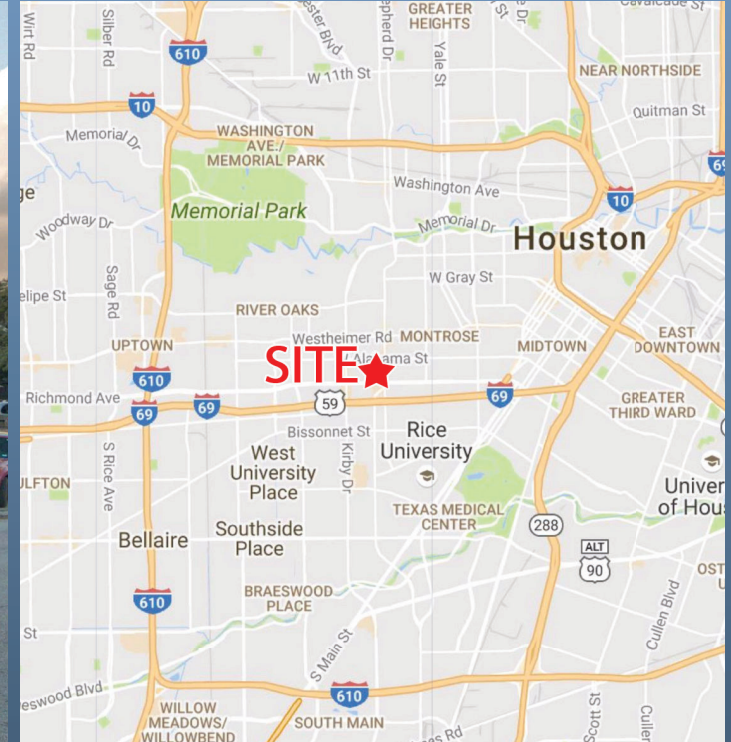


RESTAURANT SPACE FOR LEASE

3310 S. Shepherd Dr., Houston, Texas 77098



PROPERTY DATA

- 2,500SF existing restaurant space at the northwest corner of S Shepherd and W Main St. between the Upper Kirby and Montrose areas
- Parking lot located behind the building with additional spaces in front
- Daytime population over 450,000 within 3 miles
- High income neighborhoods surround the site
- Easy access to Hwy 59

DEMOGRAPHICS

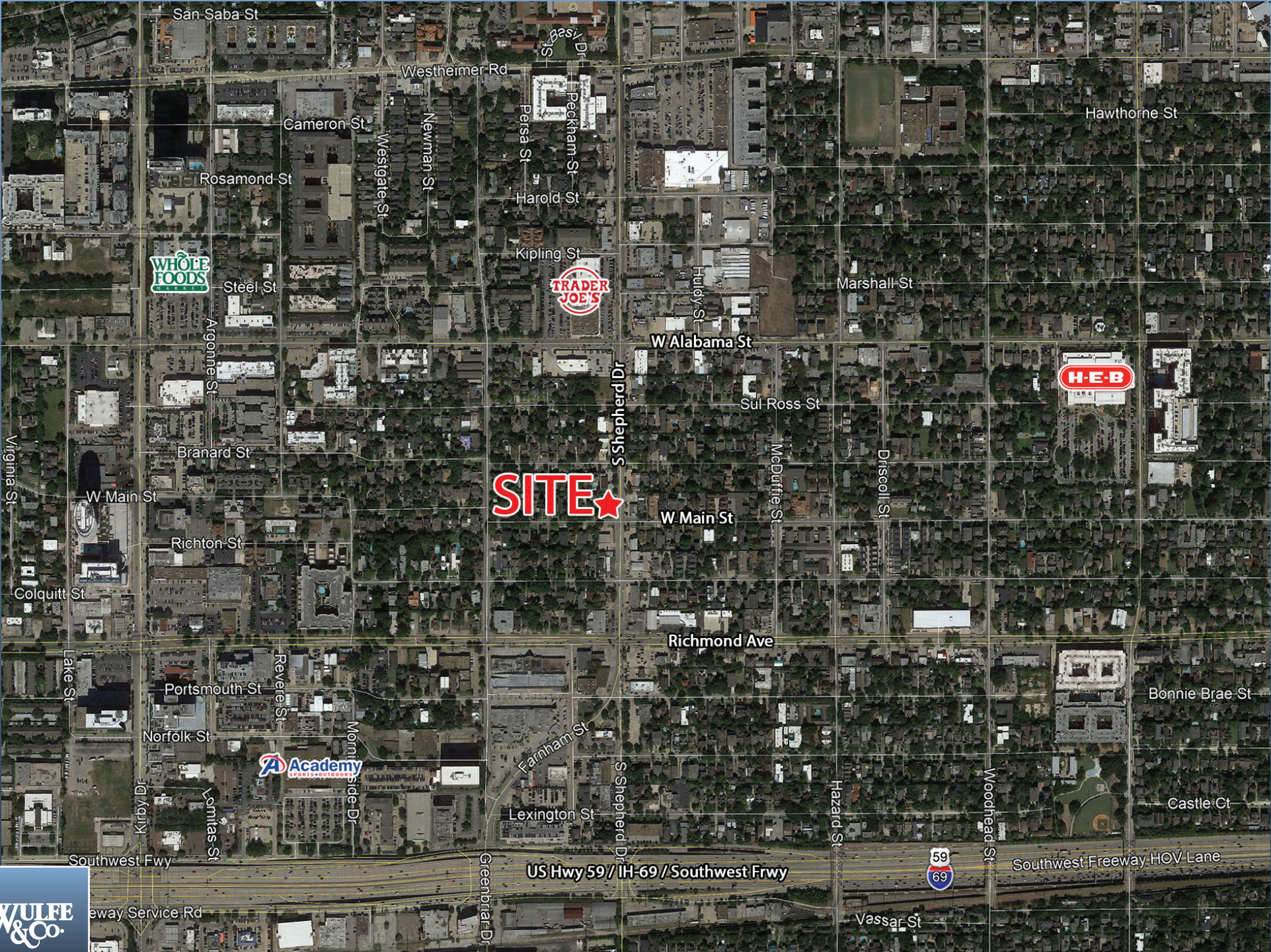
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2018 Estimate	27,112	191,034	492,190
Avg HH Income 2018 Estimate	\$150,254	\$157,872	\$132,782
Traffic Count S Shepherd Dr	31,000 cars per day		

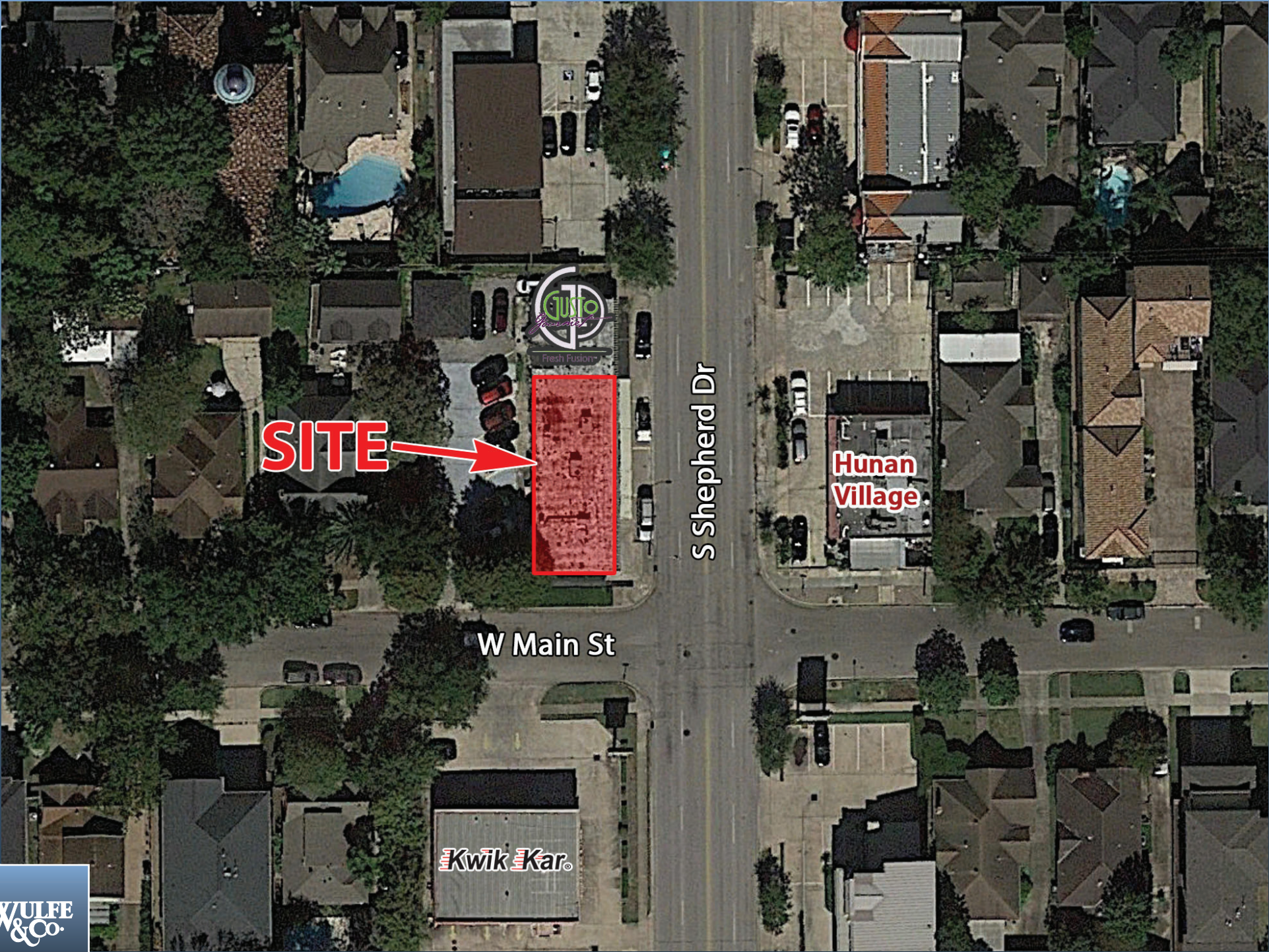
CONTACT

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SITE



S Shepherd Dr

Hunan Village

W Main St

Kwik Kar



SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.7361/-95.4108

RS1

3310 S Shepherd Dr		1 mi radius	3 mi radius	5 mi radius
Houston, TX 77098				
POPULATION	2018 Estimated Population	27,112	191,034	492,190
	2023 Projected Population	28,013	197,547	511,273
	2010 Census Population	23,879	159,932	422,463
	2000 Census Population	22,823	138,283	381,481
	Projected Annual Growth 2018 to 2023	0.7%	0.7%	0.8%
	Historical Annual Growth 2000 to 2018	1.0%	2.1%	1.6%
	2018 Median Age	36	35.3	34.5
HOUSEHOLDS	2018 Estimated Households	16,274	105,850	235,358
	2023 Projected Households	17,372	113,234	253,161
	2010 Census Households	13,531	83,451	192,003
	2000 Census Households	12,964	69,649	167,025
	Projected Annual Growth 2018 to 2023	1.3%	1.4%	1.5%
	Historical Annual Growth 2000 to 2018	1.4%	2.9%	2.3%
RACE AND ETHNICITY	2018 Estimated White	73.2%	65.5%	57.0%
	2018 Estimated Black or African American	7.0%	14.6%	20.5%
	2018 Estimated Asian or Pacific Islander	9.6%	10.7%	9.5%
	2018 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
	2018 Estimated Other Races	9.8%	8.9%	12.4%
	2018 Estimated Hispanic	25.1%	24.6%	31.4%
INCOME	2018 Estimated Average Household Income	\$150,254	\$157,872	\$132,782
	2018 Estimated Median Household Income	\$98,631	\$101,881	\$88,025
	2018 Estimated Per Capita Income	\$90,254	\$87,719	\$64,153
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.1%	5.7%
	2018 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.2%	4.7%
	2018 Estimated High School Graduate	4.4%	6.9%	12.9%
	2018 Estimated Some College	13.2%	12.3%	14.9%
	2018 Estimated Associates Degree Only	3.8%	4.1%	4.7%
	2018 Estimated Bachelors Degree Only	36.4%	36.2%	30.1%
	2018 Estimated Graduate Degree	39.0%	36.2%	27.0%
BUSINESS	2018 Estimated Total Businesses	2,860	22,880	44,788
	2018 Estimated Total Employees	22,091	406,519	767,480
	2018 Estimated Employee Population per Business	7.7	17.8	17.1
	2018 Estimated Residential Population per Business	9.5	8.3	11.0

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kristen Barker	445518	kbarker@wulfe.com	(713) 621-1704
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date