

**YAALX**  
REALTY GROUP

BUY / SELL / INVEST / DEVELOP

## SHEPHERD DEVELOPMENT PROJECT

**7381 US-59 Shepherd, TX 77371**

PROPERTY TYPE

LAND

ZONING

NONE

SUB TYPE

COMMERCIAL  
RESIDENTIAL  
INDUSTRIAL

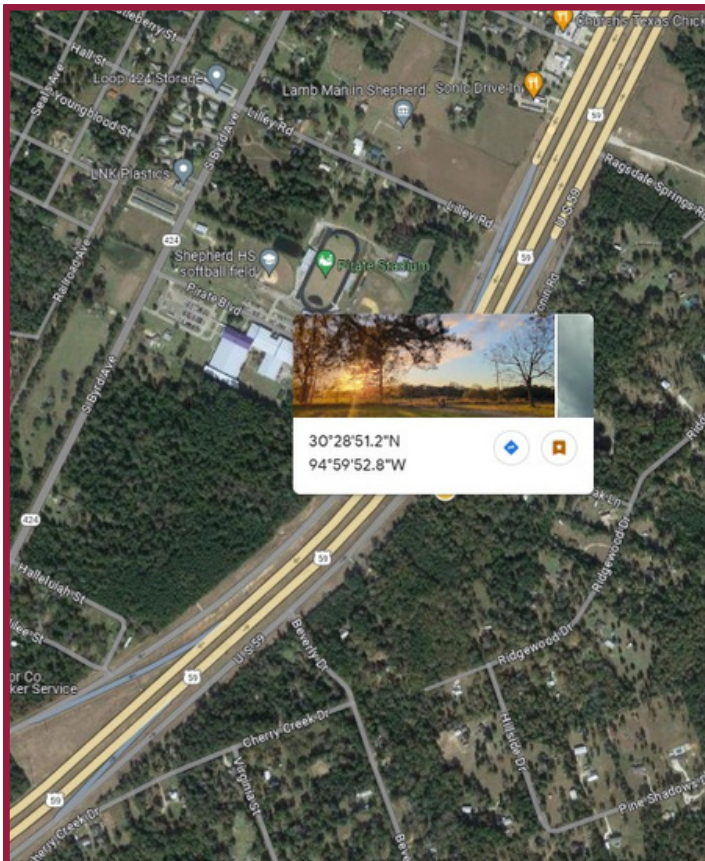
LOT SIZE

8.775 ACRES

TRAFFIC

29,982 VPD

## AVAILABLE



## INSIGHTS

8.775 acres right on Hwy 59 across from Shepherd High School. Property features 748 LF of frontage along the northbound side of Hwy 59 and offers many development opportunities. There is an already approved TxDOT temporary entrance to the property for construction purposes. All necessary due diligence items can be worked in to the right LOI.

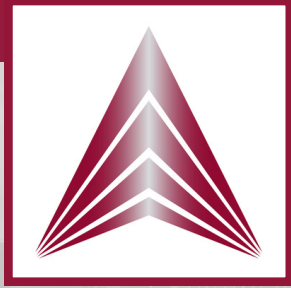
**CONTACT US**



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346-548-3662



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## SHEPHERD DEVELOPMENT PROJECT

DEVELOPMENT POTENTIAL COULD VARY WILDLY TO TAKE ADVANTAGE OF THE 748 LF OF HIGHWAY FRONTAGE AND ~30K VPD. FROM RETAIL, RESTAURANTS, BUSINESS SUITES, OR WAREHOUSING; TO PARKS, PUBLIC SPACES/AMENITIES, OR CIVIL SERVICES (PD/FD).

### FUTURE USES

#### RETAIL/COMMERCIAL



- Retail
- Restaurants
- Business Offices

#### CIVIL SERVICES



- Fire Station
- Police Station
- EMS Facility

#### INDUSTRIAL



- Warehouse
- Distribution Center

#### PARKS / PUBLIC SPACES



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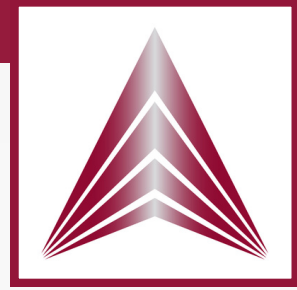


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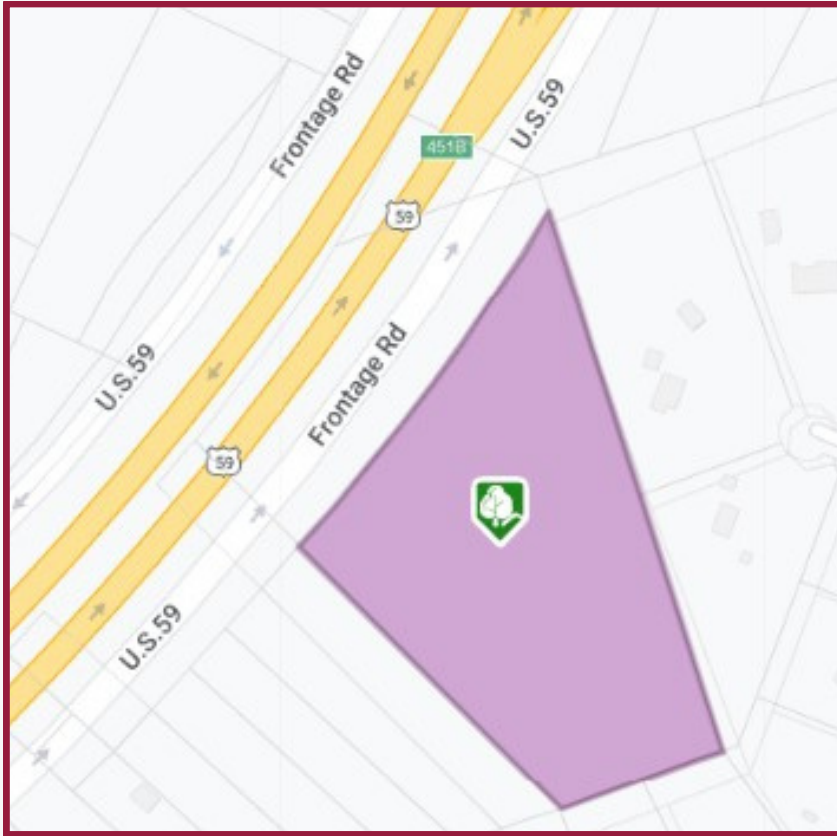


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## AVAILABLE TRACTS



## MEASUREMENTS



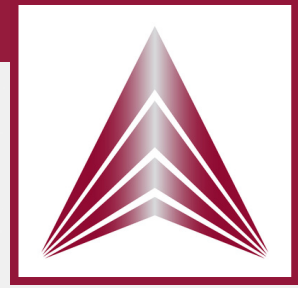
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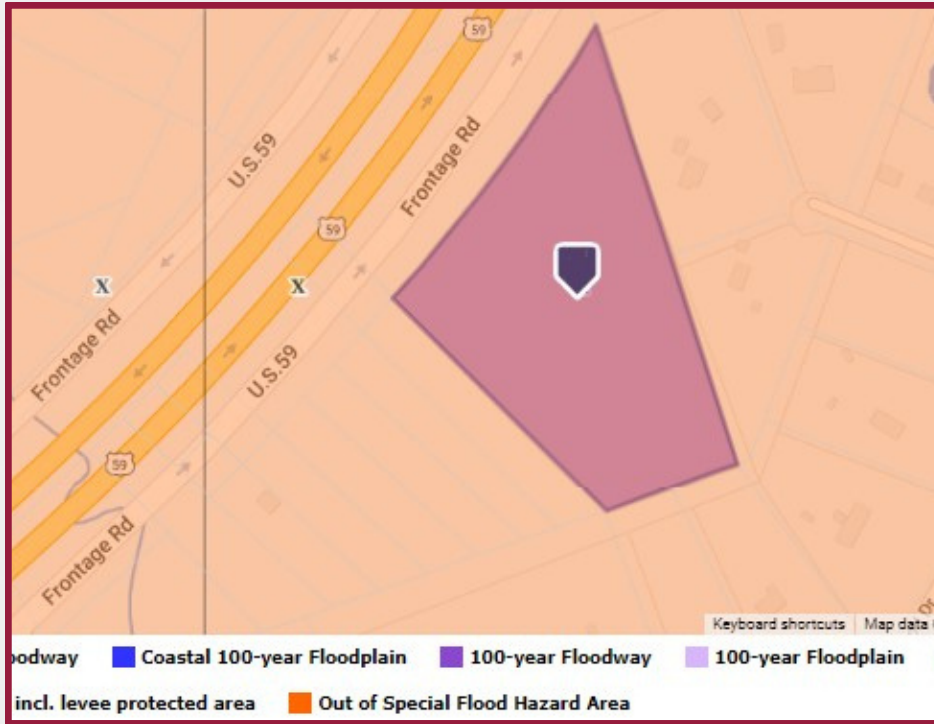
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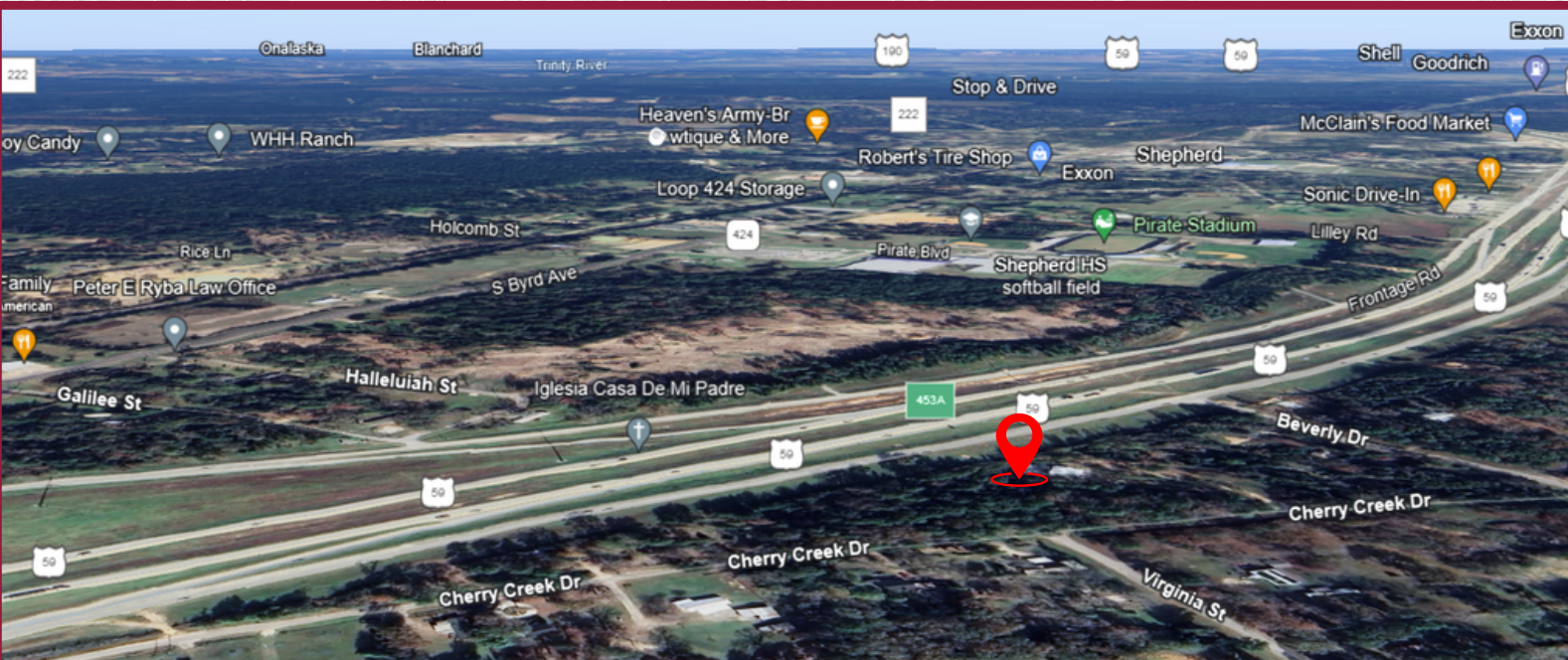


## FLOODPLAIN MAP



**ZONE X** : Out of special flood hazard area.

## AERIAL VIEW



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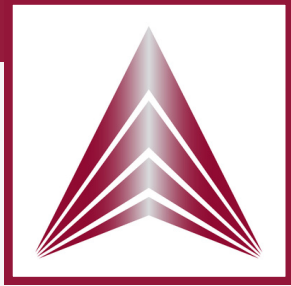


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## POPULATION

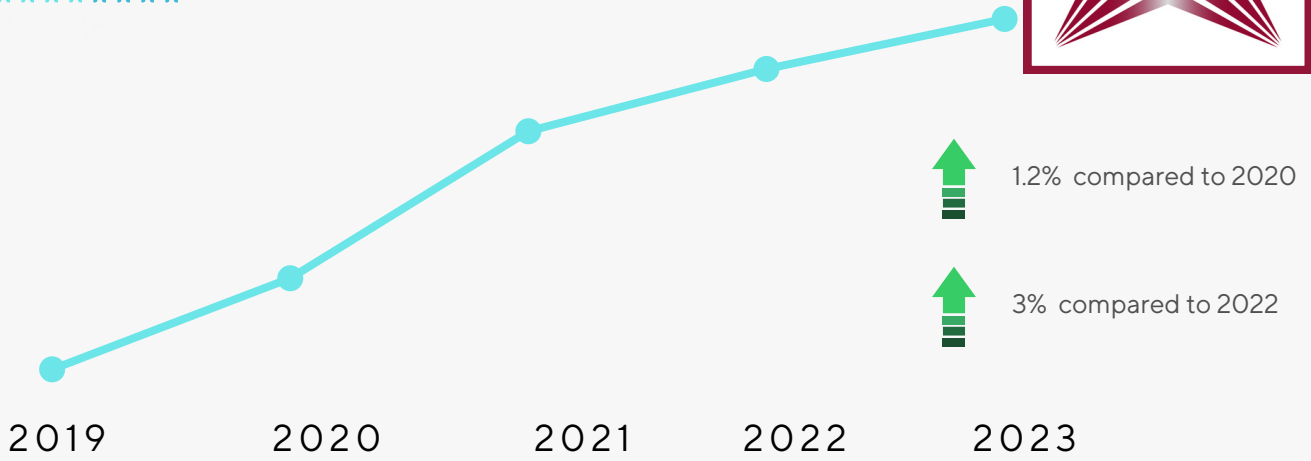


### RADIUS

1 mile  
1923

3 miles  
12589

5 miles  
28956



## HOUSEHOLD INCOME

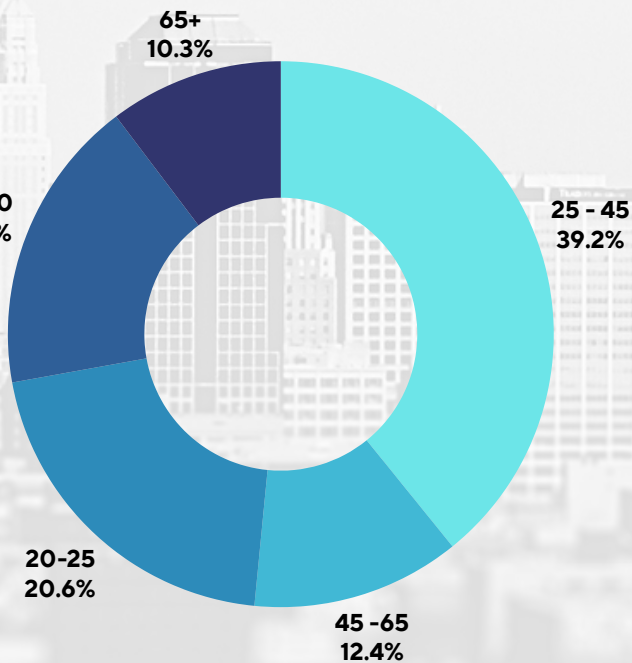
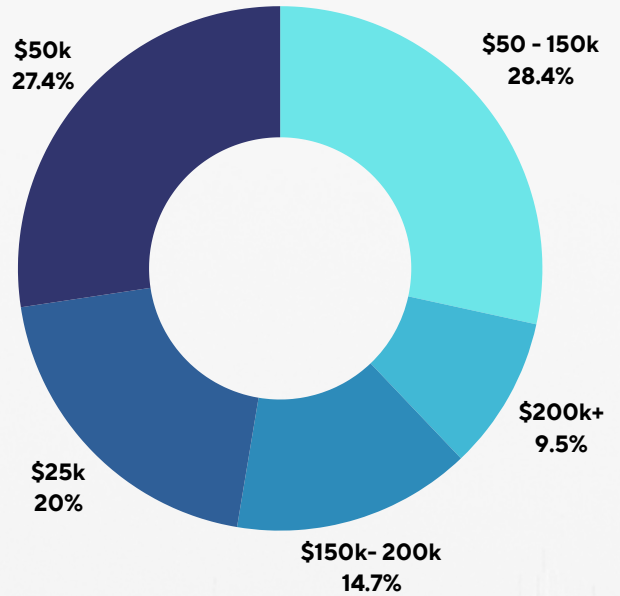
55k

MEDIAN INCOME

68k

2026 ESTIMATE

This data is area specific  
From 1 to 5 miles



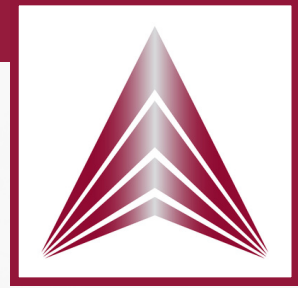
## AGE DEMOGRAPHICS

34

MEDIAN AGE

This data is area specific  
From 1 to 5 miles

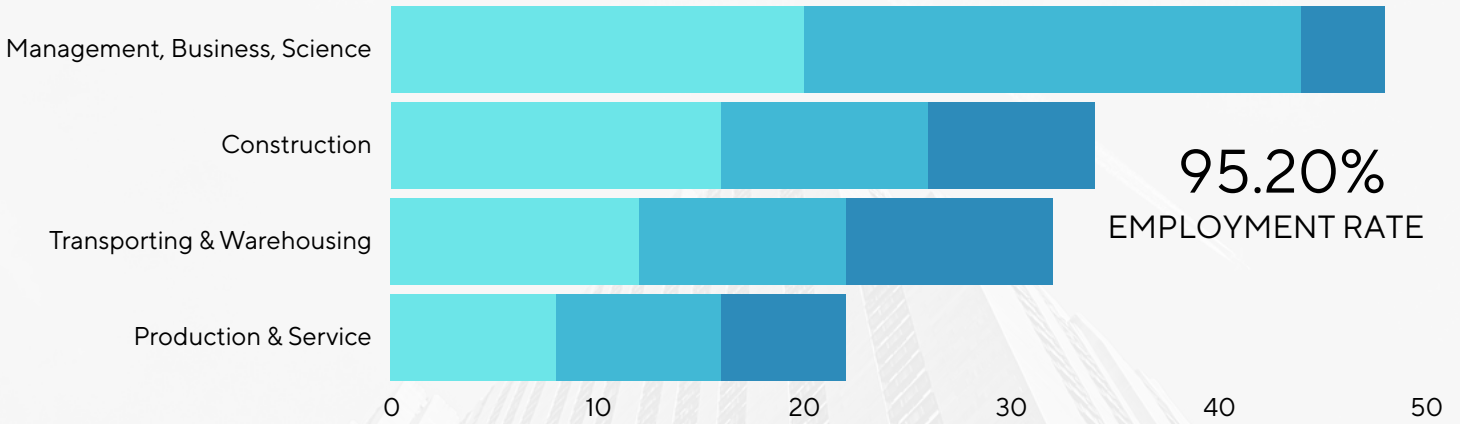




## NUMBER OF EMPLOYEES

**22480**

## TOP 5 EMPLOYMENT CATEGORIES



## HOUSING OCCUPANCY RATIO

**11.1**

10.1 PREDICTED BY 2026

This data is area specific  
From 1 to 5 miles

## RENTER TO HOMEOWNER RATIO

**2:1**

2:1 PREDICTED BY 2026

## PROPERTY TAX RATE

- 2.43% **TOTAL**
- 0.58% **MUNICIPAL**
- 1.21% **SCHOOL**
- 0.64% **COUNTRY**



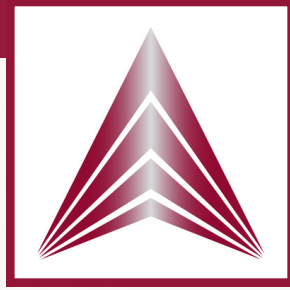
## WATER RATES

### Meter Size

### Water Minimum Charge

5/8 inches	28.40
1 inches	28.40
1.5 inches	29.93
2 inches	33.00
3 inches	36.07
4 inches	40.42





Minimum charge is for the 1st 2,000  
gallons

Per Thousand \$3.37

The city oversees water connections, to ensure residents have access,  
to a reliable and safe water supply, for their households.

## SEWER RATES

### Sewer rates inside city limits

### Rate

1st 2,000 Gallon minimum rate

\$16.47

Per Thousand

\$3.54

### Sewer rates outside city limits

### Rate

1st 2,000 Gallon minimum rate

\$22.61

Per Thousand

\$3.54

The city is responsible for managing sewer connections,  
ensuring proper sanitation and waste disposal for its residents.

*Information herein is not guaranteed and should be independently verified by any and all parties.*

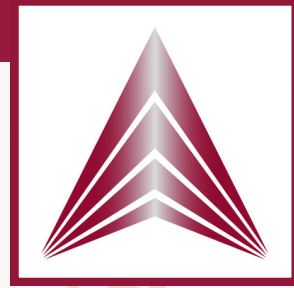
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## NEARBY SCHOOLS

Shepherd Elementary School



Shepherd Intermediate School



Shepherd Middle School

Shepherd High School

## NEARBY RETAIL & ATTRACTIONS



Frontage to Highway 59



Sam Houston National Forest (163,045 ac)



Numerous hiking trails & RV Parks

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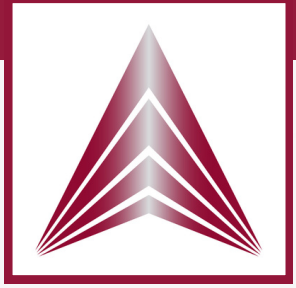


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## OUR EXPERTS

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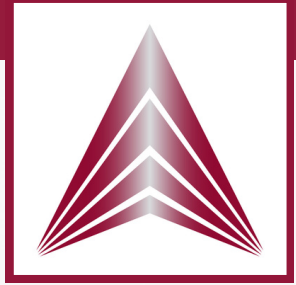
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