

FOR LEASE



Warehouse/Office Space

5708 N Shepherd Drive
Houston, TX 77091

LANDPARK

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077

713.789.2200

www.LandParkCo.com

5708 N Shepherd Drive • Houston, Texas 77091

PROPERTY DESCRIPTION

Light Industrial / Flex / Showroom / Retail Frontage; Overhead doors in all suites. Steel Frame with concrete facade.

This impressive industrial property located at 5708 N Shepherd Dr in Houston, TX is available for lease. Boasting a prime location in the bustling city of Houston, this expansive building is perfect for businesses in need of a lot of space for operations. Featuring over 20,000 square feet of warehouse and office space, this property can accommodate even the largest of operations. The building is well-maintained and includes a loading dock for easy access to the warehouse area. The office space is equipped with all necessary amenities for comfortable work and includes ample parking space to accommodate staff and visitors.

This is an opportunity not to be missed for businesses looking for a prime location with plenty of space for their growing needs. Contact us today to schedule a tour of this exceptional property!



For More Information

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The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

PROPERTY HIGHLIGHTS

- Light Industrial
- Suites Starting from 1,800 SF
- Office Space is Air Conditioned & Heated
- Drive Thru Capability / Rear Loading
- Retail Frontage
- 1 Grade Level Overhead Door and a Dock Well
- Signage Available
- Surface Parking
- Easy Access to I-45, I-610, and Sam Houston Toll

SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
B-3	3,600 SF	\$12.00 SF/yr Modified Gross
C-1	4,000 SF	\$12.00 SF/yr Modified Gross
D-6	4,000 SF	\$12.00 SF/yr Modified Gross
Building E	10,000 SF	\$9.00 SF/yr Modified Gross

POPULATION

	2miles	5miles	10miles
2010	53,894	334,102	1,183,977
2023	56,291	363,165	1,334,569
Annual Growth 2010-23	0.3%	0.7%	1.0%

HOUSEHOLDS

	2miles	5miles	10miles
2010	17,985	113,917	427,545
2023	18,431	123,848	490,747

INCOME

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Avg HH Income	\$66,667	\$85,005	\$92,588
Median HH Income	\$39,157	\$51,496	\$58,118



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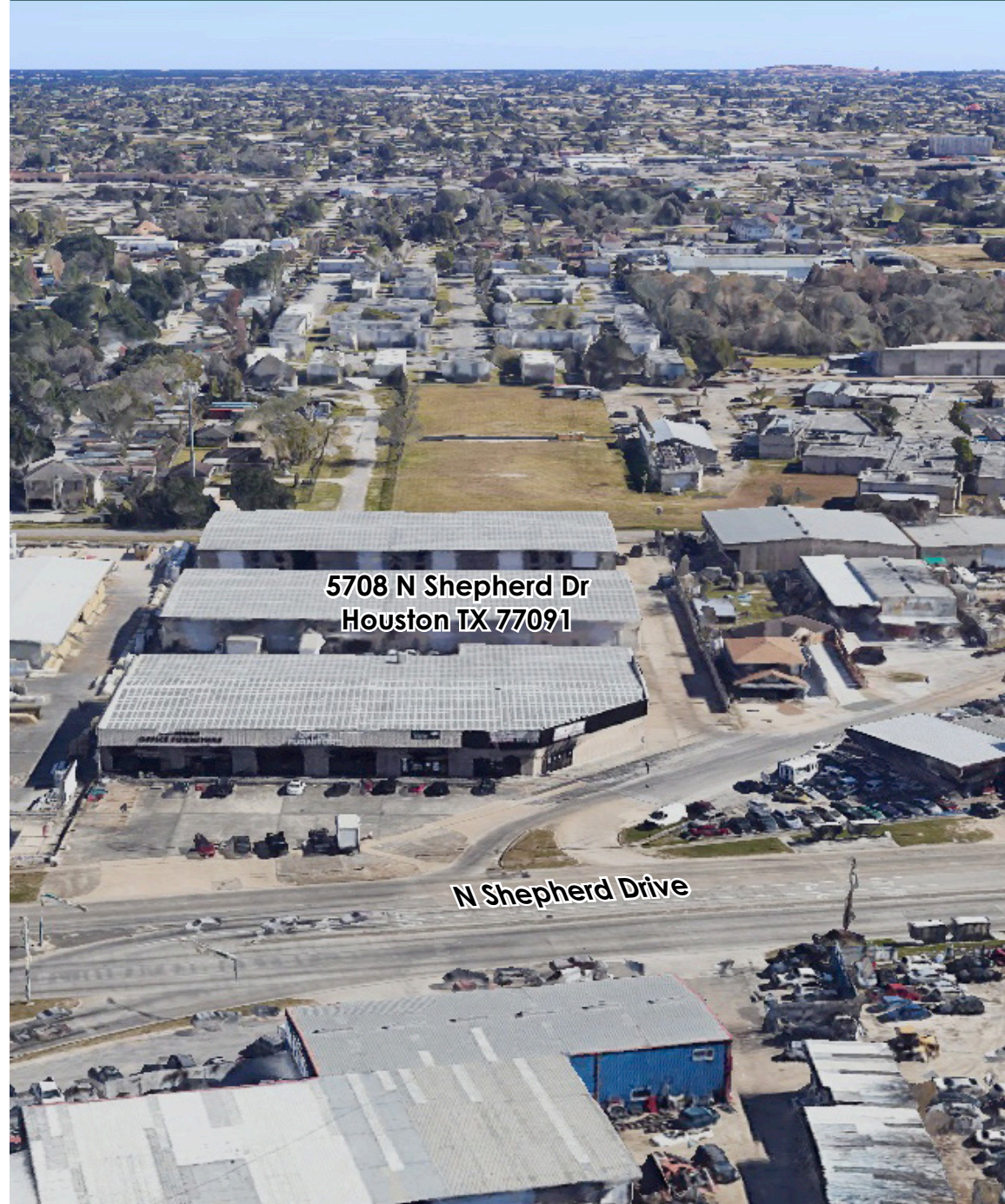
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TRAFFIC

	Traffic Volume	Count Year	Distance from Property
Hansen Rd at Tallyho Rd N	3,739	2022	0.05 mi
Airport Blvd at Monroe Rd NW	17,976	2022	0.25 mi
Airport Blvd at Mos;ey Rd W	26,821	2022	0.31mi
Monroe Rd at Airport Blvd NE	20,673	2022	0.42 mi

DEMOGRAPHICS



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FOR LEASE



Photos

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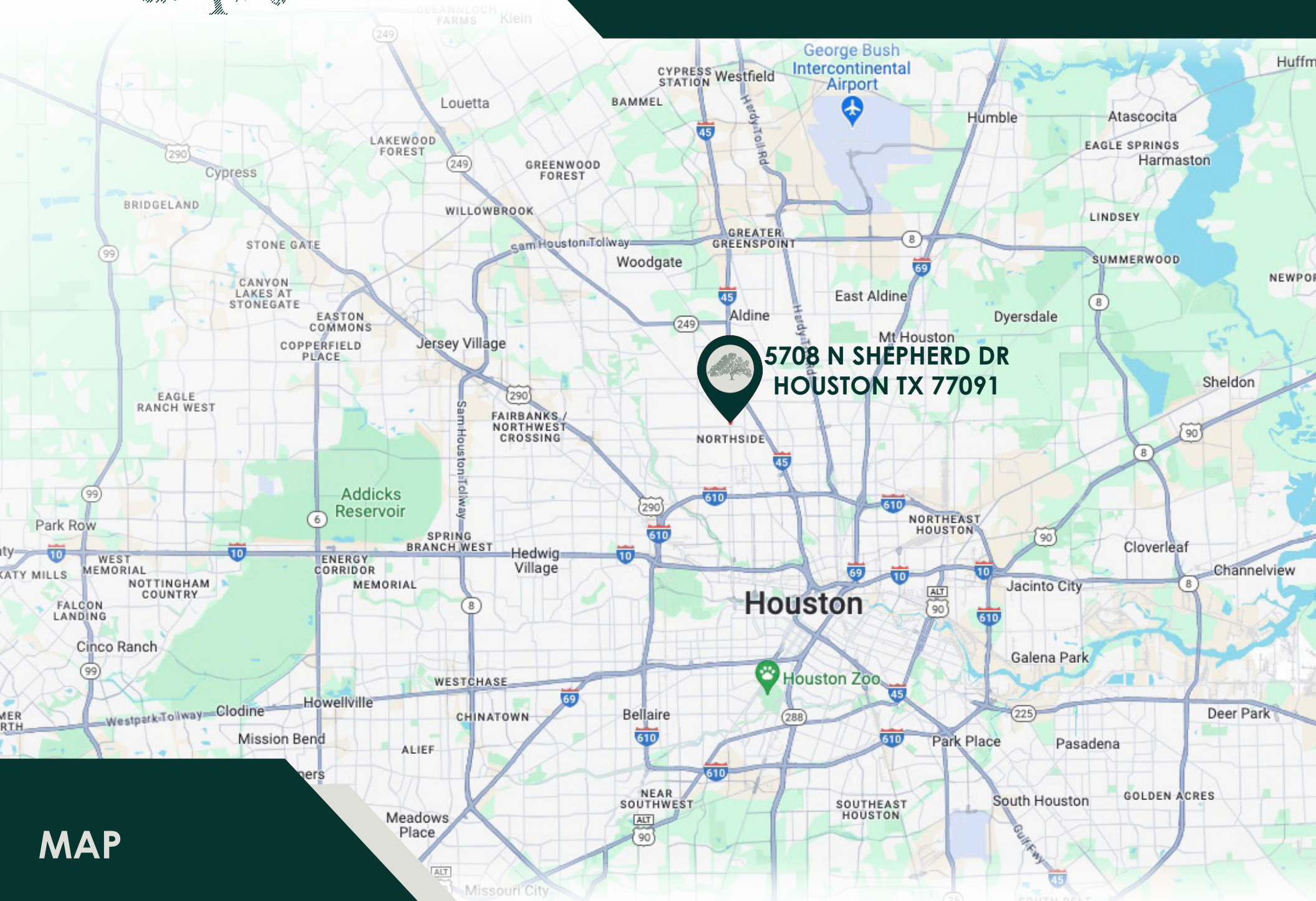
FOR LEASE



Photos

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**5708 N SHEPHERD DR
HOUSTON TX 77091**

MAP

LANDPARK

FOR LEASE

5708 N Shepherd Dr
Houston TX 77091



N SHEPHERD DR

W MONTGOMERY RD

STUEBNER AIRLINE RD

W TIDWELL RD

SITE PLAN



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.

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.

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.

LandPark Commercial	9007266	rholland@landparkco.com	(713) 789-2200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Burnaman	718215	rburnaman@landparkco.com	(713) 292-3485
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date