



**2,540 SF RETAIL
AVAILABLE**

**1,270 SF RETAIL
AVAILABLE**

3101 S. SHEPHERD

3101 S. SHEPHERD DR. | HOUSTON, TX 77098

1,270 - 2,540 SF SPACES AVAILABLE FOR LEASE



PROJECT HIGHLIGHTS

3101 S. Shepherd

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- 2,540 SF end-cap space renovated in 2013, previously occupied by Mattress One. Open retail space with store front on two sides and high visibility.
- 1,270 SF space is second-generation retail space next to popular restaurant destination, Jenni's Noodle House. Difficult to find this size store with high visibility in this submarket.

AVAILABLE

1,270 - 2,540 SF for lease

TRAFFIC COUNTS



25,534 VPD on S. Shepherd

14,910 VPD on W. Alabama

258,796 VPD on SW Fwy. / I-59



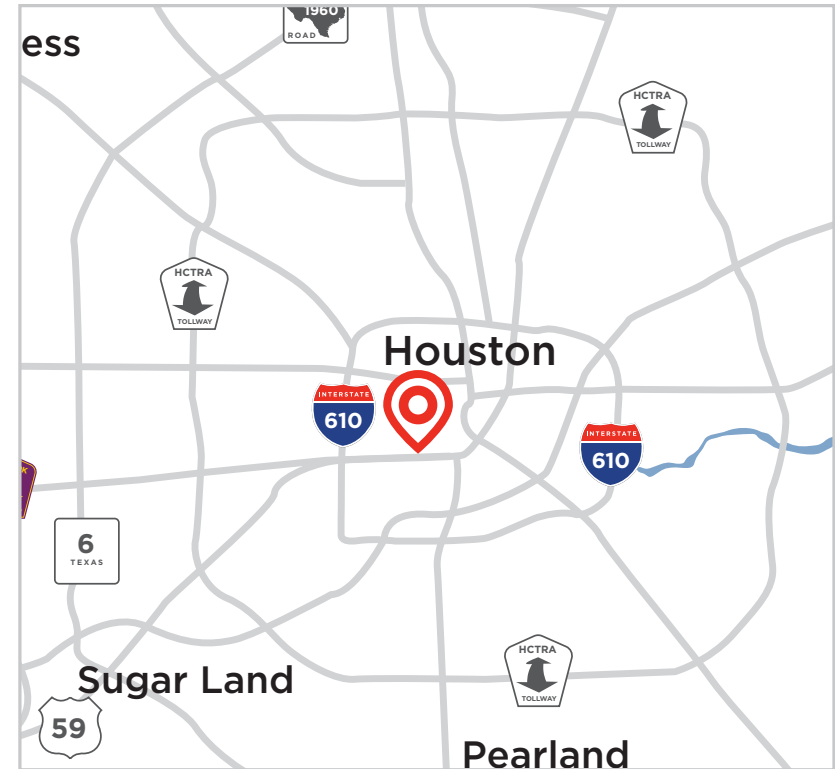
499,414 POPULATION

within 5 miles



\$155K AVG HHI

within 3 miles



MAJOR AREA RETAILERS

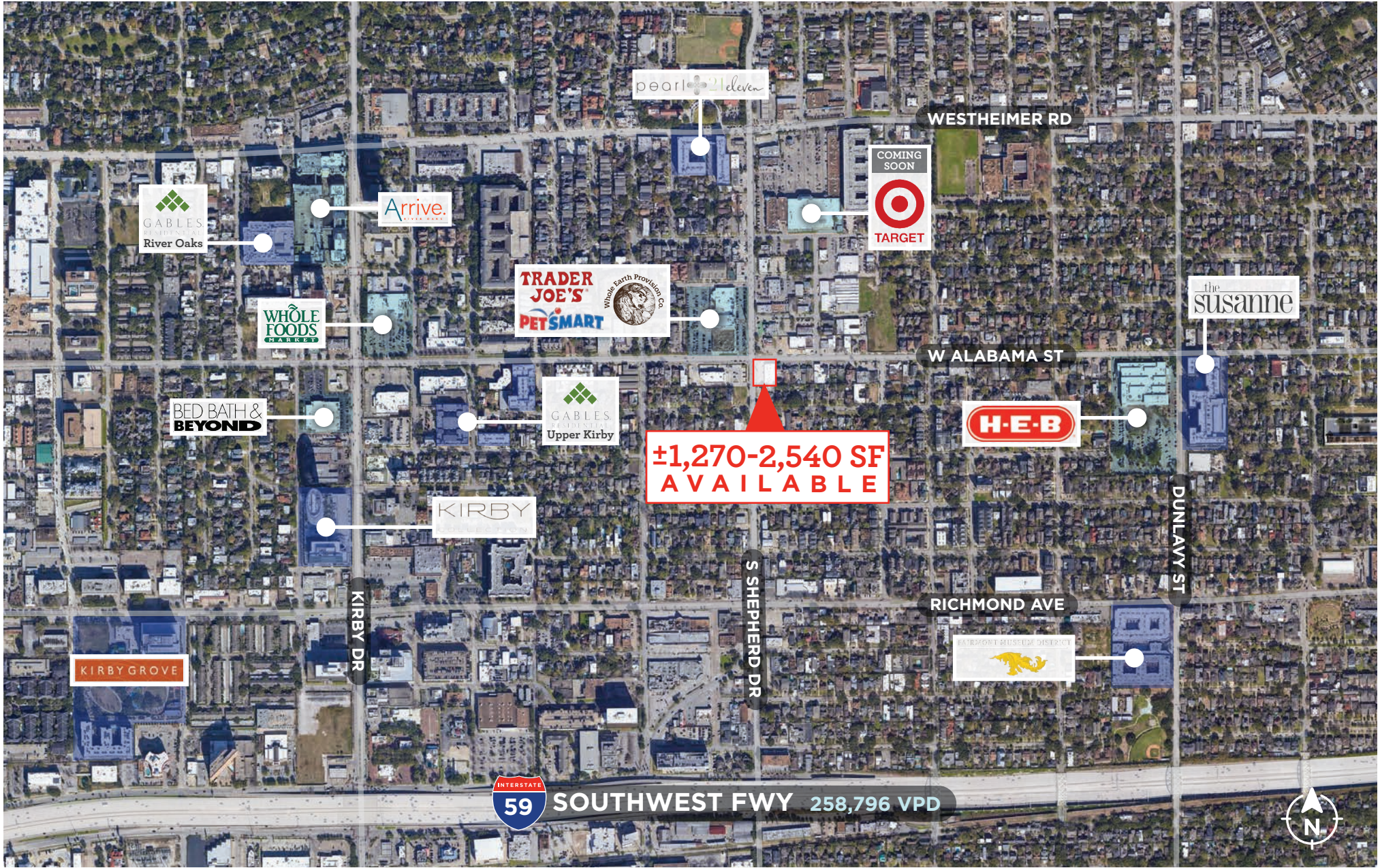


CHRIS DRAY

281.640.7682

cdray@newquest.com

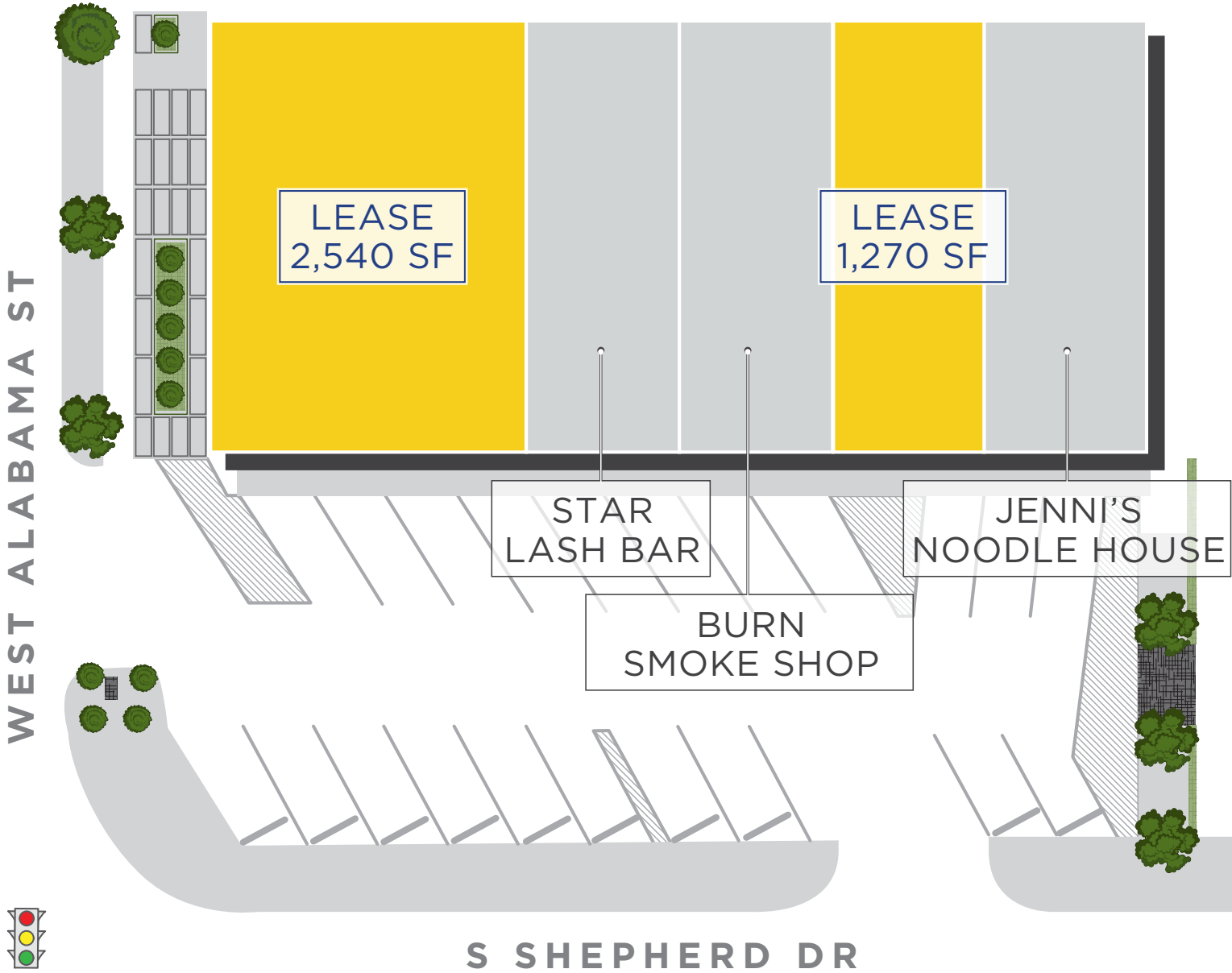




**±1,270-2,540 SF
AVAILABLE**

INTERSTATE 59 **SOUTHWEST FWY** 258,796 VPD





DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 04/20



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	17,437	108,545	242,193
Current Population	30,051	199,657	499,414
2010 Census Population	24,751	157,625	425,339
Population Growth 2010 to 2019	23%	32%	26%
2019 Median Age	35	35	35

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$147,111	\$154,986	\$132,574
Median Household Income	\$90,555	\$90,315	\$80,738
Per Capita Income	\$89,055	\$86,503	\$64,716

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	67%	64%	57%
Black or African American	11%	16%	21%
Asian or Pacific Islander	9%	10%	10%
Hispanic	30%	27%	33%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	51%	48%	43%
2 Person Households	34%	33%	31%
3+ Person Households	15%	18%	25%
Owner-Occupied Housing Units	39%	42%	41%
Renter-Occupied Housing Units	61%	58%	59%

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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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 (TREC) | Information available at <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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