

# GARDEN OAKS

3800 NORTH SHEPHERD DRIVE, HOUSTON, TX 77018



## PROPERTY LOCATION

Located in the heart of one of Houston's fastest-growing high-income communities, and soon to be shadow-anchored by a new 129,490 square foot Target store, Garden Oaks Shopping Center offers an exceptional retail ecosystem for any business seeking high visibility, strong traffic, and prime connectivity to both affluent neighborhoods and major employment hubs. The sustained surge of new residents with strong purchasing power has driven substantial catalytic commercial development, allowing retailers to capitalize on a customer base that is actively seeking new shopping, dining, and service options.

## PROPERTY HIGHLIGHTS

- 106,858 sf shopping center
- Anchored by Aldi with a balanced mix of national and local retailers that deliver a diverse blend of general, dining, medical, and specialty offerings
- Abundant full-perimeter parking with six (6) accessibility points maximizing convenience for both customers and employees.

## HEATHER MUELLER

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## AVAILABILITY

3,380 SF - 2nd Generation Restaurant Space

2,375 SF - 2nd Generation Retail Space

## TRAFFIC COUNTS

38,500 VPD via North Shepherd Drive

\*data derived from TxDOT

DEMOGRAPHICS	5 MINUTE DT	10 MINUTE DT	15 MINUTE DT
Total Population	24,251	154,406	527,148
Average HH Income	\$132,264	\$136,083	\$125,508

\*data derived from 2023 ESRI



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N. SHEPHERD DRIVE 38,500 VPD



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## AVAILABLE SPACES

SUITE	TENANT	SIZE
Suite 3804	-	4,732 SF
Suite 3806	-	1,537 SF
Suite 3808	-	3,153 SF
Suite 3814	Available Soon	2,375 SF
Suite 3816	-	2,500 SF
Suite 3818	-	1,063 SF
Suite 3820 - 2nd Generation Restaurant	Available	3,380 SF
Suite 3820-A	-	6,462 SF
Suite 3820-A	-	6,462 SF
Suite 3830	-	2,625 SF
Suite 3832	-	9,616 SF
Suite 3832	-	9,616 SF
Suite 3832-B	-	2,300 SF
Suite 3902	-	1,404 SF
Suite 3902-A	-	1,413 SF
Suite 3904-C, 3910	-	5,554 SF
Suite 3912	-	2,602 SF
Suite 3924	-	1,350 SF
Suite 3936	-	20,076 SF
PAD-A	-	19,054 SF

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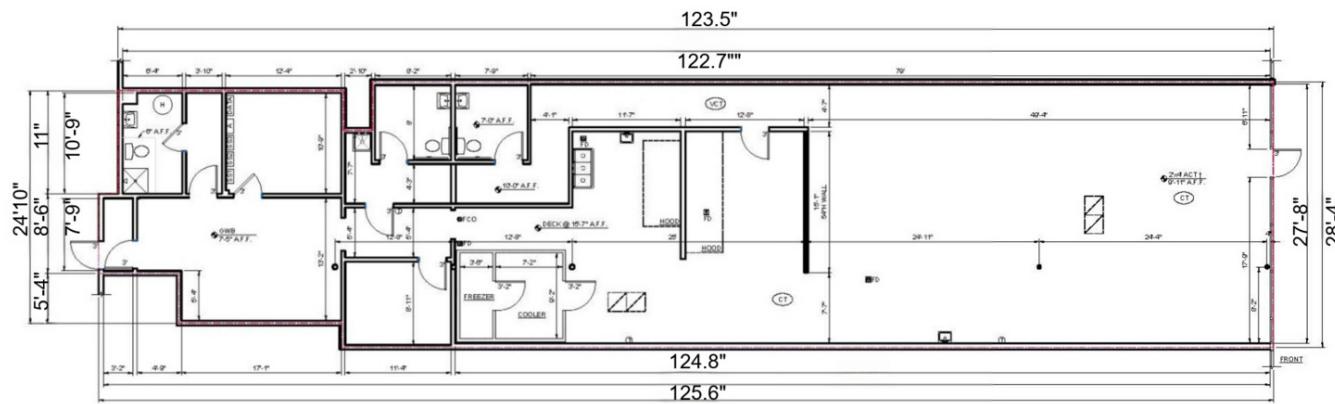
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Suite 3820

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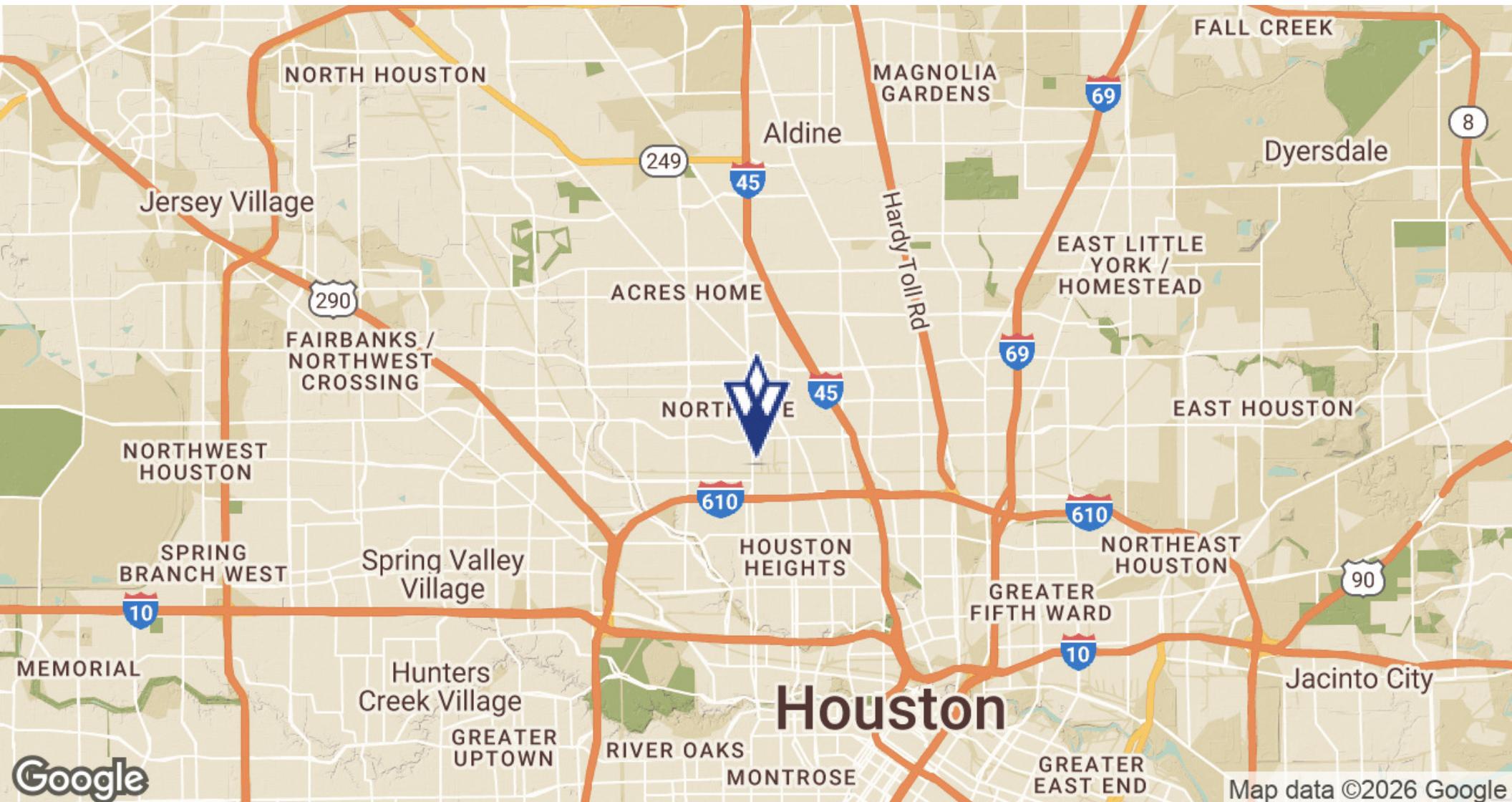
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## Information About Brokerage Services

*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/Brok 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	Regulated by the Texas Real Estate Commission	Information available at <a href="http://www.trec.texas.gov">www.trec.texas.gov</a> IABS 1-1

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