

FOR LEASE

Shepherd Square Shopping Center



PROPERTY DATA

- 1,120 SF and 3,523 SF spaces available
- Target coming soon in the former Randalls space
- Prime inner loop location with close proximity to affluent River Oaks and West University
- 2075 Westheimer Rd at Shepherd Dr (SEC), Houston, TX 77098

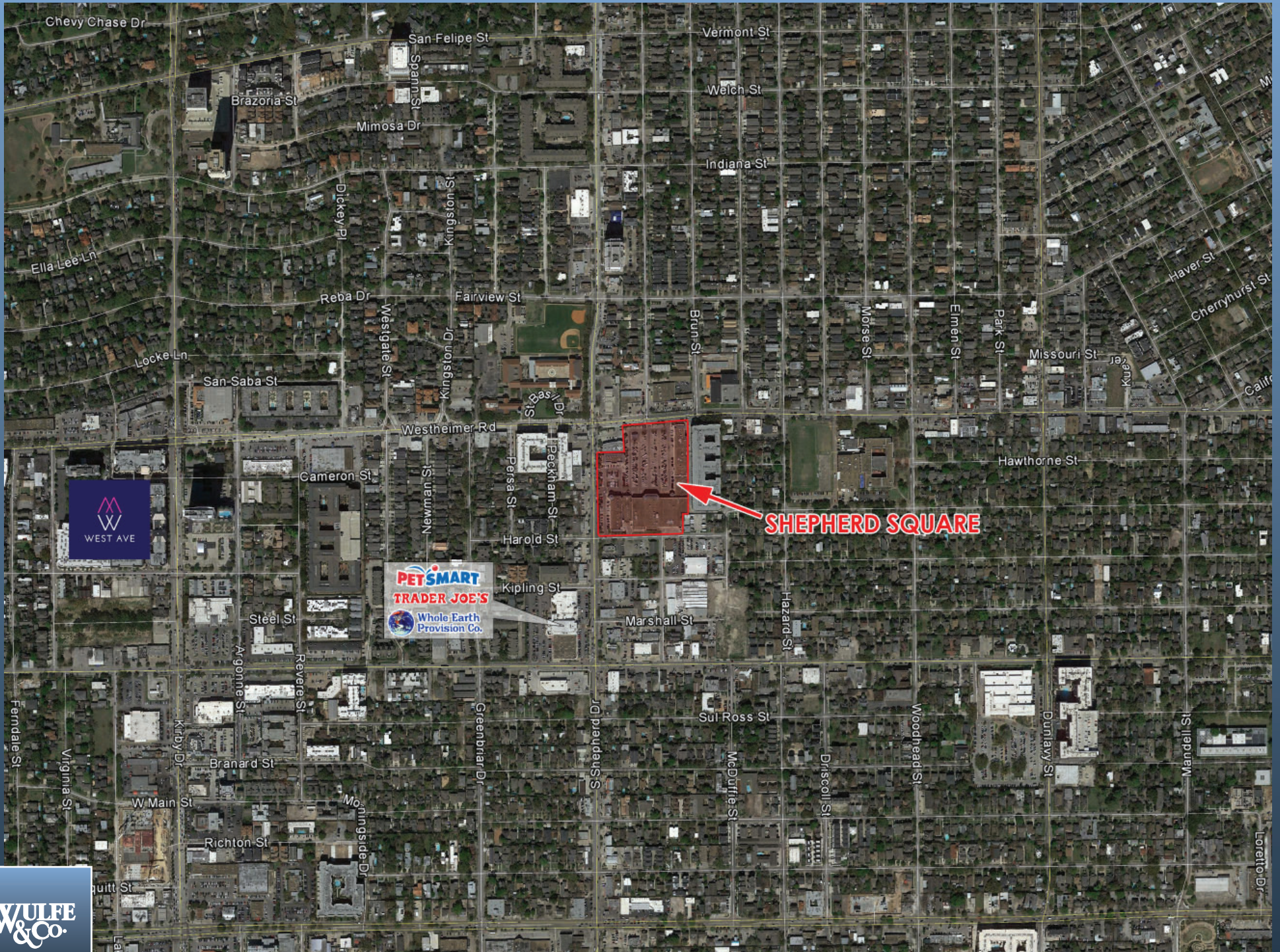
DEMOGRAPHICS

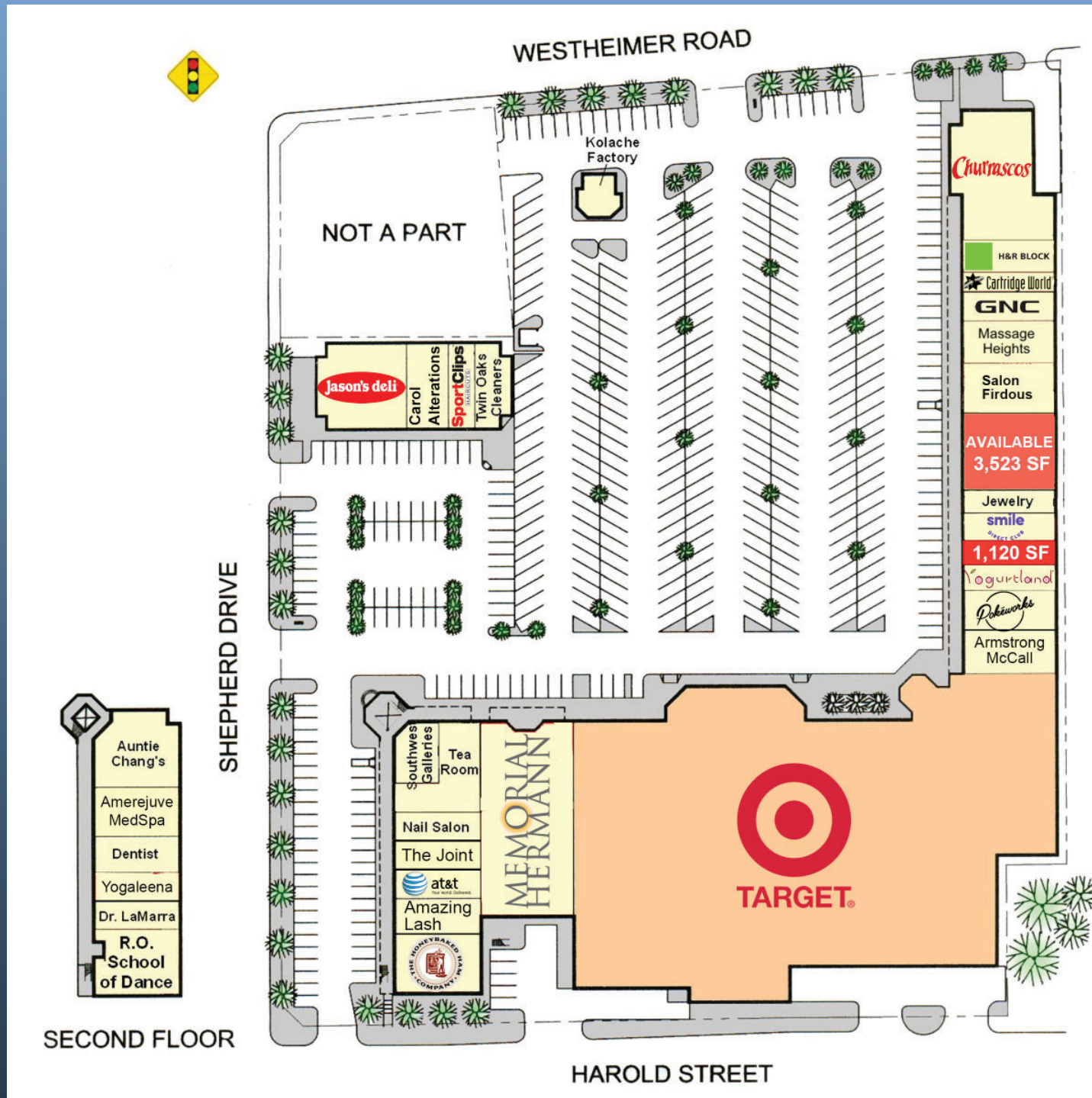
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2019 Estimate	27,883	186,274	489,578
Ave HH Income 2019 Estimate	\$158,207	\$154,248	\$131,707
Traffic Counts Westheimer Rd	19,659 cars per day		
Shepherd Dr	53,828 cars per day		

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SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.7421/-95.4094

RS1

2025 Westheimer Rd			1 mi radius	3 mi radius	5 mi radius
Houston, TX 77098					
POPULATION	2019 Estimated Population		27,883	186,274	489,578
	2024 Projected Population		28,889	192,395	507,972
	2010 Census Population		25,204	154,041	420,339
	2000 Census Population		24,003	132,709	381,508
	Projected Annual Growth 2019 to 2024		0.7%	0.7%	0.8%
	Historical Annual Growth 2000 to 2019		0.9%	2.1%	1.5%
	2019 Median Age		36.1	35.1	34.9
HOUSEHOLDS	2019 Estimated Households		16,636	102,970	236,433
	2024 Projected Households		17,840	110,171	254,297
	2010 Census Households		14,179	80,084	191,886
	2000 Census Households		13,619	65,741	166,788
	Projected Annual Growth 2019 to 2024		1.4%	1.4%	1.5%
	Historical Annual Growth 2000 to 2019		1.2%	3.0%	2.2%
RACE AND ETHNICITY	2019 Estimated White		71.3%	65.7%	57.8%
	2019 Estimated Black or African American		8.4%	14.7%	19.9%
	2019 Estimated Asian or Pacific Islander		8.3%	9.6%	9.4%
	2019 Estimated American Indian or Native Alaskan		0.5%	0.4%	0.5%
	2019 Estimated Other Races		11.6%	9.6%	12.4%
	2019 Estimated Hispanic		28.3%	26.2%	31.4%
INCOME	2019 Estimated Average Household Income		\$158,207	\$154,248	\$131,707
	2019 Estimated Median Household Income		\$94,589	\$95,366	\$84,134
	2019 Estimated Per Capita Income		\$94,457	\$85,531	\$64,262
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)		1.5%	2.2%	5.4%
	2019 Estimated Some High School (Grade Level 9 to 11)		1.4%	2.1%	4.7%
	2019 Estimated High School Graduate		5.6%	7.0%	12.7%
	2019 Estimated Some College		14.0%	12.1%	14.3%
	2019 Estimated Associates Degree Only		3.8%	4.4%	4.8%
	2019 Estimated Bachelors Degree Only		36.4%	37.0%	30.6%
	2019 Estimated Graduate Degree		37.3%	35.1%	27.5%
BUSINESS	2019 Estimated Total Businesses		3,155	27,494	49,889
	2019 Estimated Total Employees		22,152	495,231	776,298
	2019 Estimated Employee Population per Business		7.0	18.0	15.6
	2019 Estimated Residential Population per Business		8.8	6.8	9.8

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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Buyer/Tenant/Seller/Landlord Initials

Date