



St. Pius X  
High School  
573 Students

Houston  
Emergency  
Management

Bank of America

PINEMONT DR.

**±3 ACRES  
AVAILABLE**

North Shepherd  
Mini Storage

Eden Studio  
The portrait art of  
*Theresa*

LEHMAN ST.

Simos Diner

Alabama Furniture

Rucos  
FAMILY  
DOLLAR

Country  
Kitchen

TEXAS LIFT SERVICE

Durham  
Elementary School  
569 Students

BOV MEAT COMPANY

Miller's  
Auto Body Repair Experts



# 711 LEHMAN

SWQ OF LEHMAN ST. AND N. SHEPHERD DR. | HOUSTON, TEXAS

±3 ACRES AVAILABLE FOR SALE

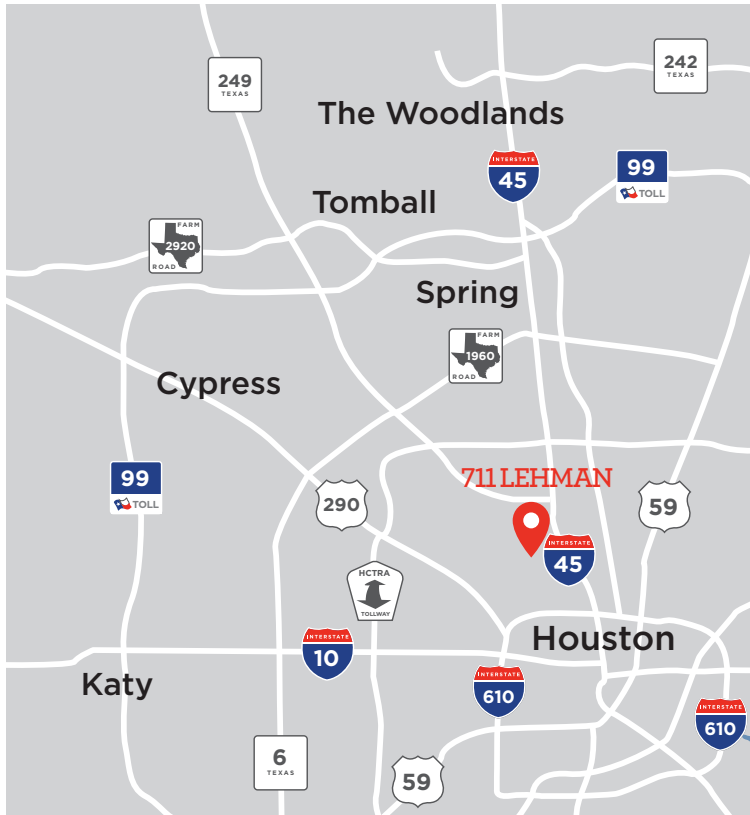
CHRIS DRAY | 281.477.4300

# PROPERTY INSIGHTS

## ±3 ACRES AVAILABLE FOR SALE

▶ **CHRIS DRAY**  
CDRAY@NEWQUEST.COM  
281.640.7682

- Fast growing/ Highly desirable Garden Oaks/Oak Forest/Candlelight area
- Homes selling up to \$850,000
- Desirable schools - Durham Elementary - Public Magnet & Black Middle School
- Multiple new retail developments just to the south along Shepherd
- Path of growth for new residential development
- High Density and strong incomes





AERIALS + ACREAGE

# DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 09/19

## POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	5,849	57,703	143,044
Current Population	15,909	159,361	401,583
2010 Census Average Persons per Household	2.72	2.76	2.81
2010 Census Population	14,609	129,574	342,138
Population Growth 2010 to 2019	11.91%	24.24%	18.28%

## CENSUS HOUSEHOLDS

1 Person Household	27.15%	28.70%	28.31%
2 Person Households	29.74%	27.79%	27.13%
3+ Person Households	43.11%	43.52%	44.56%
Owner-Occupied Housing Units	58.77%	53.49%	53.44%
Renter-Occupied Housing Units	41.23%	46.51%	46.56%

## RACE AND ETHNICITY

2019 Estimated White	47.26%	51.84%	52.22%
2019 Estimated Black or African American	30.50%	22.24%	20.45%
2019 Estimated Asian or Pacific Islander	1.86%	1.95%	2.62%
2019 Estimated Other Races	19.67%	23.20%	23.91%
2019 Estimated Hispanic	43.56%	55.62%	57.44%

## INCOME

2019 Estimated Average Household Income	\$88,034	\$85,336	\$85,403
2019 Estimated Median Household Income	\$63,049	\$62,030	\$63,648
2019 Estimated Per Capita Income	\$33,201	\$32,401	\$31,903

## EDUCATION (AGE 25+)

2019 Estimated High School Graduate	23.36%	26.84%	25.31%
2019 Estimated Bachelors Degree	18.56%	16.39%	16.85%
2019 Estimated Graduate Degree	12.65%	10.42%	10.67%

## AGE

2019 Median Age	37.2	34.0	33.2
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# 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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>



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