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DEVELOPMENT

GROUP

END CAP FOR LEASE



Shepherd Shopping Center

2612 S. Shepherd Drive, Houston, Texas 77098

Bruce W. Frankel

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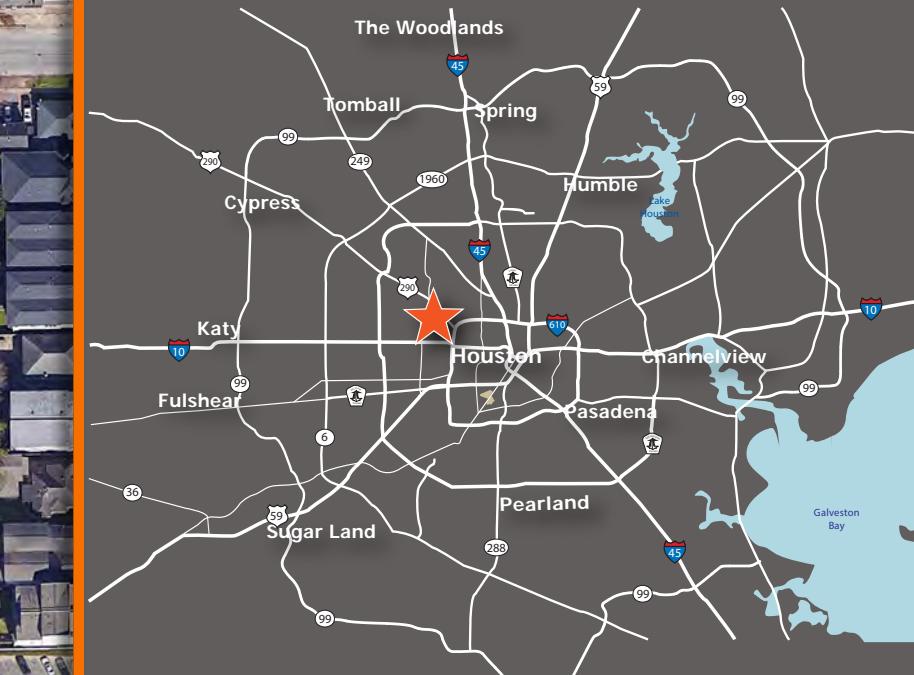
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5311 Kirby Drive, Suite 104 | Houston, Texas 77005



Shepherd Shopping Center

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PROPERTY HIGHLIGHTS

- Prime End-Cap available
- Central Inner Loop location
- At the crossroads of two major arterials (Shepherd & Westheimer)
- Across from major shopping center with department store anchor
- Great ingress/egress
- Convenient/ample parking
- Pylon Signage

DEMOGRAPHIC SNAPSHOT

POPULATION

1-mi: 28,841
2-mi: 103,882
3-mi: 206,369

AVG HH INCOME

1-mi: \$141,689
2-mi: \$143,714
3-mi: \$140,854

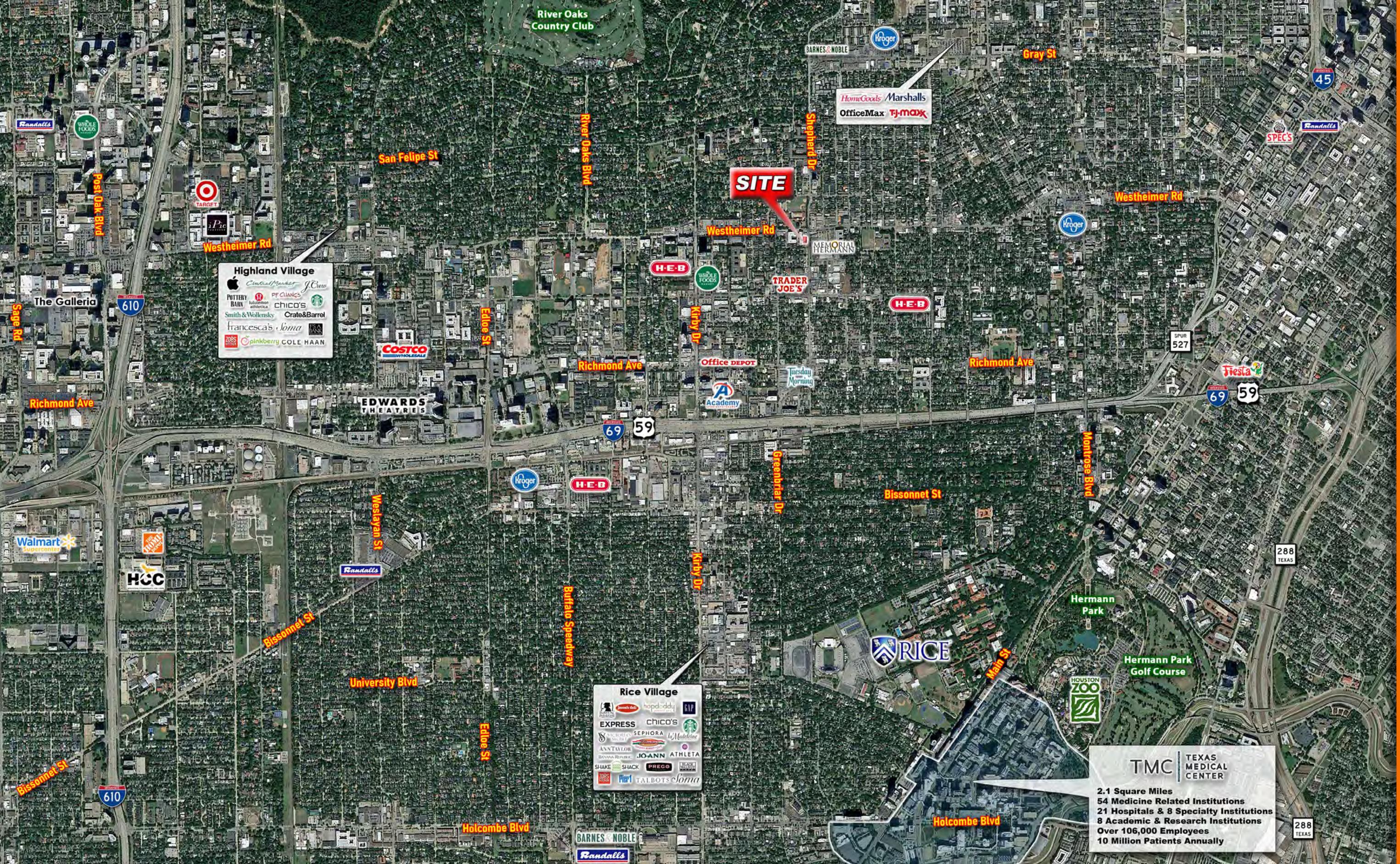
TRAFFIC COUNTS

S Shepherd Dr: 23,536 VPD
Westheimer Rd: 15,211 VPD
(TXDOT 2016)

AREA RETAILERS



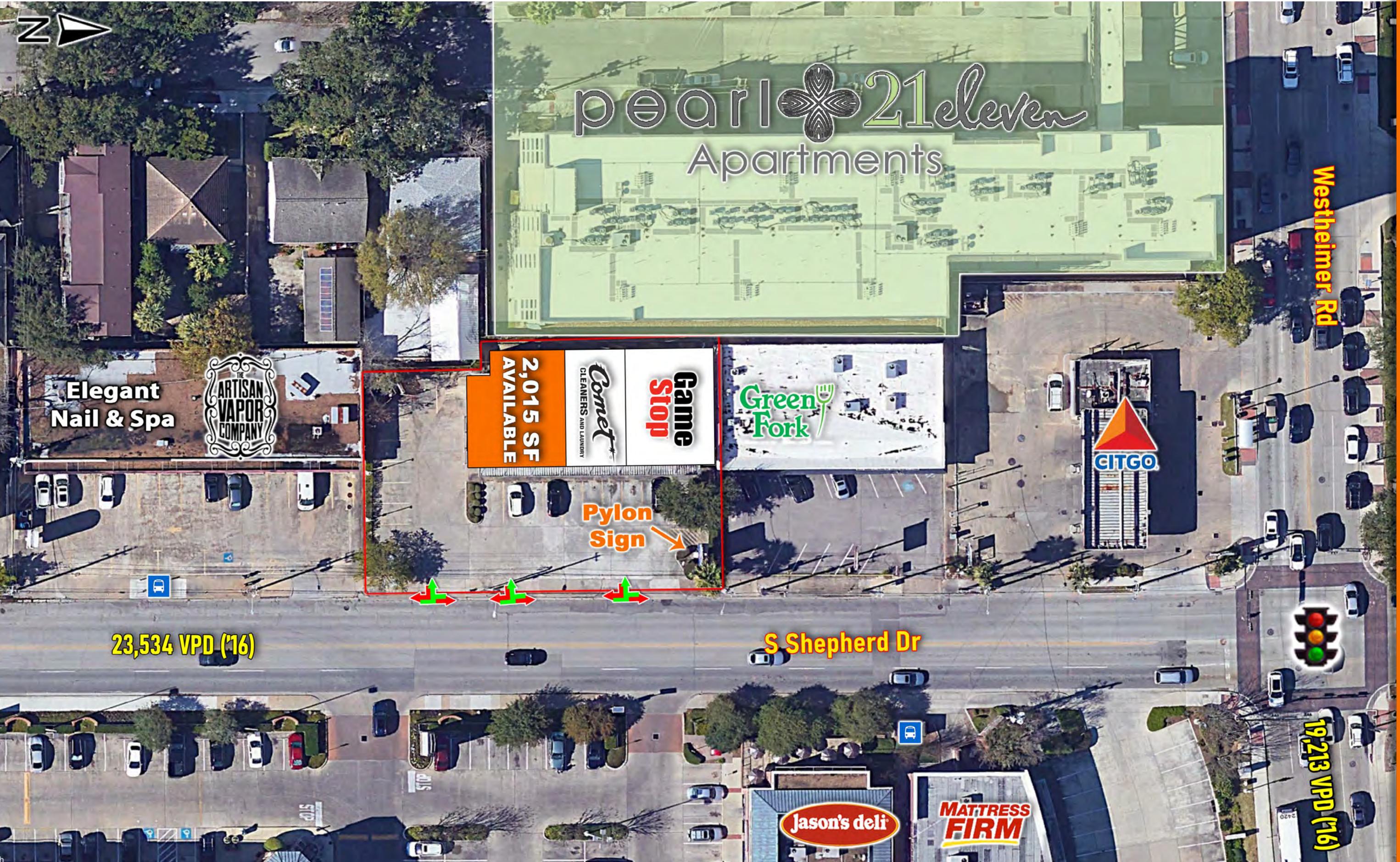
RETAIL AERIAL



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DEVELOPMENT GROUP

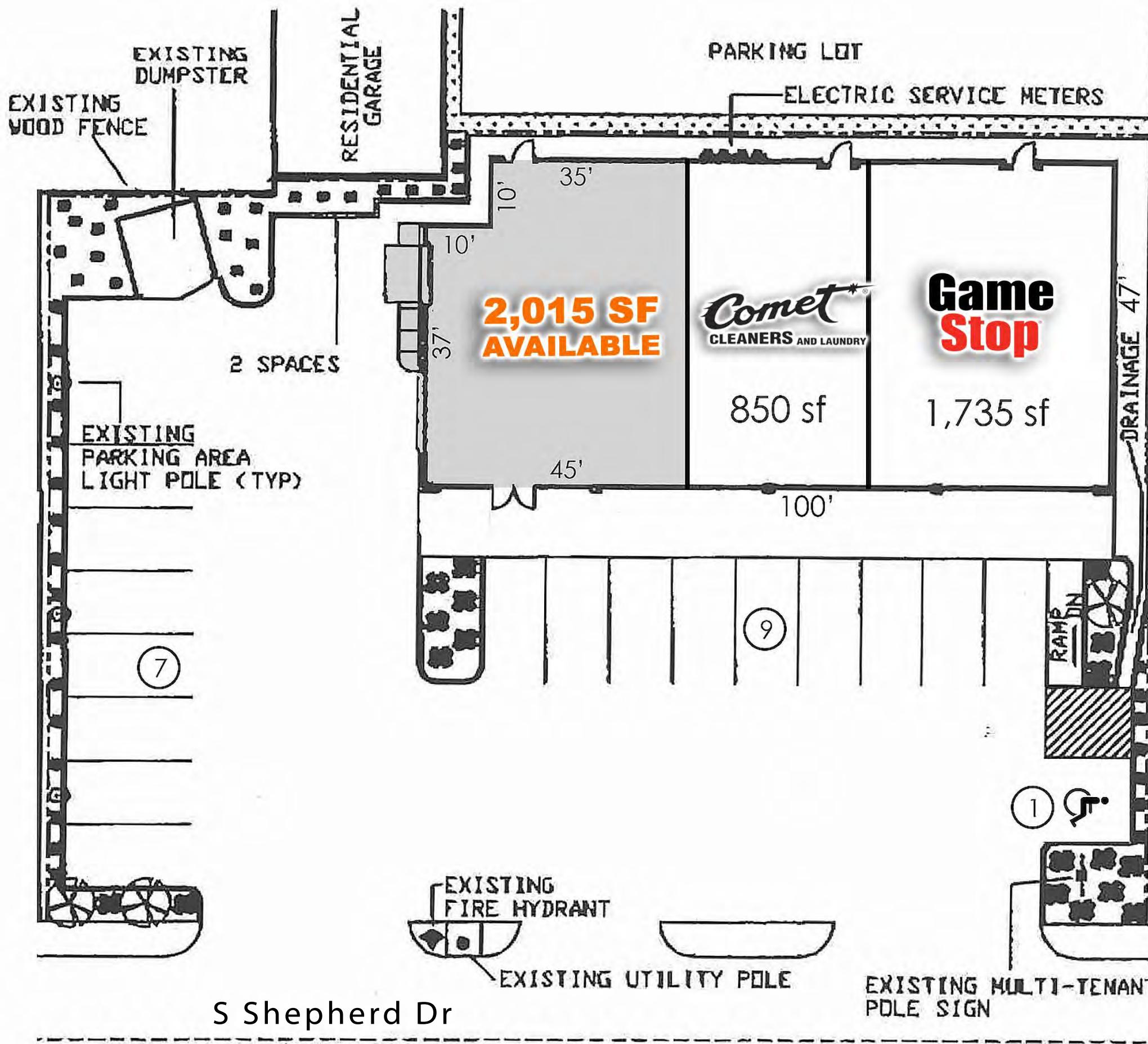
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SITE PLAN



DEMOGRAPHIC OVERVIEW & MAP

POPULATION
(3 mi Radius, 2019)

206,369

DAYTIME
POPULATION
(3 mi Radius, 2019)

568,788

HOUSEHOLDS
(3 mi Radius, 2019)

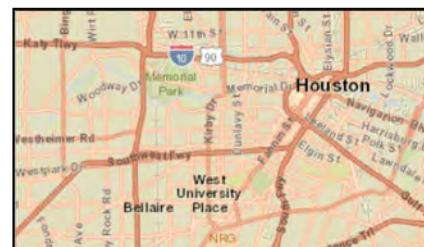
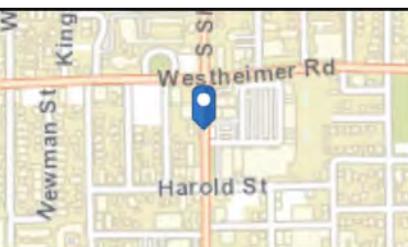
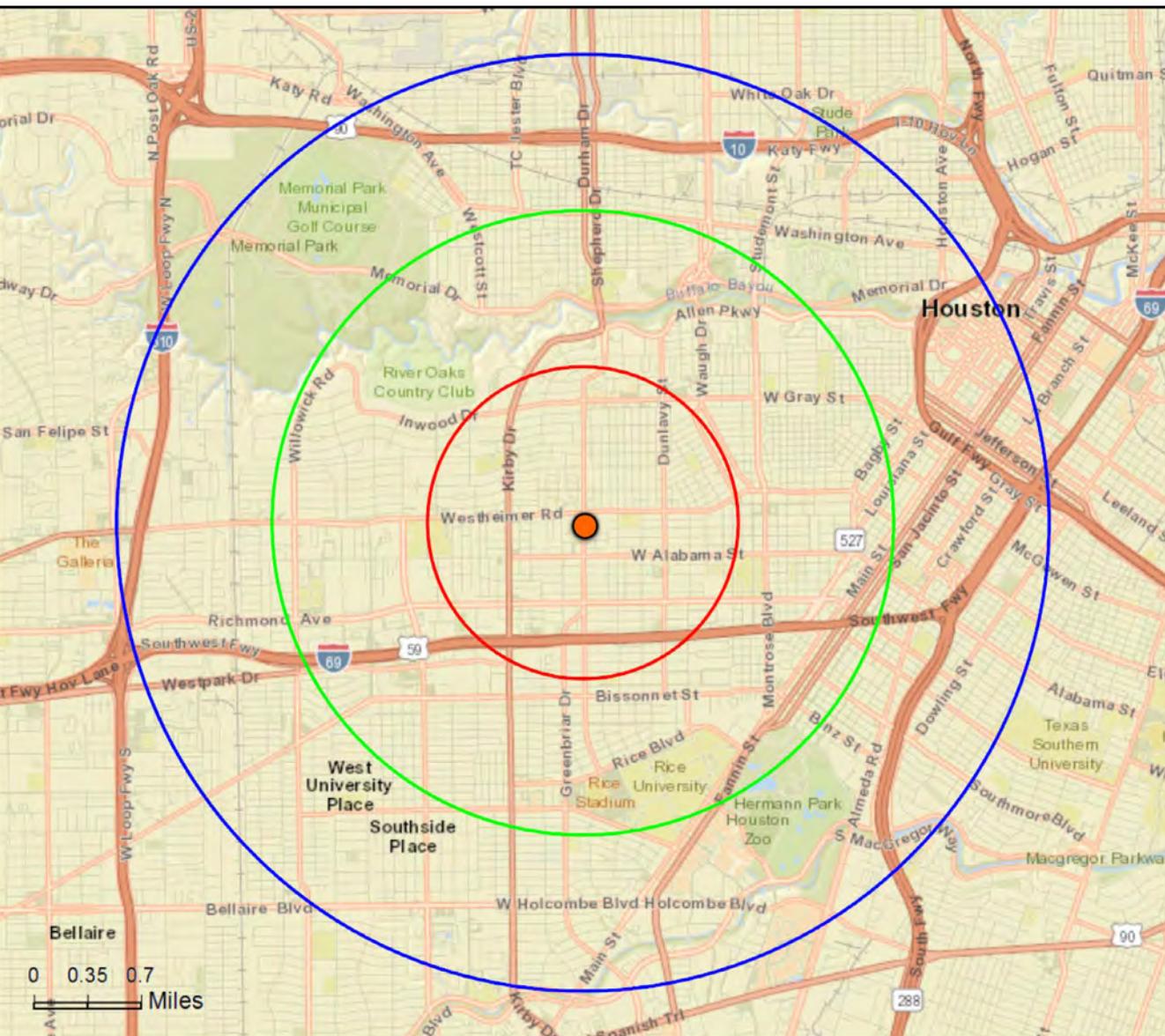
108,675

INCOME
(3 mi Radius)

2019 Average:

\$140,854

	1 mile	2 miles	3 miles
Population Summary			
2000 Total Population	23,016	70,952	134,040
2010 Total Population	24,216	81,201	156,450
2019 Total Population	28,841	103,882	206,369
2019 Group Quarters	349	4,184	7,282
2024 Total Population	31,634	115,546	232,383
2019-2024 Annual Rate	1.87%	2.15%	2.40%
2019 Total Daytime Population	33,188	161,174	568,788
Workers	23,910	126,703	496,949
Residents	9,278	34,471	71,839
Household Summary			
2000 Households	13,011	37,919	66,719
2000 Average Household Size	1.75	1.79	1.92
2010 Households	13,567	43,886	81,598
2010 Average Household Size	1.76	1.77	1.84
2019 Households	16,109	56,695	108,675
2019 Average Household Size	1.77	1.76	1.83
2024 Households	17,673	63,318	122,799
2024 Average Household Size	1.77	1.76	1.83
2019-2024 Annual Rate	1.87%	2.23%	2.47%
2010 Families	4,884	15,786	31,599
2010 Average Family Size	2.63	2.64	2.73
2019 Families	5,732	19,891	41,034
2019 Average Family Size	2.65	2.64	2.74
2024 Families	6,241	22,036	46,001
2024 Average Family Size	2.66	2.65	2.75
2019-2024 Annual Rate	1.72%	2.07%	2.31%
Housing Unit Summary			
2000 Housing Units	14,397	42,799	75,854
Owner Occupied Housing Units	33.1%	34.2%	34.6%
Renter Occupied Housing Units	57.3%	54.4%	53.3%
Vacant Housing Units	9.6%	11.4%	12.0%
2010 Housing Units	15,355	49,876	93,936
Owner Occupied Housing Units	36.8%	37.2%	36.9%
Renter Occupied Housing Units	51.5%	50.8%	50.0%
Vacant Housing Units	11.6%	12.0%	13.1%
2019 Housing Units	17,660	62,629	121,053
Owner Occupied Housing Units	36.9%	34.6%	34.4%
Renter Occupied Housing Units	54.4%	55.9%	55.4%
Vacant Housing Units	8.8%	9.5%	10.2%
2024 Housing Units	19,223	69,500	135,798
Owner Occupied Housing Units	35.9%	33.3%	33.2%
Renter Occupied Housing Units	56.0%	57.8%	57.2%
Vacant Housing Units	8.1%	8.9%	9.6%
Median Household Income			
2019	\$86,795	\$92,583	\$91,204
2024	\$95,860	\$101,983	\$101,282
Median Home Value			
2019	\$571,166	\$528,073	\$493,361
2024	\$583,562	\$540,305	\$497,413
Per Capita Income			
2019	\$79,315	\$79,121	\$74,434
2024	\$86,446	\$86,047	\$80,978
Median Age			
2010	37.0	36.0	35.4
2019	39.1	37.5	36.8
2024	39.2	37.4	36.5
2019 Households by Income			
Household Income Base	16,109	56,691	108,671
<\$15,000	8.9%	7.8%	8.4%
\$15,000 - \$24,999	4.3%	4.5%	4.9%
\$25,000 - \$34,999	5.3%	5.9%	5.2%
\$35,000 - \$49,999	9.1%	7.8%	8.1%
\$50,000 - \$74,999	15.7%	14.9%	15.1%
\$75,000 - \$99,999	12.3%	12.0%	11.9%
\$100,000 - \$149,999	15.1%	17.0%	17.2%
\$150,000 - \$199,999	7.9%	9.2%	9.0%
\$200,000+	21.4%	20.9%	20.4%





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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Primary Assumed Business Name License No. Email Phone

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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