

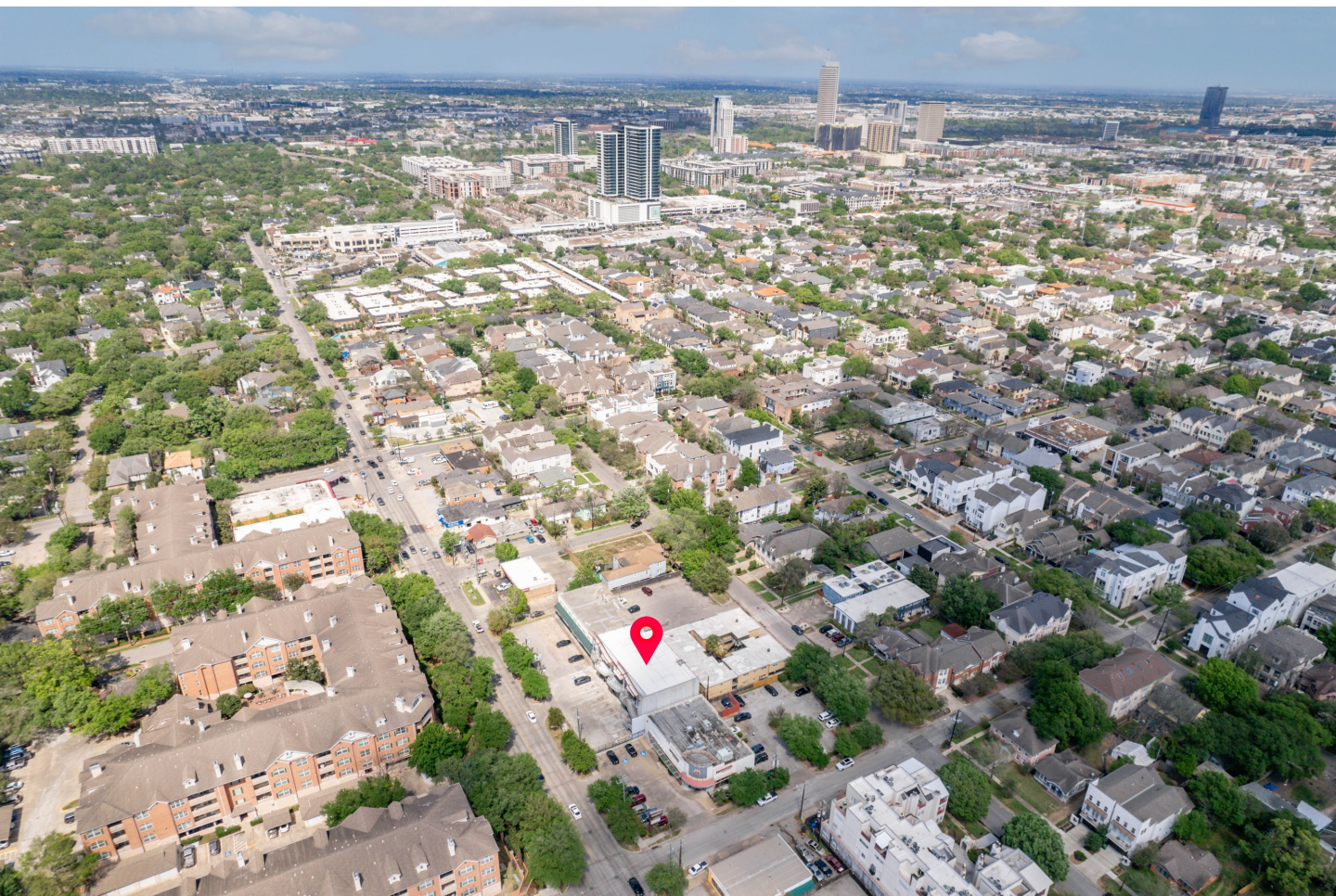
RO

SHEPHERD COMMONS

ABOUT

The retail property at 2015-2019 S Shepherd Dr is in a prime location in Houston, in the popular Inner Loop submarket of River Oaks, which is known for its high-end residential neighborhoods and luxury shopping destinations.

The property benefits from its proximity to major thoroughfares such as Westheimer Road and Kirby Drive, which provide easy access to other key areas in Houston.



RIVER OAKS MONTROSE

Retail in this area benefits from the submarket's high incomes, especially near River Oaks and Memorial Park, two areas that are filled with multimillion-dollar homes

In addition, it includes the affluent areas of Rice Military, and Greenway/Upper Kirby, which boast some of the highest median household incomes in the metro



Less than 5 min drive from River Oaks Blvd



Less than 10 min drive from the Heights



Less than 5 min drive from Memorial Park / Rice Military



Less than 10 min drive from Rice Village

HIGHER THAN AVERAGE MEDIAN HOUSEHOLD INCOME

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Households by Income	16,503		106,471		238,343		185,520	
<\$25,000	1,682	10.19%	12,061	11.33%	38,421	16.12%	28,068	15.13%
\$25,000 - \$50,000	2,053	12.44%	11,682	10.97%	34,251	14.37%	25,133	13.55%
\$50,000 - \$75,000	2,212	13.40%	15,158	14.24%	34,595	14.51%	27,555	14.85%
\$75,000 - \$100,000	1,738	10.53%	12,115	11.38%	25,247	10.59%	20,228	10.90%
\$100,000 - \$125,000	1,379	8.36%	9,591	9.01%	19,775	8.30%	15,901	8.57%
\$125,000 - \$150,000	1,239	7.51%	7,766	7.29%	14,859	6.23%	11,441	6.17%
\$150,000 - \$200,000	1,712	10.37%	12,009	11.28%	21,638	9.08%	17,440	9.40%
\$200,000+	4,488	27.20%	26,089	24.50%	49,557	20.79%	39,754	21.43%
2023 Avg Household Income	\$145,461		\$140,155		\$123,888		\$126,680	

The median household income in the River Oaks Area is an impressive \$145,705 within 2-mile radius, which is significantly higher than the greater Houston area, as well as the national average.

This high-income level indicates a strong consumer base with substantial purchasing power.

\$145,000
MEDIAN HOUSEHOLD INCOME



7.5 MILLION
fifth-largest in the U.S

The Houston metropolitan area has a population of about 7.5 million making it the fifth-largest in the U.S. Its young population, affordability, warm climate, low taxes, generally pro-business environment, diversity, and culture continue to attract new residents.

Median household income sits at around \$77,000/year. For comparison, the national median income is \$77,000/year. The region's population has grown 17.0% over the past decade, compared to the national benchmark of 5.5%.

WALKABILITY SCORE

91

LOCATION SCORE

94

TRAFFIC COUNT

32,039 PER DAY

POPULATION ESTIMATE

513,946 WITHIN 5 MILES

