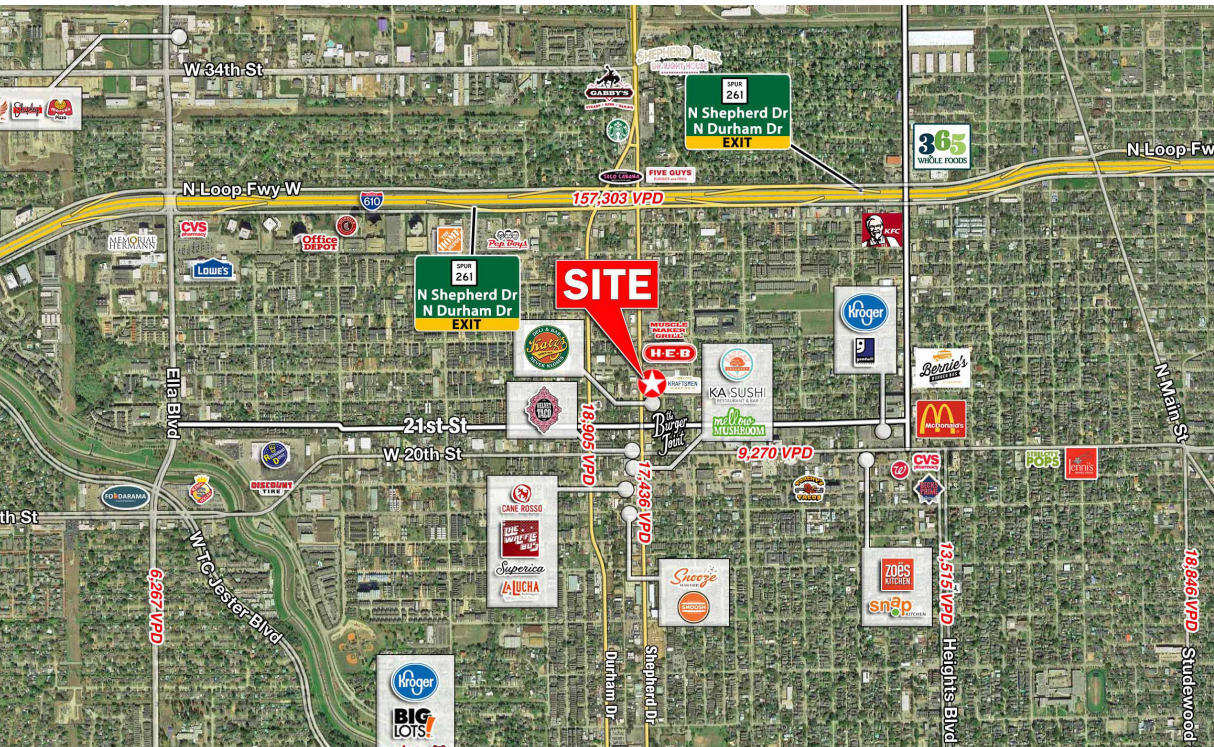


6,137 SF RETAIL/MEDICAL BUILDING AVAILABLE

Fronting Shepherd Dr – Houston Heights

2222 N. Shepherd Dr | Houston, TX 77008



AVAILABLE
±6,137 SF Building

RATES | NNN
Please Call for Rates

PROPERTY INFORMATION

- New retail center coming soon!
- 6,137 SF Retail/Medical Building designed by Michael Hsu
- Hard corner available fronting Shepherd Drive across from Height HEB
- Great visibility with access from N. Shepherd Drive, 22nd Street and 23rd Street
- In the heart of dense residential area, surrounded by national and local retailers

TRAFFIC COUNTS

Shepherd Dr north of 18th St	17,436 VPD
Durham Rd north of 18th St	18,905 VPD
W 20th St east of Shepherd Dr	9,270 VPD

(TxDOT 2016 and 2017)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 Population	22,030	158,679	444,334
Daytime Population	20,570	171,326	632,882
Average HH Income	\$115,172	\$113,571	\$102,901

FOR MORE INFORMATION PLEASE CONTACT

Ed Page | Managing Partner
epage@streetwisetail.com | 713.773.5560

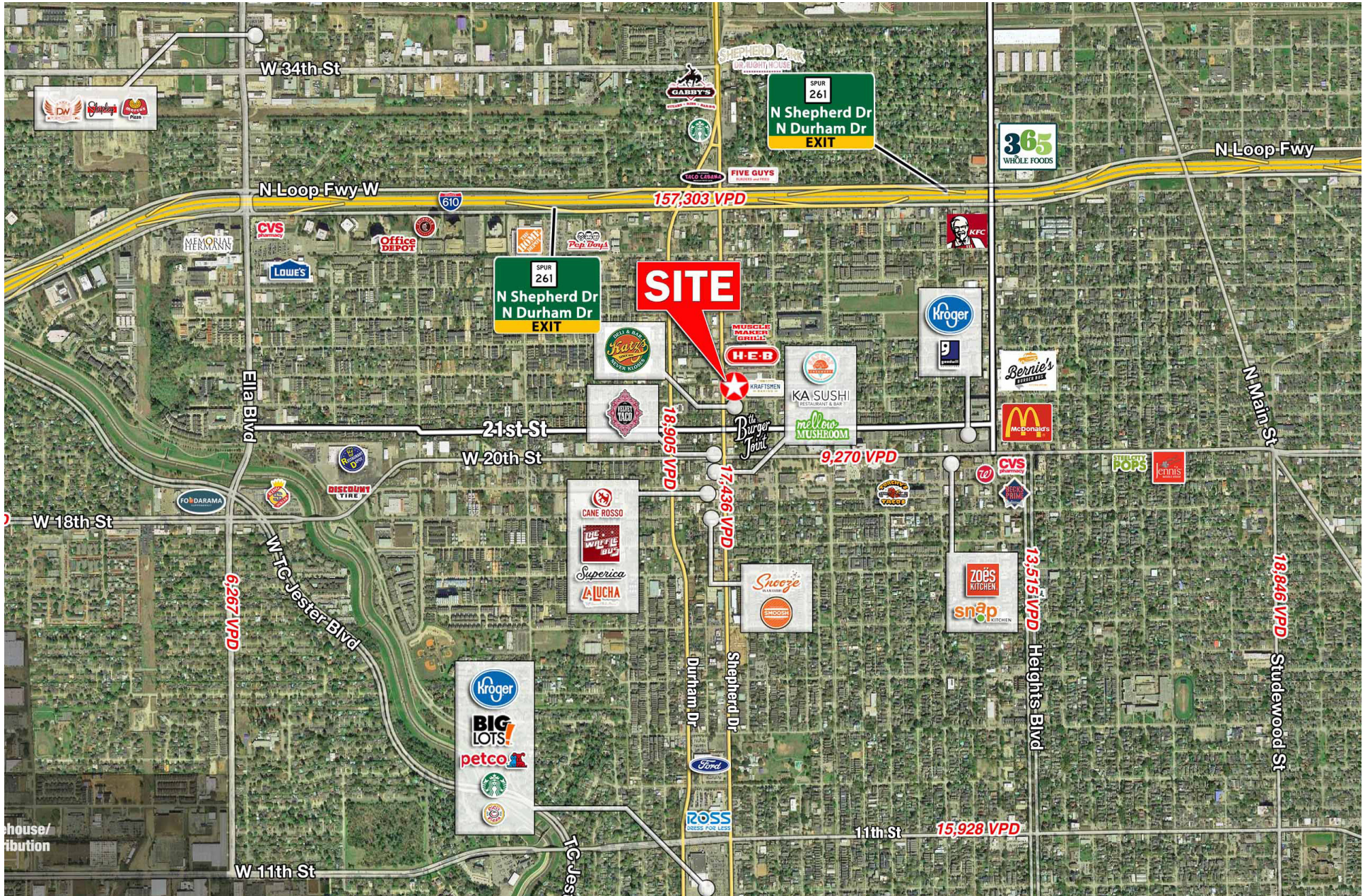
Sage Klement Cuenod | Assistant Vice President
scuenod@streetwisetail.com | 713.773.5523

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RETAIL ADVISORS

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

TRADE AREA

Hard Corner Retail Across From Heb Fronting Shepherd Dr—Houston Heights

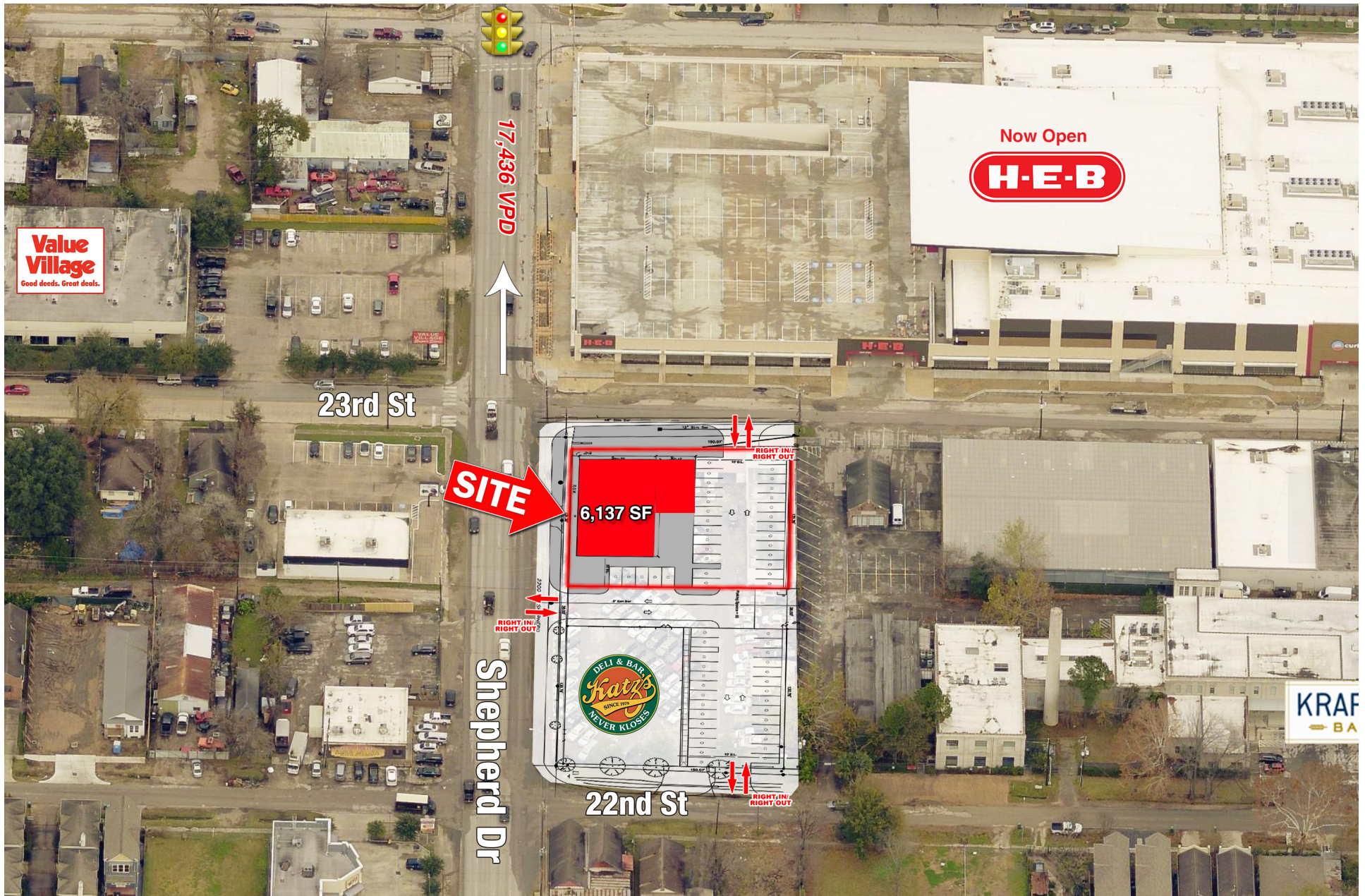


* We know Houston retail.

3003 W. Alabama St. | Houston, TX 77098 | 713.595.9500 | streetwisetail.com

CLOSE OBLIQUE

Hard Corner Retail Across From Heb Fronting Shepherd Dr—Houston Heights



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1 MILE TRENDS

Hard Corner Retail Across From Heb Fronting Shepherd Dr—Houston Heights

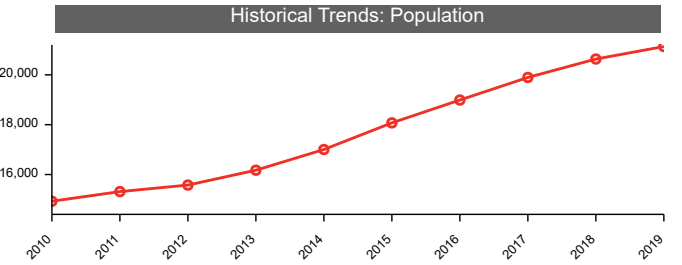
Prepared by Esri
Latitude: 29.80646
Longitude: -95.41017



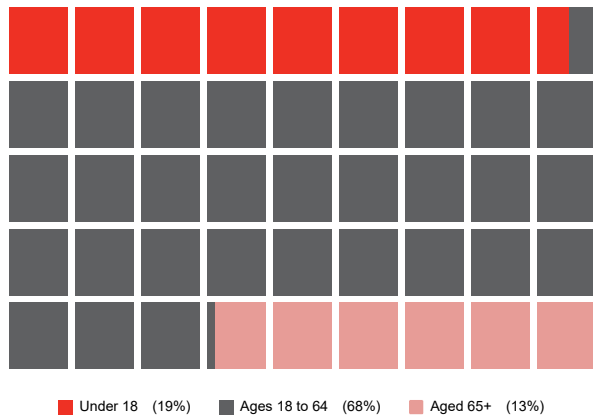
POPULATION TRENDS AND KEY

2220 N. Shepherd Dr, Houston, TX 77008

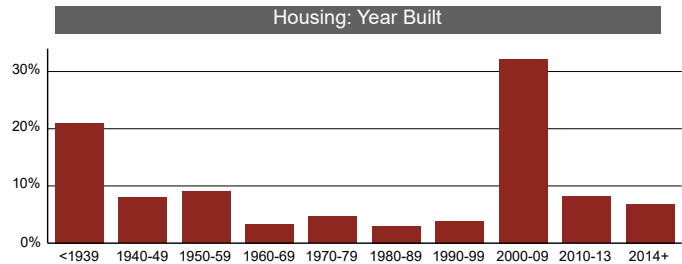
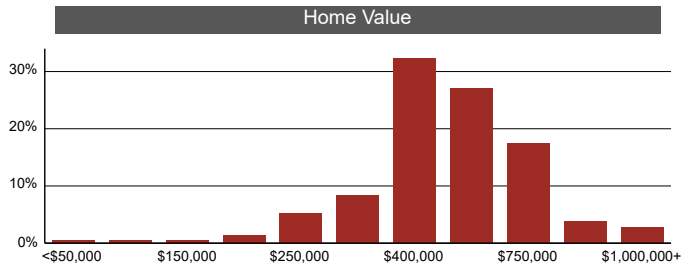
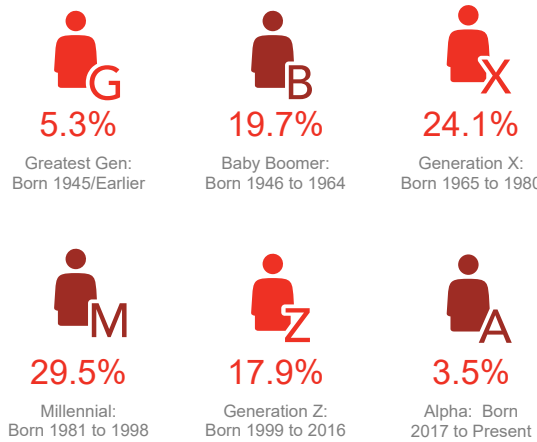
21,136	9,776	2.16	38.6	\$81,899	\$406,290	127	87	73
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index



POPULATION BY AGE



POPULATION BY GENERATION



esri THE SCIENCE OF WHERE U.S. Census Bureau, Esri forecasts for 2019 and 2024, Esri Vintage 2019 Time Series

Source: This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2013–2017, 2019, 2024.

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RENDERING

Building Design by Michael Hsu



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

JP Retail Advisors LLC 9003881 **info@streetwisetail.com** 713-595-9500

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

V. Edward James

374627

ejames@streetwisetail.com

713-595-9500

Designated Broker of Firm

License No.

Email

Phone

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 _____