

**FOR LEASE | \$10,000 NET LEASE**  
**VACANT LAND ± 2.95 AC**  
**7301 N SHEPHERD DR.**  
**HOUSTON, TX 77091**



**Carlos Iglesias**  
Broker

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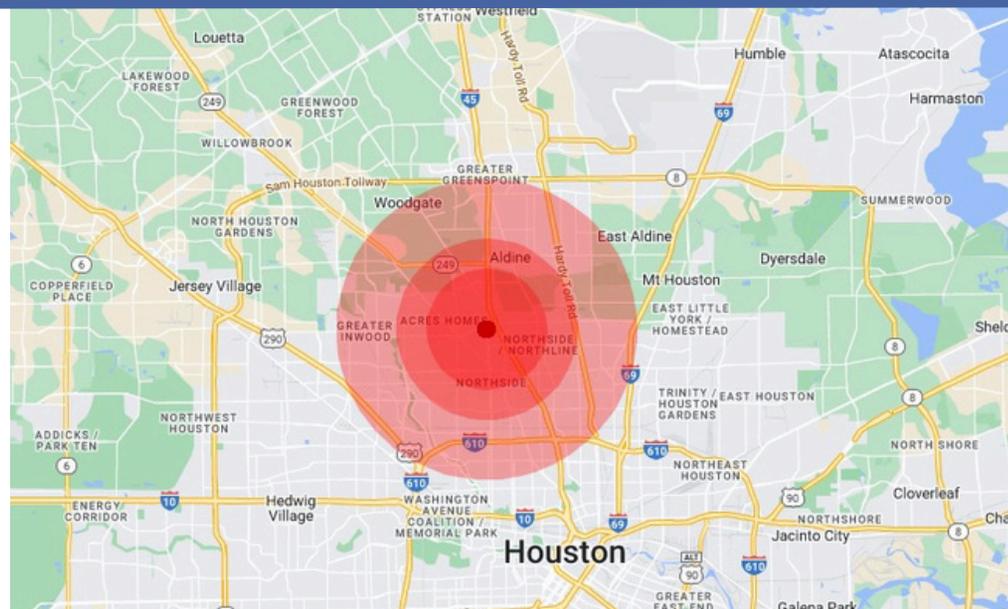
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## PROPERTY SUMMARY

Lease Price: **\$10,000 Net Lease**  
 Property Type: **Vacant Land**  
 Lot Size: **2.95 AC**  
 Frontage Street: **N Shepherd Dr.**  
 Daily Traffic Count: **28,580 VPD**



## AREA DEMOGRAPHICS

Radius	1 MILE	3 MILE	5 MILE
Population (2022):	14,382	125,508	362,497
Projected Population:	14,794	128,399	372,622
Avg Household Income:	\$40,088	\$64,975	\$72,903
Total Household:	4,490	39,183	118,667
Annual Consumer Spending:	\$95,334	\$1,072,470	\$3,325,198

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