

# 3200 S Shepherd For Lease

3200 South Shepherd Drive, Houston, TX 77098



## PROPERTY INFORMATION

<b>Total Building SF:</b>	3,850 SF
<b>Floors:</b>	1
<b>Submarket:</b>	Inner Loop River Oaks
<b>Rental Rate:</b>	\$38.00/SF per yr
<b>Operating Expenses:</b>	NNN
<b>Taxes:</b>	\$8.87/SF (2021)
<b>Insurance:</b>	\$2.07/SF (2021)
<b>TI Allowance:</b>	Negotiable
<b>Available:</b>	1st Quarter 2023

## PROPERTY HIGHLIGHTS

- This 3,850 Square Foot Freestanding Building is located between I-69 (Southwest Freeway) and Westheimer at the Southwest Corner of South Shepherd and Sul Ross inside the I-610 Loop.
- This fantastic site is surrounded by premier neighborhoods including River Oaks, Montrose and West University.
- The Building sits on a highly trafficked Corner Lot with Excellent Frontage on South Shepherd (32,039 Cars per Day).
- The Building is ideal for Retail or Professional Office uses.

## FOR MORE INFORMATION

### Brent Fredricks

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713.572.3500

### Kevin Nolan

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713.773.5572



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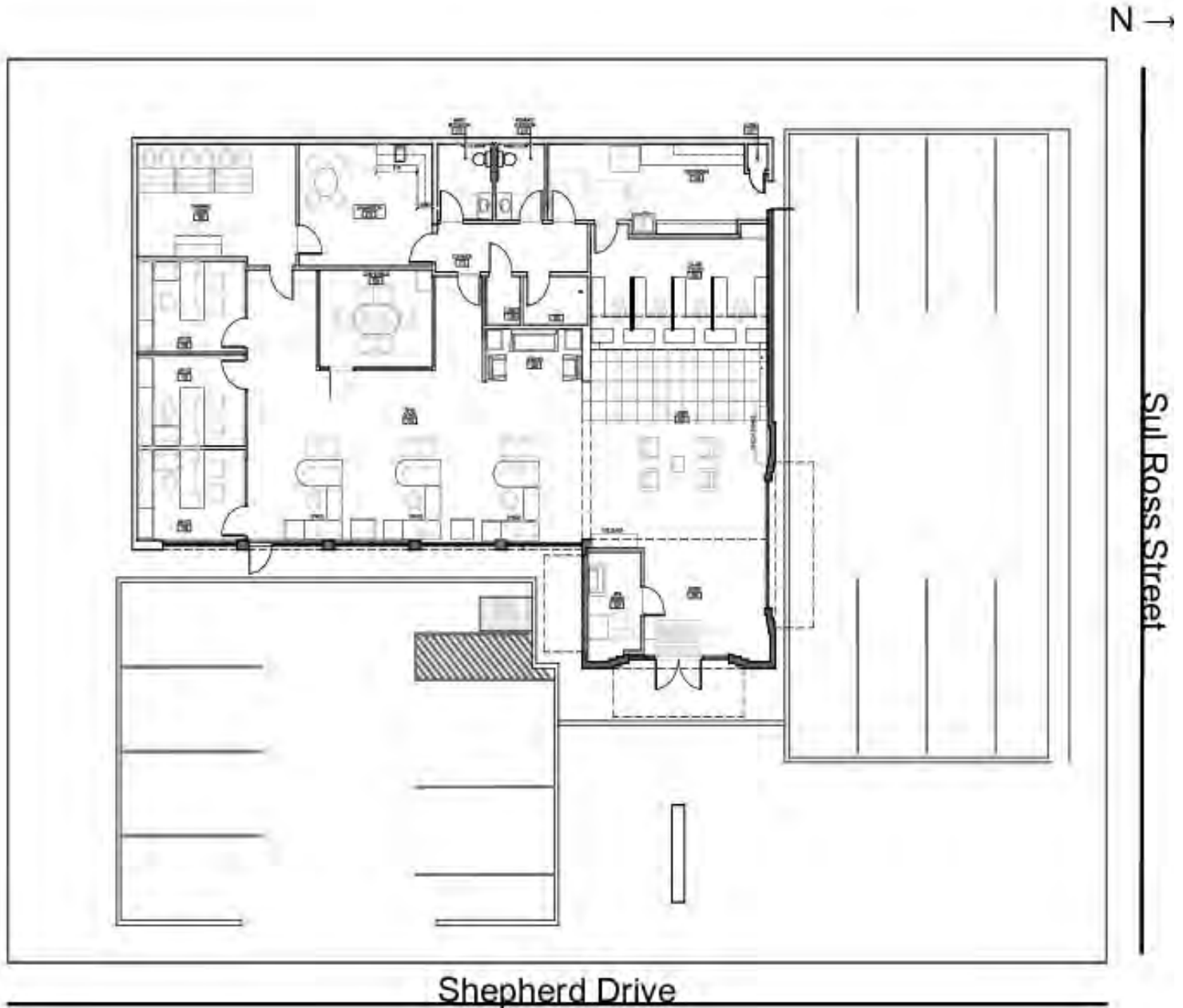
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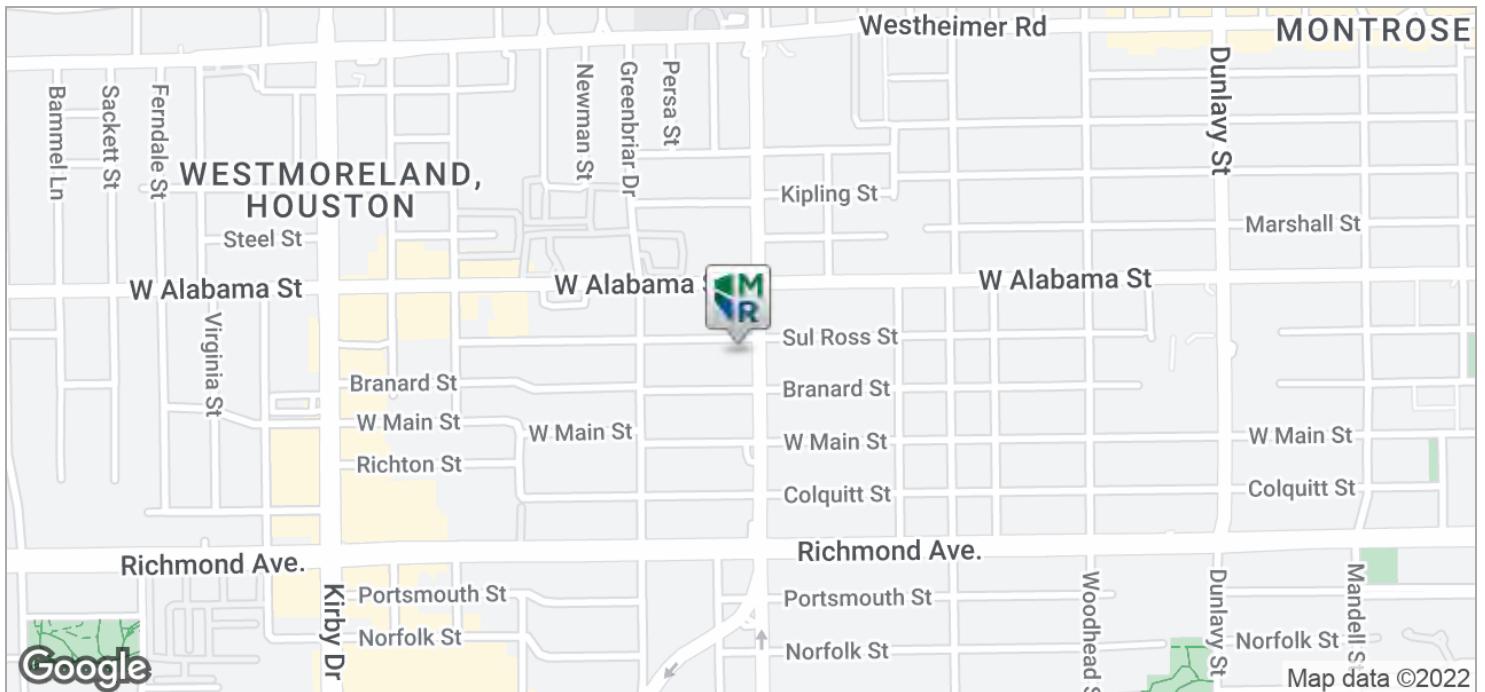
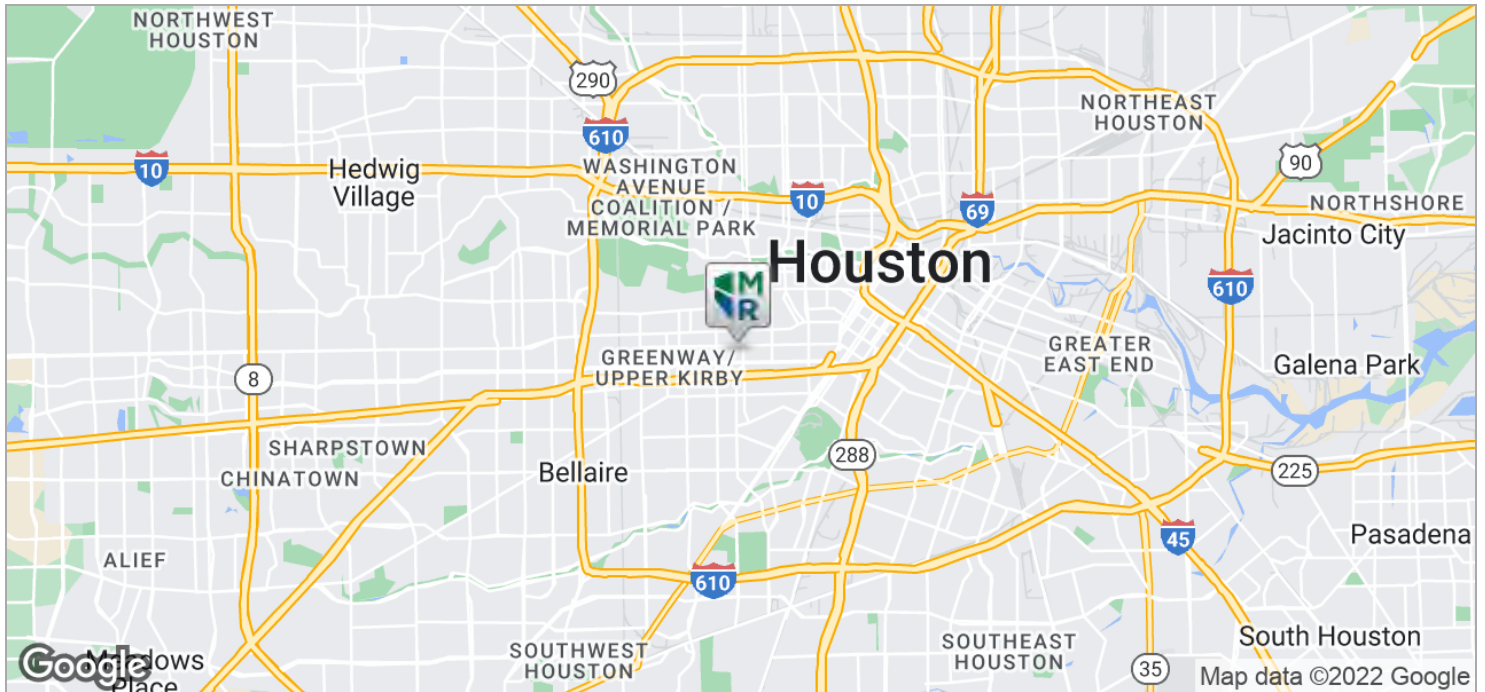
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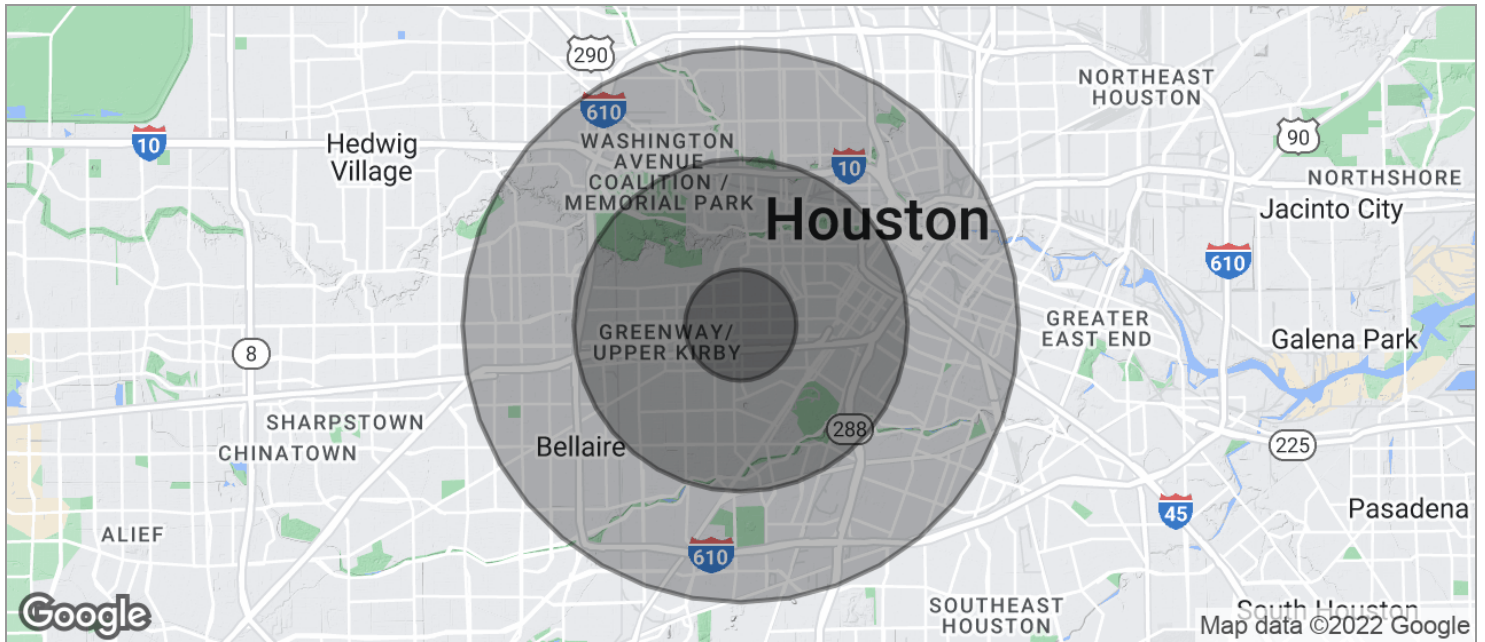
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	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
TOTAL POPULATION	27,698	192,016	473,792
MEDIAN AGE	39.0	36.9	36.7
MEDIAN AGE (MALE)	40.3	37.4	36.9
MEDIAN AGE (FEMALE)	38.5	36.7	36.7
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	17,033	112,832	251,078
# OF PERSONS PER HH	1.6	1.7	1.9
AVERAGE HH INCOME	\$144,837	\$140,364	\$122,166
AVERAGE HOUSE VALUE	\$690,249	\$550,556	\$445,013
<b>RACE</b>			
% WHITE	76.7%	69.1%	61.7%
% BLACK	2.7%	9.4%	15.8%
% ASIAN	11.0%	12.5%	11.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.6%	0.4%	0.3%
% OTHER	2.9%	2.6%	5.0%
<b>ETHNICITY</b>			
% HISPANIC	10.7%	14.7%	23.4%

\* Demographic data derived from 2020 ACS - US Census

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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

### 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.

MRIO, Inc.	542512		713-773-5500
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Robert O. Cromwell, II	385561	bcromwell@moodyrambinint.com	713-773-5500
Designated Broker's Name	License No.	Email	Phone
Agent's Supervisor's Name	License No.	Email	Phone
Brent Fredricks	350464	bfredricks@moodyrambinint.com	713-572-3500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date