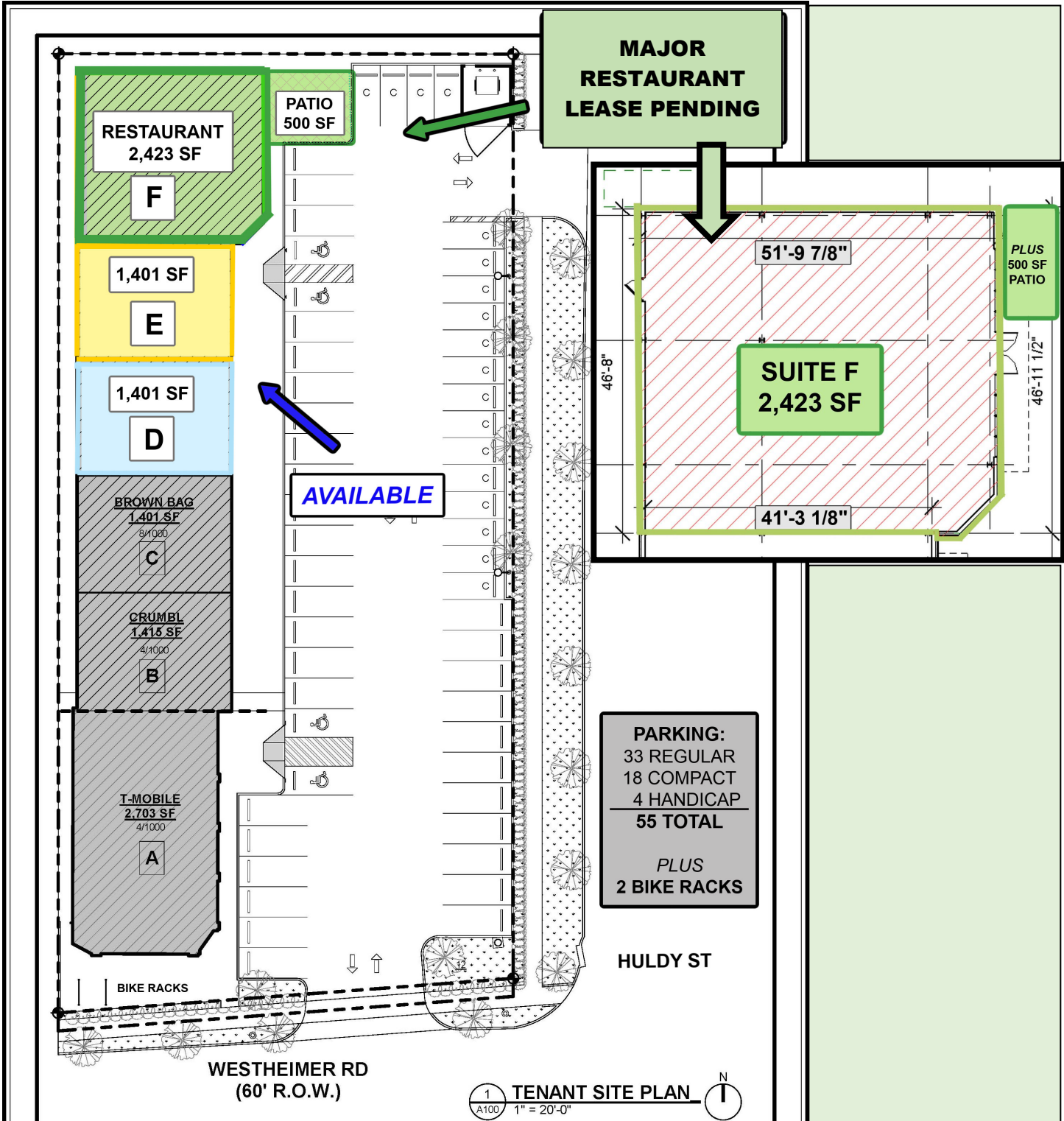
SHEPHERD SQUARE SHOPS RADIUS FROM SITE	1-Mile	3-Mile	5-Mile
2021 Population	26,528	172,638	486,981
2010 – 2021 Population Growth ➡	15%	15%	15%
2021 Population Density per Sq. Mile	9,450	5,963	6,393
2021 Households	14,979	90,222	223,509
2021 Total Families	5,412	34,487	102,383
2021 Families as % of Households	36%	38%	46%
2021 Median HH Income	\$104,268	\$109,985	\$86,765
2021 Average HH Income ➡	\$166,818	\$169,955	\$139,488
2021 Owner Occupied Homes	6,255	38,451	92,885
2021 Owner Occupied Homes %	42%	43%	42%
2021 Owner Home Value-Median ➡	\$382,351	\$388,413	\$315,057
Pop. > 25 Y.O. Bachelor's Degree +	72%	71%	57%
White Collar Jobs%	80%	83%	74%



HI-DENSITY / HI-INCOME LOCATION

- VERY HIGH-DENSITY POPULATION
- NEAR MULTIPLE NEW MID- & HIGH-RISE APARTMENTS & CONDOS
+ 43% OWN / 57% RENT
- STRONG POPULATION GROWTH -15%
- NEAR RIVER OAKS
- STRONG FAMILY INCOMES
- MAJOR WESTHEIMER UPGRADES COMPLETED
- WITHIN 3 MILES OF DOWNTOWN, GALLERIA, MED CENTER

**SHEPHERD SQUARE SHOPS AT 2036 WESTHEIMER – PRIME CORNER
 MAJOR RENOVATION – 2,802 SF TOTAL SF AVAILABLE
 1,401 SF / 1,401 SF / 2,802 SF COMBINED**



PARKING:
 33 REGULAR
 18 COMPACT
 4 HANDICAP
55 TOTAL
 PLUS
 2 BIKE RACKS

1 TENANT SITE PLAN
 A100 1" = 20'-0"

DATE ISSUED:
 06/16/2021
 SHEET:
A100

SHEPHERD SQUARE RETAIL
 2036 WESTHEIMER RD,
 HOUSTON, TX 77098

**CISNEROS DESIGN STUDIO,
 ARCHITECTS LLC**
 800 Sampson Street, Suite 200 Houston, TX 77003
 (PH) 713-520-7745
 COPYRIGHT 2021

**SHEPHERD SQUARE SHOPS AT 236 WESTHEIMER
NEAR PRIME CORNER WITH S. SHEPHERD DR.**



RENDERING OF FAÇADE (SUBJECT TO FINAL DESIGN)



**LOOKING SOUTH – HIGH TRAFFIC COUNTS
18,400 VPD WESTHEIMER & 28,800 VPD S. SHEPHERD**

SHEPHERD SQUARE SHOPS – HEART OF INNER LOOP



PRIME INTERSECTION ON WESTHEIMER, JUST EAST OF SHEPHERD



SHEPHERD SQUARE SHOPS AT 2036 WESTHEIMER HIGH PROFILE LEASING OPPORTUNITY



- 10,744 +/- SF CENTER
- MAJOR RENOVATION COMPLETE LATE AUGUST
- PRIME INTERSECTION ON WESTHEIMER, JUST EAST OF SHEPHERD
+ ~18,400 VPD ON WESTHEIMER; OVER 28,200 VPD ON SHEPHERD
- THREE TENANTS – T-MOBILE, CRUMBL COOKIES, BROWN BAG DELI
- MAJOR RESTAURANT – LEASE PENDING
- PRIME SIGNAGE – LARGE PYLON - TENANT FASCIA SIGNS
- PARKING LOT - 55 CARS - 33 REGULAR / 18 COMPACT / 4 HANDICAPPED
- 2 BIKE RACKS

ONLY TWO (2!) SUITES LEFT

SUITE D - 1,401 SF RETAIL / MEDICAL / SERVICE

SUITE E - 1,401 SF RETAIL / MEDICAL / SERVICE

SHEPHERD SQUARE SHOPS - NOTICES

IMPORTANT NOTICES



NOTICE: The information in this document has been obtained from sources we deem reliable. However, we make no guarantee, warranty, or representation, expressed or implied, as to its accuracy or completeness. References design, parking, access, rentable areas, and land areas are approximate and are for example only. User should investigate to verify the information and bears all risk for any inaccuracies or omissions.

MCADAMS ASSOCIATES 2023.

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MARTY MCADAMS 832-483-7393 / martymcadams@aol.com***

NOTICES



Information About Brokerage Services

11-2-2015

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.

<u>McAdams Associates</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>438677</u> License No.	<u>martymcadams@aol.com</u> Email	<u>(281) 358-0799</u> Phone
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<u>Valerie Staples</u> Sales Agent/Associate's Name	<u>189667</u> License No.	<u>vsstaples@comcast.net</u> Email	<u>(281) 610-7401</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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Martin McAdams

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Info Broker