



PIPELINE REALTY
COMMERCIAL INVESTMENT, DEVELOPMENT & MANAGEMENT

Greenway Plaza

Galleria Area

Maxie St

Eigel St

Inker St

Durnham Dr

Nolda St

Shepherd Dr

SITE

PIZZITOLA'S
HERITAGE BBQ
EST. 1933

SALT GRASS
STEAK HOUSE

PTERRY'S
BURGER STAND

CADILLAC
BAR

Space for Lease at I-10 & Shepherd Dr
4801 Katy Fwy, Houston, Texas 77007

253,687 VPD (25)

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The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.

PROPERTY INFORMATION

LOCATION:

Southwest corner of Interstate 10 and
Shepherd Dr in Houston, Texas 75007

AVAILABLE:

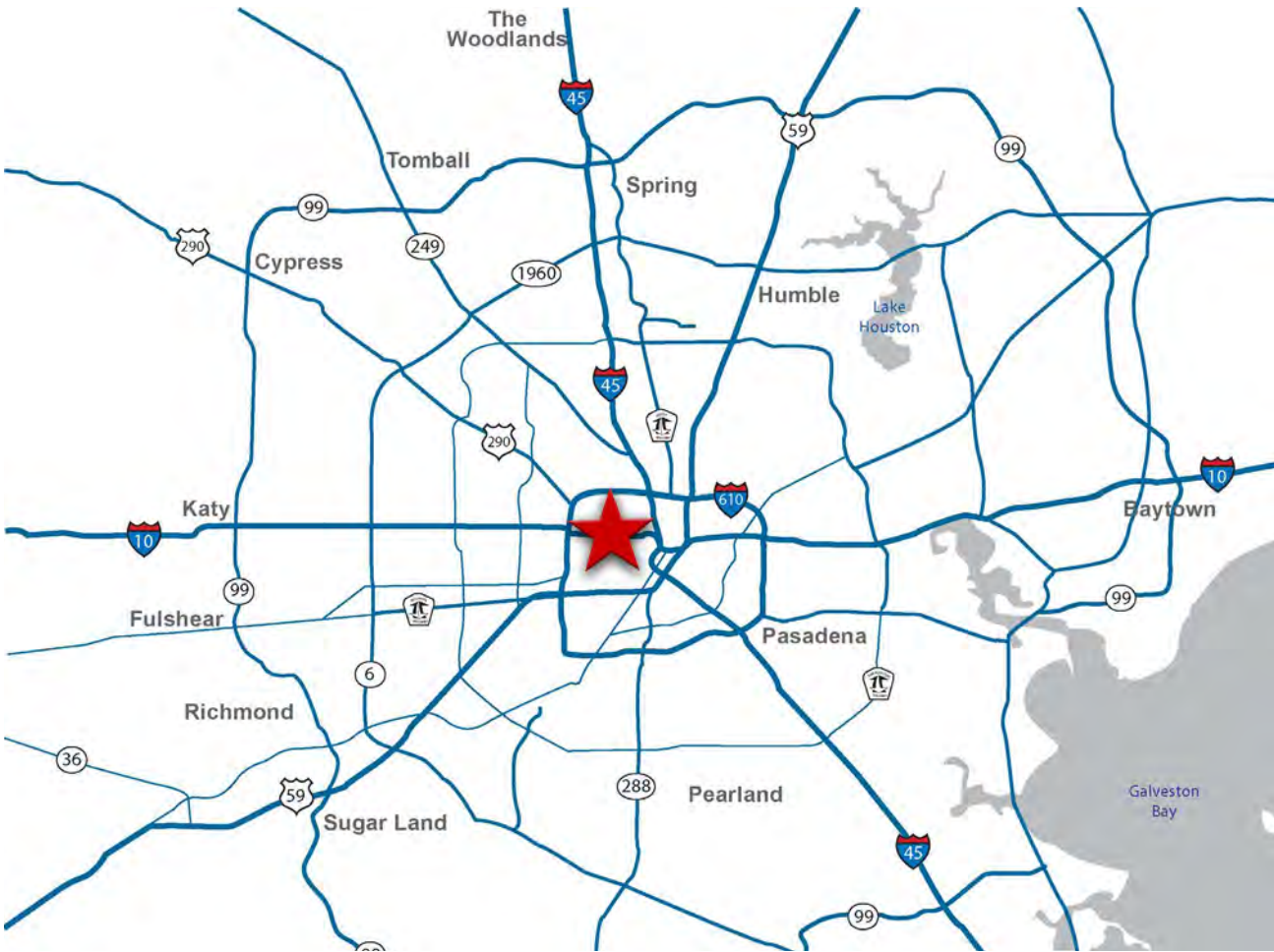
±5,600 SF Building on 0.34 AC Lot

RATE:

Call for Pricing

PROPERTY HIGHLIGHTS:

- ±5,680 SF office/warehouse on the hard corner of I-10 & Shepherd Dr.
- Concrete tiltwall construction with 1 grade level door fronting Shepherd Dr.
- 100' of I-10/Katy Fwy frontage and 100' of Shepherd Dr frontage.
- High visibility corner in booming submarket.
- Adjacent to P. Terry's first inner-loop Houston location.



TRAFFIC COUNTS: (TXDOT)

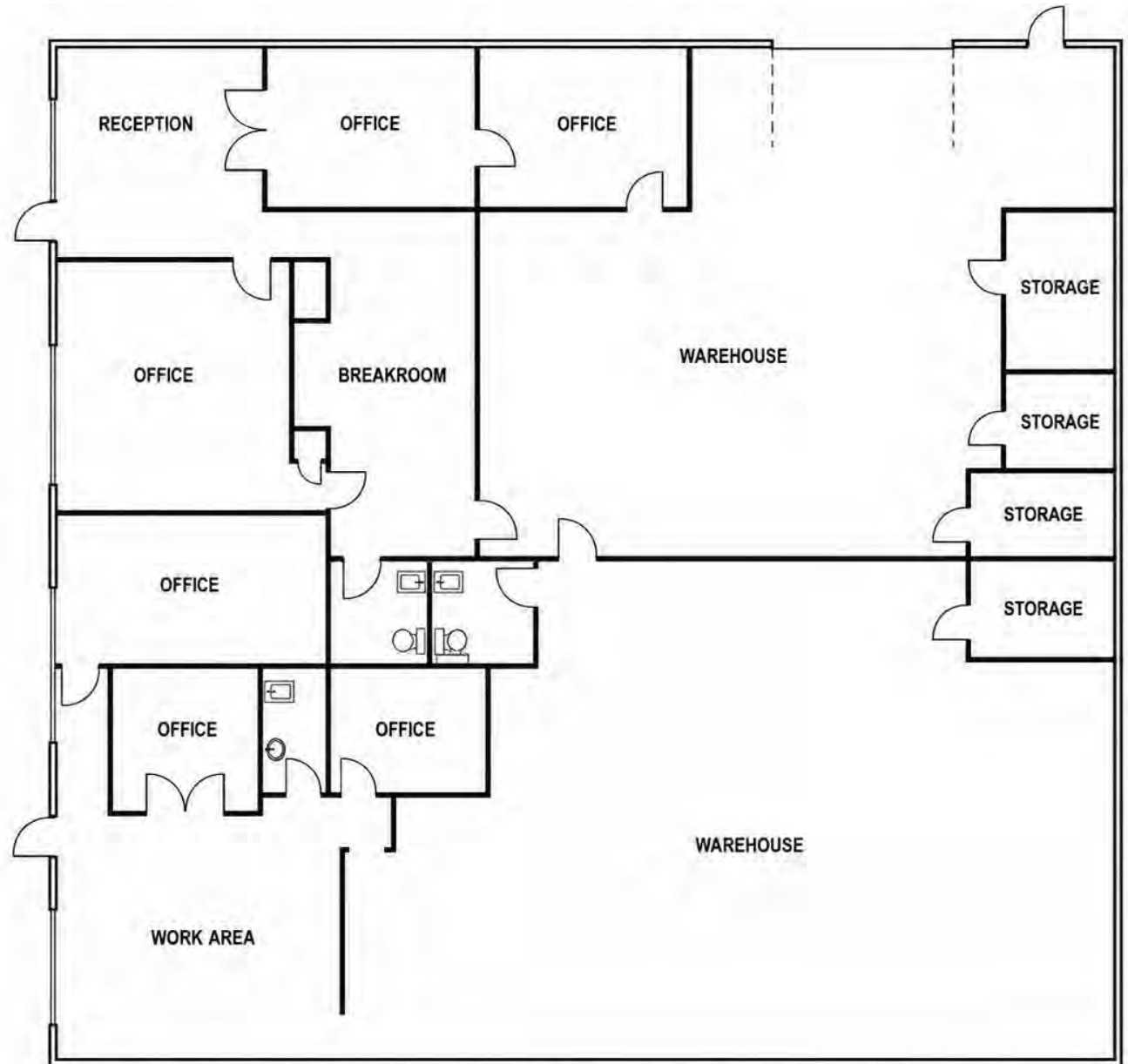
I-10/Katy Fwy: 253,687 VPD west & 253,989 VPD east of Shepherd Dr (TXDOT 2025)
N Shepherd Dr: 18,411 VPD (TXDOT 2021) | Durham Dr: 19,281 VPD (TXDOT 2022)

DEMOGRAPHICS

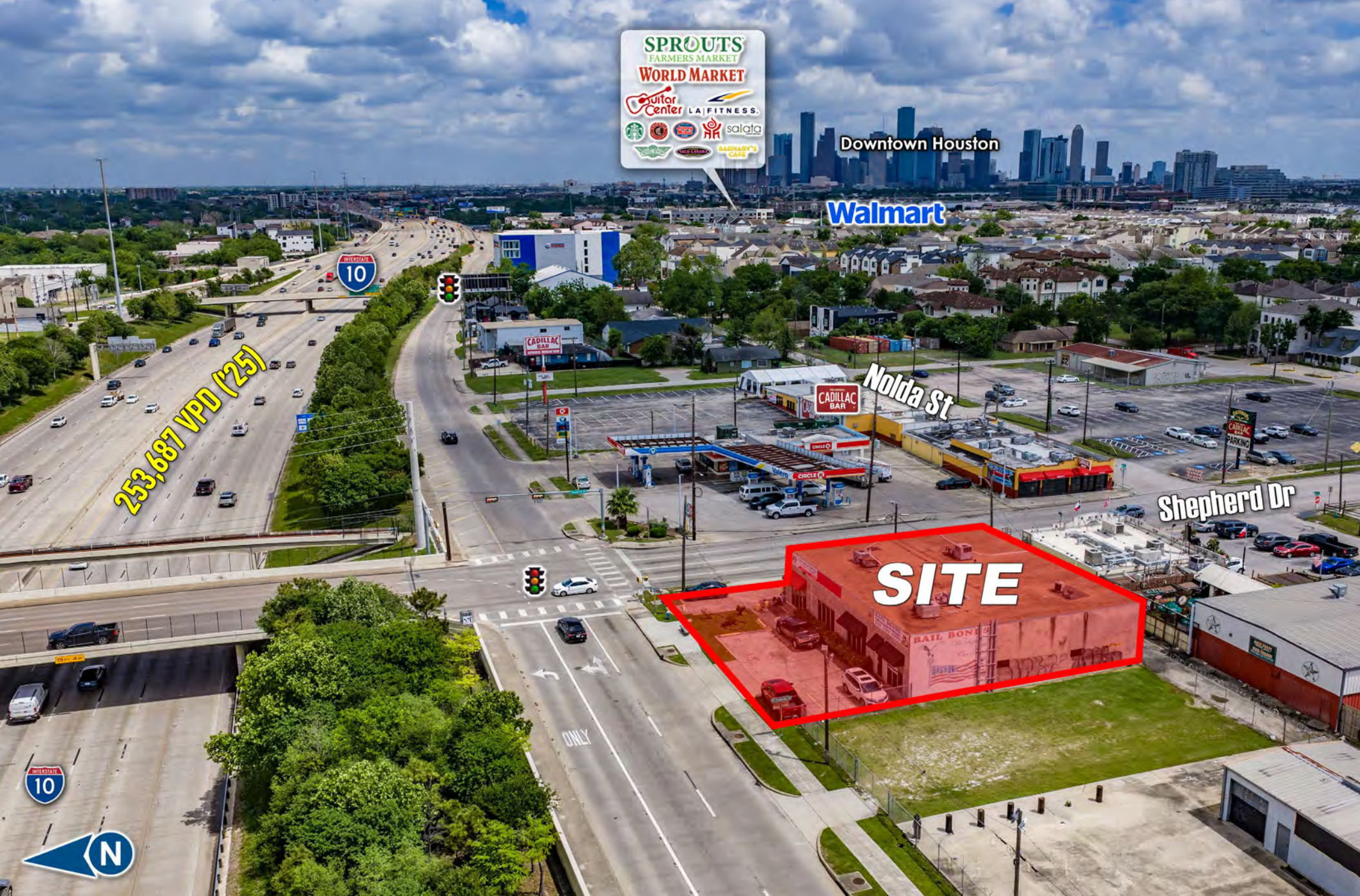
	1 Mile	2 Miles	3 Miles	5 Miles
2026 Population	28,039	93,772	188,682	487,020
Daytime Population	26,663	95,656	313,502	956,054
Average Household Income	\$232,584	\$227,264	\$214,182	\$181,964













Downtown Houston

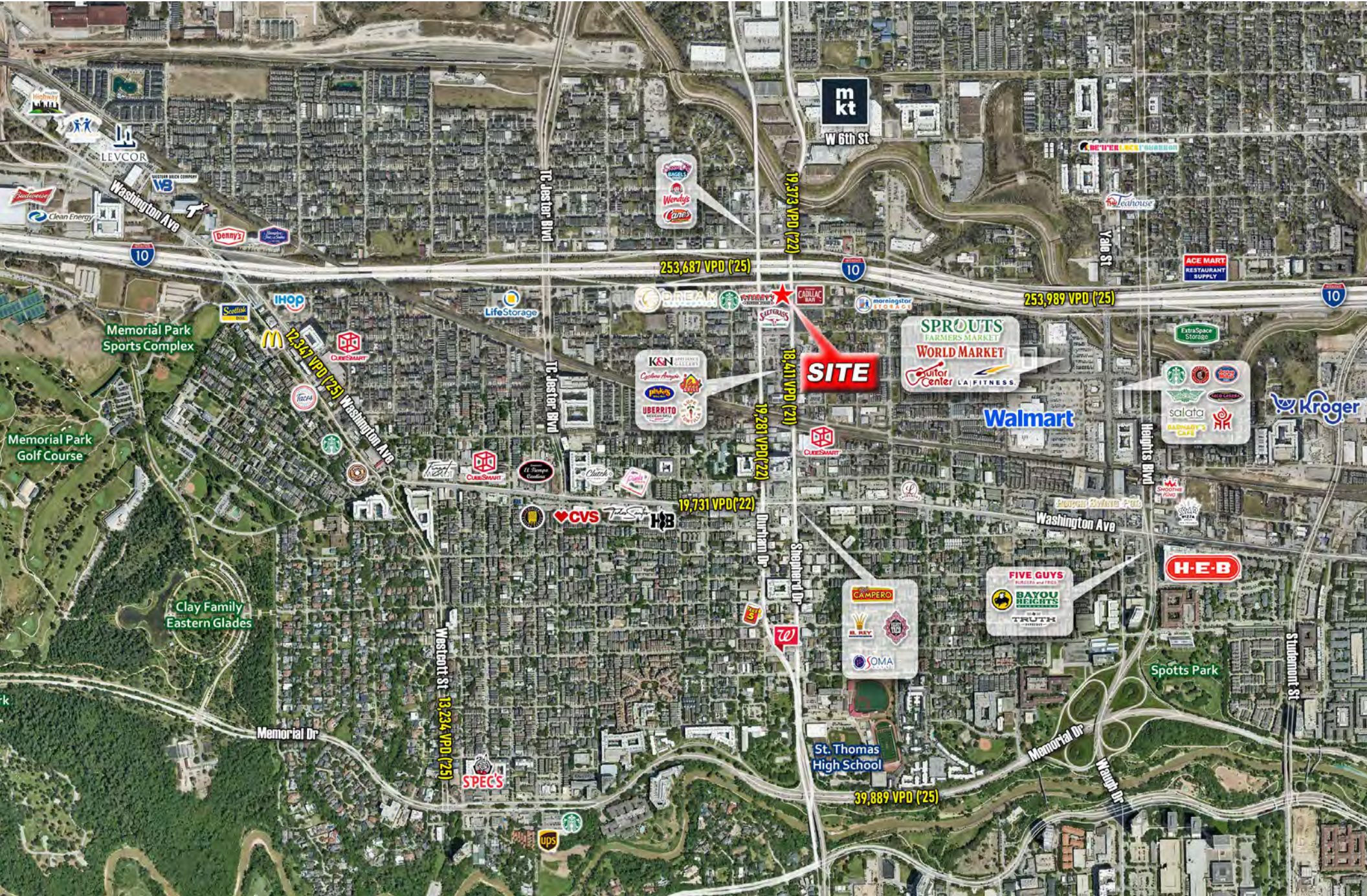
Walmart

SITE



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4801 KATY FWY, HOUSTON, TX





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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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