

MONTROSE | RIVER OAKS | UPPER KIRBY

BUILT-OUT COFFEE SHOP



FOR LEASE

FREESTANDING BUILDING
WITH DRIVE THRU
AND PATIO

1,885 SF

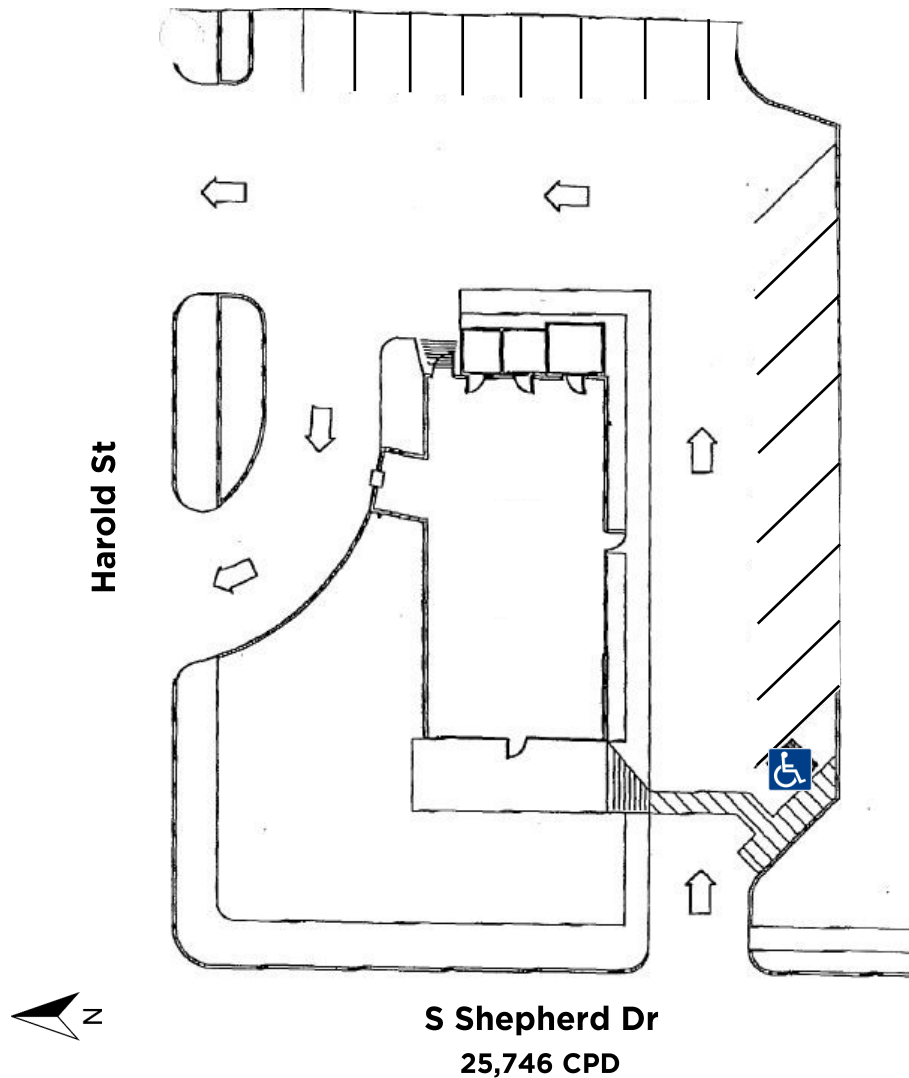
2801 S SHEPHERD DR
HOUSTON, TX 77098



COMMERCIAL REAL ESTATE SERVICES

**DO NOT DISTURB EXISTING TENANT
SHOWINGS BY APPOINTMENT ONLY**

PROPERTY / OFFERING SUMMARY



Offering Data

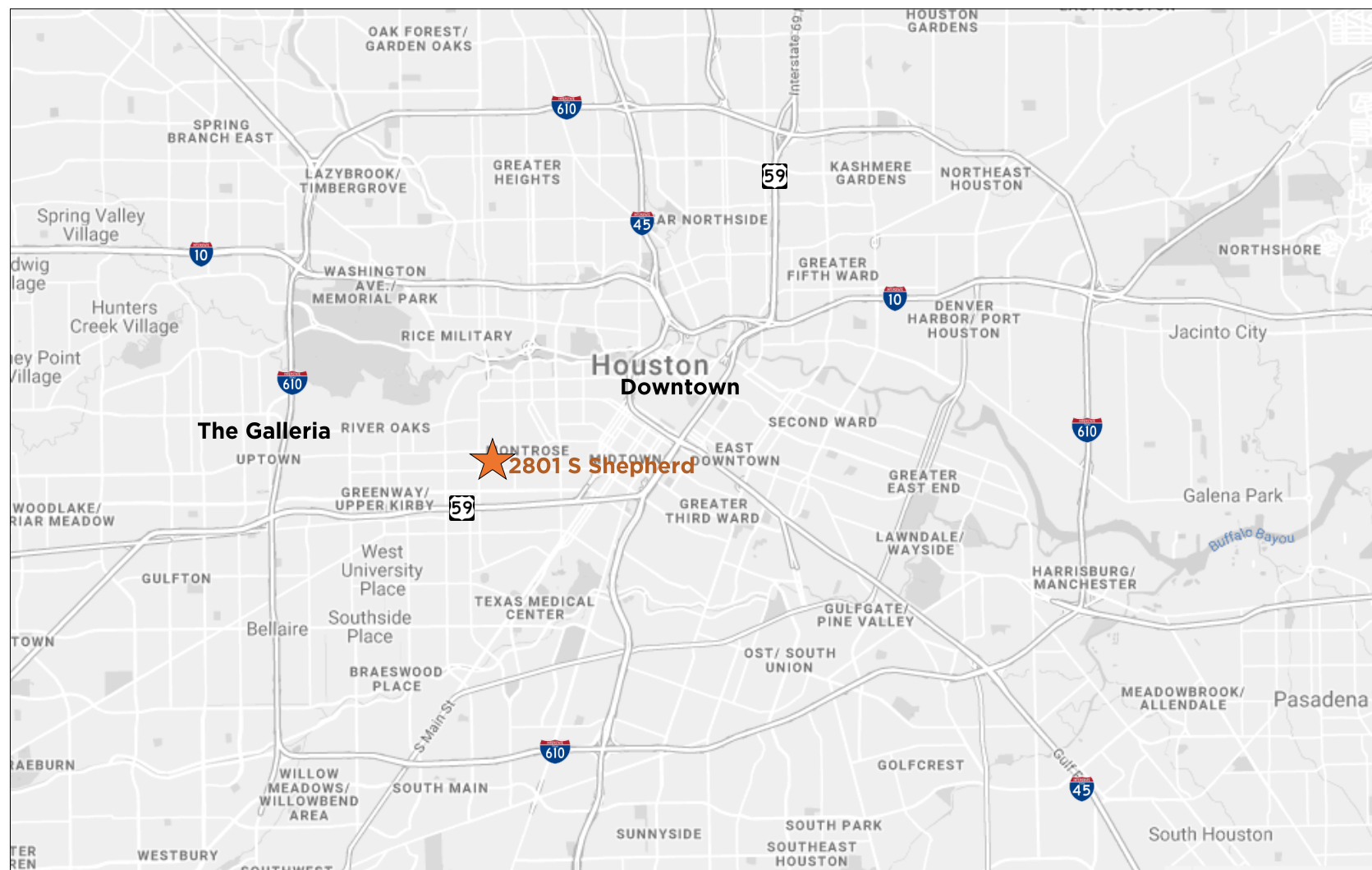
SPACE AVAILABLE	1,885 SF
PREVIOUS USE	COFFEE SHOP
AVAILABILITY	AUGUST 2025
LEASE TERMS	CONTACT BROKER

ATTRIBUTES:

- Freestanding building
- Located between River Oaks & Montrose
- Parking ratio of 8.49 per 1,000 SF (16 parks)
- 250 gallon grease trap
- Built out as coffee shop
- Exposed wood joist ceiling
- Drive-Thru
- Patio
- Large pylon sign
- Ideal for coffee, tea, dessert, sushi



CITY MAP



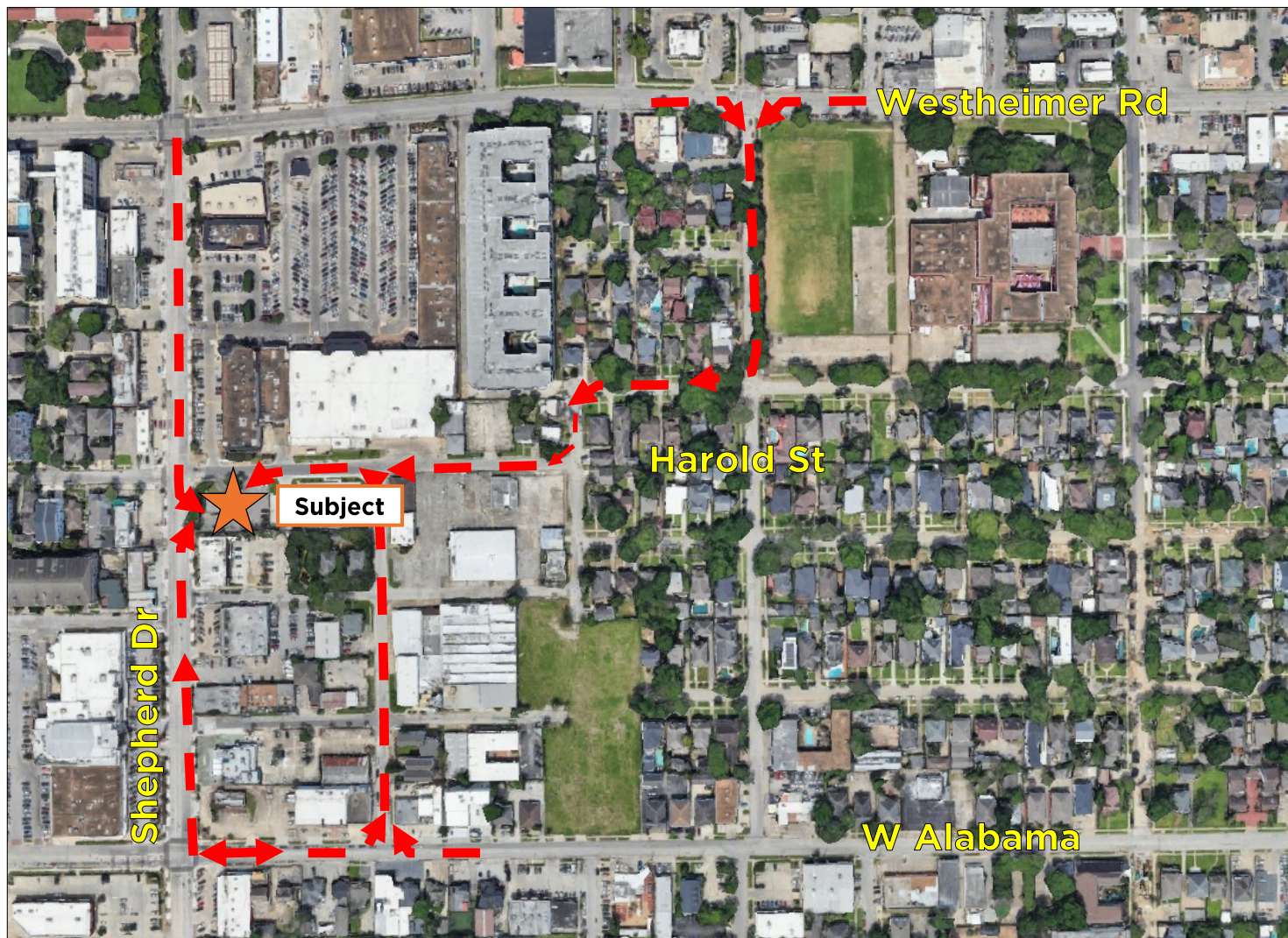


INTERIOR



AREA ACTIVITY





DEMOGRAPHICS

Demographic	1-Mile Radius	5-Min Drive Time	City of Houston
2024 Total Population	28,652	32,941	2,374,286
2024-2029 Growth Rate: Population	0.65%	0.87%	0.46%
2024 Daytime Pop: Workers	28,172	32,844	2,044,728
2024 Daytime Pop: Residents	9,946	11,494	1,192,324
2024 Total Households	15,662	18,241	936,037
2024 Average Household Size	1.82	1.79	2.49
2024-2029 Growth Rate: Households	0.97%	1.23%	0.82%
2024 Average Household Income	\$183,399	\$182,865	\$101,673
2024 Per Capita Income	\$100,172	\$100,589	\$40,204
2024 Median Age	37.3	37.5	35.0
2024 Food/Beverages at Fast Food (MPI*)	174	173	104
2024 Nonalcoholic Beverages (MPI*)	157	156	96
2024 Coffee (MPI*)	163	162	89
2024 Ice Cream (MPI*)	157	157	92
2024 Alcoholic Beverages Away from Home (MPI*)	200	200	100

* A **MPI** (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behaviors or purchasing patterns compared to the U.S. A MPI of 100 represents the U.S. average.

Source: ESRI





FOR INFORMATION CONTACT

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COMMERCIAL REAL ESTATE SERVICES



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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