



N Loop W Fwy

W 28th St

W 27th St

W 26th St

W 25th St

N Shepherd Dr

Lawrence St

SITE



For Sale

2508 N Shepherd Dr & 625 W 25th St | Houston, TX

Chadd Bolding, CCIM
Vice President
+1 713 865 6958
chadd.bolding@colliers.com

Aerial

Address:	2508 N Shepherd Dr Houston, TX 77008 625 W 25th St Houston, TX 77008
Price:	Call for Pricing
Size:	Option 1: 6,551 SF Option 2: 9,827 SF Option 3: 16,378 SF
Dimensions:	Option 1: 50' by 131' Option 2: 75' by 131' Option 3: 125' by 131'
Utilities:	Available, City of Houston
Restrictions:	None
Schools:	HISD



FIVE GUYS
BURGERS and FRIES

WHOLE
FOODS
MARKET

610

HOME
DEPOT

Chick-fil-A

21,492 (2019)
Cars Per Day

SITE

Starbucks

Yale St

W 25th St

W 24th St

W 23rd St

W 22nd St

H-E-B

Kroger

goodwill

N Durham Dr

N Shepherd Dr

Lawrence St

Nicholson St

19,710 (2019)
Cars Per Day

Aerial | 2508 N Shepherd Dr & 625 W 25th St, Houston, TX 77008



W 27th St

W 26th St

W 25th St

W 24th St

W 23rd St

N Durham Dr

N Shepherd Dr

Nicholson St

The Goddard School

Value Village

Allegiance Bank

Green Earth

HEB

Holden Heights Apartments

Colliers

Aerial | 2508 N Shepherd Dr & 625 W 25th St, Houston, TX 77008

Option 1: 6,551 SF

Option 2: 9,827 SF

Option 3: 16,378 SF

N Shepherd Dr

125'

Area:
16,378 SF

131'

50'

Area:
6,551 SF

131'

75'

131'

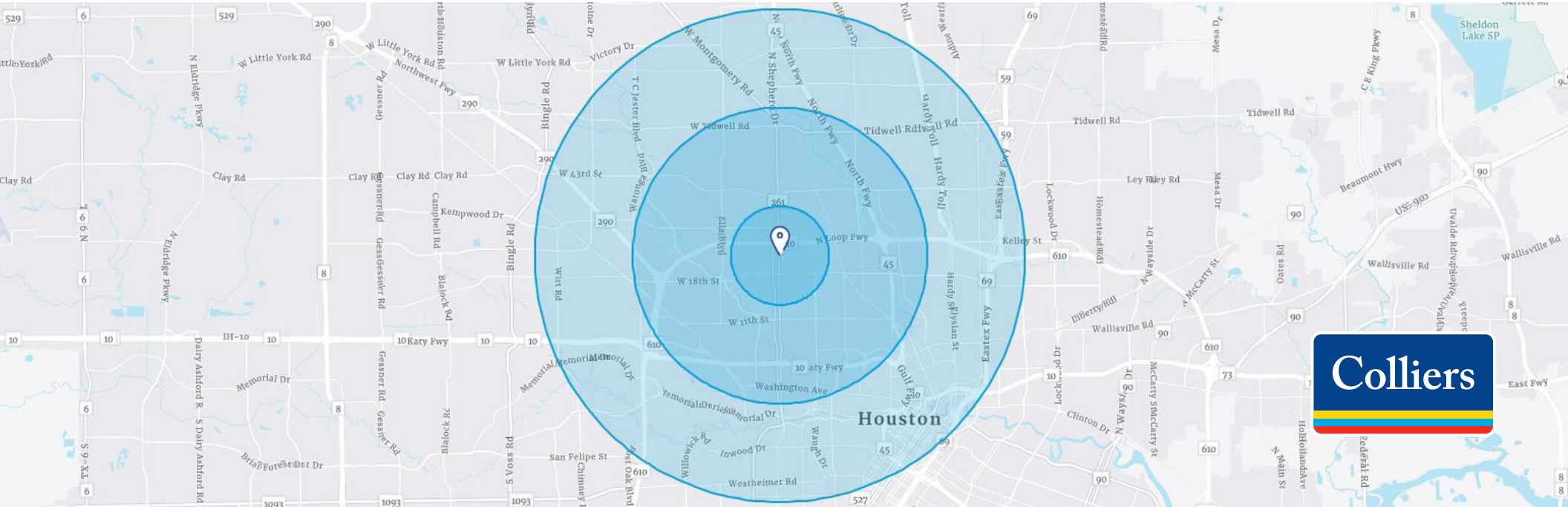
Area:
9,827 SF

W 25th St

Colliers

Demographics | 2508 N Shepherd Dr & 625 W 25th St, Houston, TX 77008

	0-1 mile	0-3 mile	0-5 miles
2019 Population Estimate	19,966	160,630	432,549
5 Year Estimated Population Growth	4.0%	2.1%	1.7%
Median Household Income	\$97,186	\$76,190	\$62,684
Median Home Value	\$416,025	\$390,923	\$358,801





3RD FASTEST GROWING ECONOMY IN THE U.S.
-FORBES

25 FORTUNE 500
COMPANIES
ARE LOCATED IN
HOUSTON

ENERGY CAPITAL OF THE WORLD
HOME TO 40 OF THE NATION'S PUBLICLY TRADED
OIL & GAS EXPLORATION FIRMS

2.3 MILLION PEOPLE LIVE IN HOUSTON



#2 MOST DIVERSE CITY
IN AMERICA, BEHIND
QUEENS, NEW YORK

MORE THAN **7.2M** PATIENTS
VISIT THE TEXAS MEDICAL
CENTER ANNUALLY

\$474M
ECONOMIC
OUTPUT OF
NASA



#3 CITY
FOR
JOB GROWTH

Colliers
1233 West Loop South
Houston, TX 77027
P: +1 713 222 2221
colliers.com

Chadd Bolding, ccim
Vice President
+1 713 865 6958
chadd.bolding@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.



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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

Colliers International
Houston, Inc.

29114

houston.info@colliers.com

(713) 222-2111

Licensed Broker/Broker Firm Name
or Primary Assumed Business Name

License No.

Email

Phone

Gary Mabray

138207

gary.mabray@colliers.com

(713) 830-2104

Designated Broker of Firm

License No.

Email

Phone

Patrick Duffy

604308

patrick.duffy@colliers.com

(713) 830-2112

Licensed Supervisor of Sales
Agent/Associate

License No.

Email

Phone

Chadd Bolding

570186

chadd.bolding@colliers.com

(713) 830-2165

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date