

Prime Redevelopment Retail

1601 N Shepherd Dr, Houston, TX 77008



CHARLES PATAWARAN, CCIM
PRESIDENT & JANITOR
773-387-9168
CHARLES@GATSBYADVISORS.COM



MICHAEL SHANKS
MANAGING DIRECTOR, RETAIL
ADVISORY
832-495-2221
MIKE@GATSBYADVISORS.COM

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REAL ESTATE ADVISORS

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GROUP**

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SECTION 1

THE ASSET

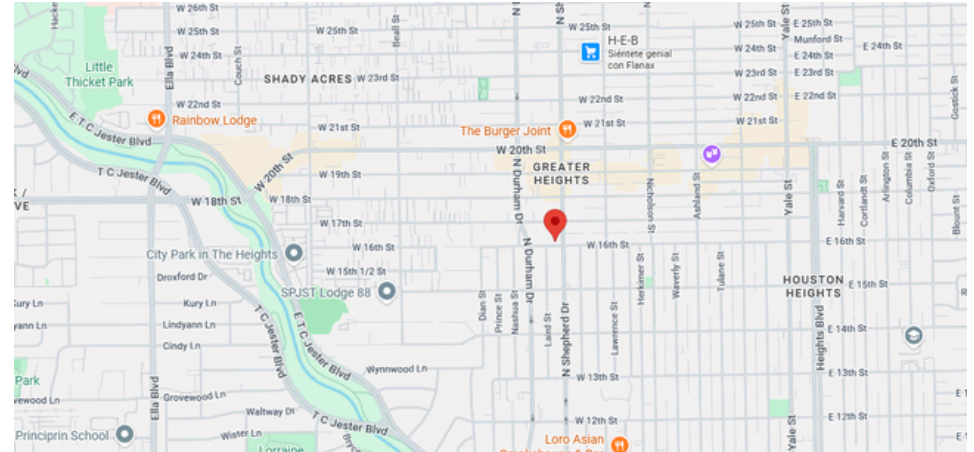
- EXECUTIVE SUMMARY
- PROPERTY
- PHOTOS



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EXECUTIVE SUMMARY



PROPERTY SUMMARY

1601 N Shepherd Dr, Houston, TX 77008 presents a compelling opportunity to acquire a long-term lease including ground lease for an industrial asset strategically positioned within one of Houston’s most vibrant industrial and commercial corridors. Located just off North Shepherd Drive and in close proximity to I-10 and US-59, the property offers excellent regional connectivity to key highways, downtown Houston, and George Bush Intercontinental Airport (IAH), making it ideal for retail, entertainment, experiential, dining, or service-oriented commercial users.

The surrounding area supports a robust labor and consumer base, with approximately 48,000 residents within a 3-mile radius and over 175,000 residents within 5 miles, providing a deep workforce pool for industrial operations. The local community also benefits from strong household densities and stable median household incomes, supporting long-term tenant demand and operational sustainability.

Situated within a vibrant retail and entertainment corridor, the property benefits from strong occupancy, consistent consumer demand, and proximity to major thoroughfares. Nearby shopping centers, dining, entertainment venues, and service-oriented businesses further enhance the location’s appeal for tenants or investors seeking reliable, high-traffic fundamentals.

PROPERTY INFO

Rental Rate: \$4,502.40/month
NNN: \$2,002.56/month
Square Footage: 1,344 SF
County: Harris

DEMOGRAPHICS

	1 MILE.	3 MILES	5 MILES
Total Households:	342	15,123	52,426
Total Population:	1,006	46,324	154,973
Median HH Income:	\$54,424	\$67,070	\$69,047

| PROPERTY

PROPERTY DESCRIPTION

1601 N Shepherd Drive presents a unique opportunity to acquire a well-positioned commercial asset within one of Houston's most dynamic inner-loop corridors. Located in the highly desirable Houston Heights area, the property benefits from strong visibility and accessibility along N Shepherd Drive, a major thoroughfare connecting to I-10, Loop 610, and Downtown Houston.

The building features a flexible layout suitable for a variety of commercial uses, including retail, showroom, office, creative workspace, light industrial, or service-oriented operations. Its adaptable interior configuration allows for efficient space planning, customer-facing buildout, or operational customization depending on user needs.

The site offers convenient on-site parking and easy ingress/egress, supporting both customer traffic and daily business operations. Positioned within a dense and rapidly growing residential and commercial trade area, the property is surrounded by established neighborhoods, boutique retailers, restaurants, and mixed-use developments that continue to drive strong foot traffic and consumer demand.

With its strategic infill location, strong demographics, and versatile building design, 1601 N Shepherd Drive represents a compelling opportunity for an owner-user or investor seeking a high-demand asset in one of Houston's most active urban corridors.

PROPERTY HIGHLIGHTS

- Prime inner-loop location along N Shepherd Drive in the heart of Houston Heights
- Excellent access to I-10, Loop 610, and Downtown Houston
- Versatile commercial facility suitable for retail, showroom, flex industrial, office, or service users
- Flexible layout adaptable to warehouse, light manufacturing, creative, or assembly uses
- Functional floor plan with open interior space for efficient operations
- Strong street visibility along a high-traffic corridor
- Convenient ingress and egress for customers and employees
- Ample on-site parking to support staff and visitors
- Surrounded by established retail, service, and commercial users
- Attractive opportunity for both owner-users and investors seeking a strong inner-loop asset



SECTION 2

THE AREA

- AREA
- REGIONAL MAP
- AERIAL MAP



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41,645
PEOPLE IN 77008


\$143,229
MEDIAN HHI

AREA

AREA DESCRIPTION

1601 N Shepherd Dr, Houston, TX 77008 is located within Houston's vibrant North Heights/ Near Northside corridor, an increasingly active and strategically positioned industrial and commercial submarket. The area is characterized by a mix of industrial, light manufacturing, service, and distribution operations, supported by immediate access to major transportation routes and a deep regional labor pool.

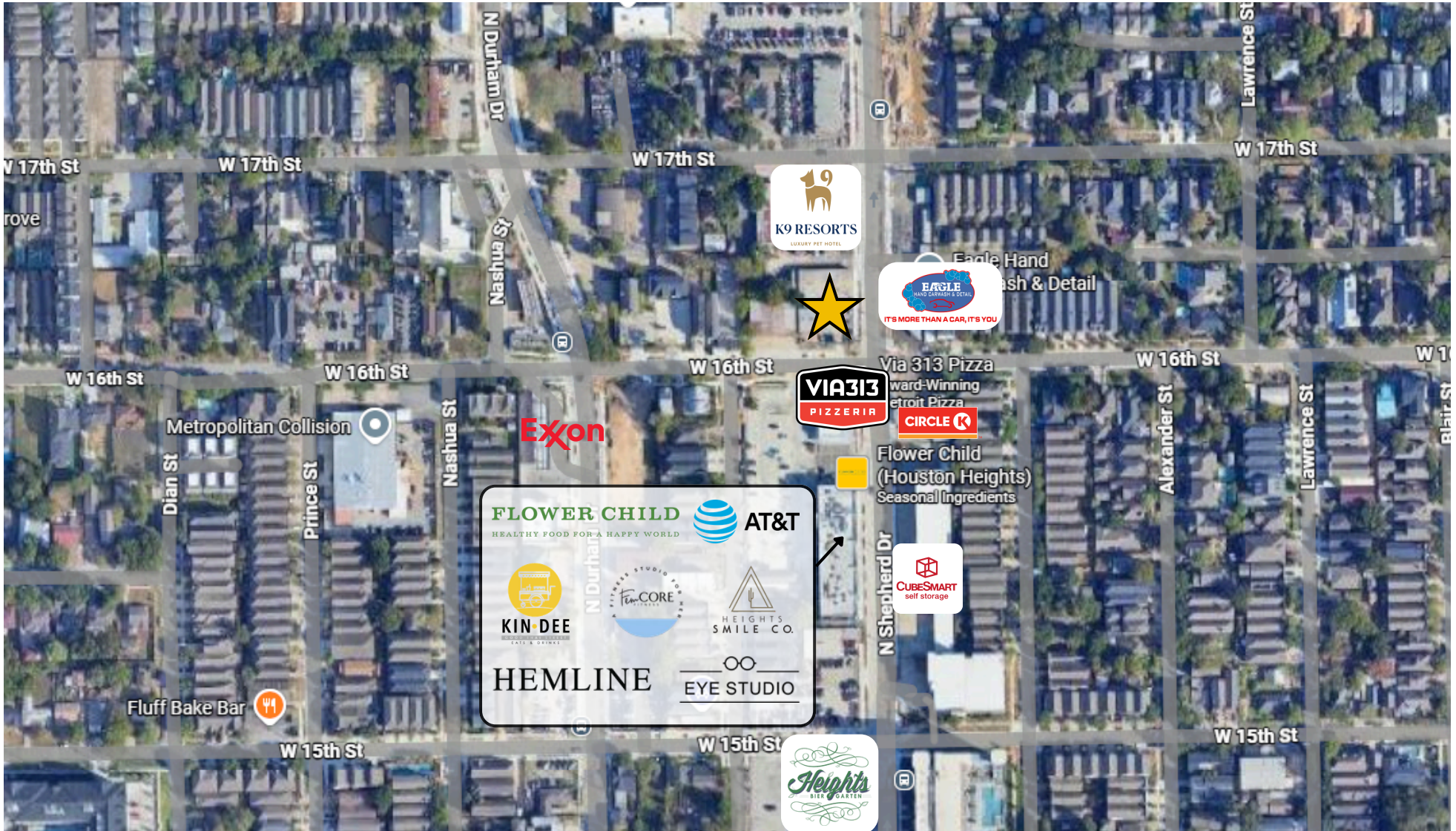
The property is strategically situated near I-10, I-45, US-59/ I-69, and downtown Houston, placing it at the nexus of the city's primary north-south and east-west commercial corridors. This connectivity allows for efficient movement of goods and personnel throughout the Houston metro, Texas, and national markets, making the location highly attractive for distribution, logistics, light industrial, and service-oriented users.

Surrounding uses include established industrial buildings, service and commercial operations, and a growing mix of small-scale manufacturing and distribution tenants. The area benefits from a diverse and readily available workforce, with tens of thousands of residents within a short commute, supporting both long-term operational needs and tenant retention. Houston's industrial and service markets in this corridor continue to experience strong demand, driven by e-commerce, population growth, proximity to downtown, and ongoing urban infill development. Continued infrastructure improvements and easy access to central business and industrial nodes further enhance the area's long-term stability and growth potential.

AREA HIGHLIGHTS

- **Prime Industrial & Commercial Location:** Positioned in Houston's North Heights / Near Northside corridor, a growing hub for light industrial, service, and distribution operations.
- **Major Transportation Access:** Immediate proximity to I-10, I-45, US-59/I-69, and downtown Houston for efficient north-south and east-west connectivity.
- **Workforce Availability:** Large, diverse labor pool within a short commute, supporting long-term operational needs.
- **Surrounding Uses:** Established industrial buildings, small-scale manufacturing, service providers, and commercial operations.
- **Market Demand Drivers:** Growth fueled by e-commerce, urban infill development, and Houston's role as a regional logistics hub.
- **Infrastructure & Growth:** Ongoing road improvements and urban development projects enhance accessibility and long-term area stability.
- **Strategic Positioning:** Ideal for light industrial, warehouse, distribution, or service-oriented users seeking a well-connected Houston location.

AERIAL MAP



Prime Redevelopment Retail

1601 N Shepherd Dr, Houston, TX 77008



CHARLES PATAWARAN, CCIM **PRESIDENT & JANITOR**

Charles Patawaran, CCIM is the CEO of ReMax Commercial Real Estate Advisors and also serves as the President of Gatsby Advisors Brokerage Group, where he combines M&A expertise with direct capital market access to lead high-performing commercial real estate transactions. Known for his hands-on approach, Charles specializes in healthcare and hospitality assets, including assisted living, medical offices, and hotels. With a background in business acquisitions, SBA financing, and investment sales, he delivers strategic, results-driven solutions aligned with investor goals. His strong lender relationships and track record in complex negotiations ensure deals are sourced, financed, and closed with precision.



MICHAEL SHANKS **MANAGING DIRECTOR, RETAIL ADVISORY**

Michael Shanks, CPM® is the Managing Director of the Retail Advisory division at Gatsby Advisory Group. With 10+ years of experience, he brings extensive expertise across finance, sales, and real estate operations. As a former Asset-Based Lending Agent, he managed complex multimillion-dollar financing deals, and as Vice President of Property & Asset Management for a real estate investment trust, he oversaw large-scale portfolios and strategic asset planning. Michael has worked with prominent firms such as Marcus & Millichap and Maz Real Estate, and holds the Certified Property Manager (CPM®) designation from the Institute of Real Estate Management, reflecting his commitment to operational excellence and industry leadership.



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.

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.

Gatsby Advisors Real Estate	9012872	info@gatsbyadvisors.com	832-899-4389
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Travis Marshall	0617572	travis@re-brokerage.com	844-538-1234
Designated Broker of Firm	License No.	Email	Phone
Charles Patawaran	763861	charles@gatsbyadvisors.com	(773) 387-9168
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Shanks	836046	mike@gatsbyadvisors.com	(832) 495-2221
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date