

**FOR SALE**

**7106 N SHEPHERD**

7106 N Shepherd Dr, Houston, TX



**Alex Bouchard** | Vice President  
713-386-1063 Direct  
[alex.bouchard@henrysmiller.com](mailto:alex.bouchard@henrysmiller.com)

9434 Katy Fwy | Suite 180  
Houston, TX  
713-626-2828 | [henrysmiller.com](http://henrysmiller.com)

# PROPERTY HIGHLIGHTS

**7106 N SHEPHERD**  
7106 N Shepherd Dr, Houston, TX

- 166.65' frontage on N. Shepherd
- Price: \$249,000
- Price Per Square Fot: \$10.86

## DETAILS

- 22,914 SF / 0.55 Acres For Sale

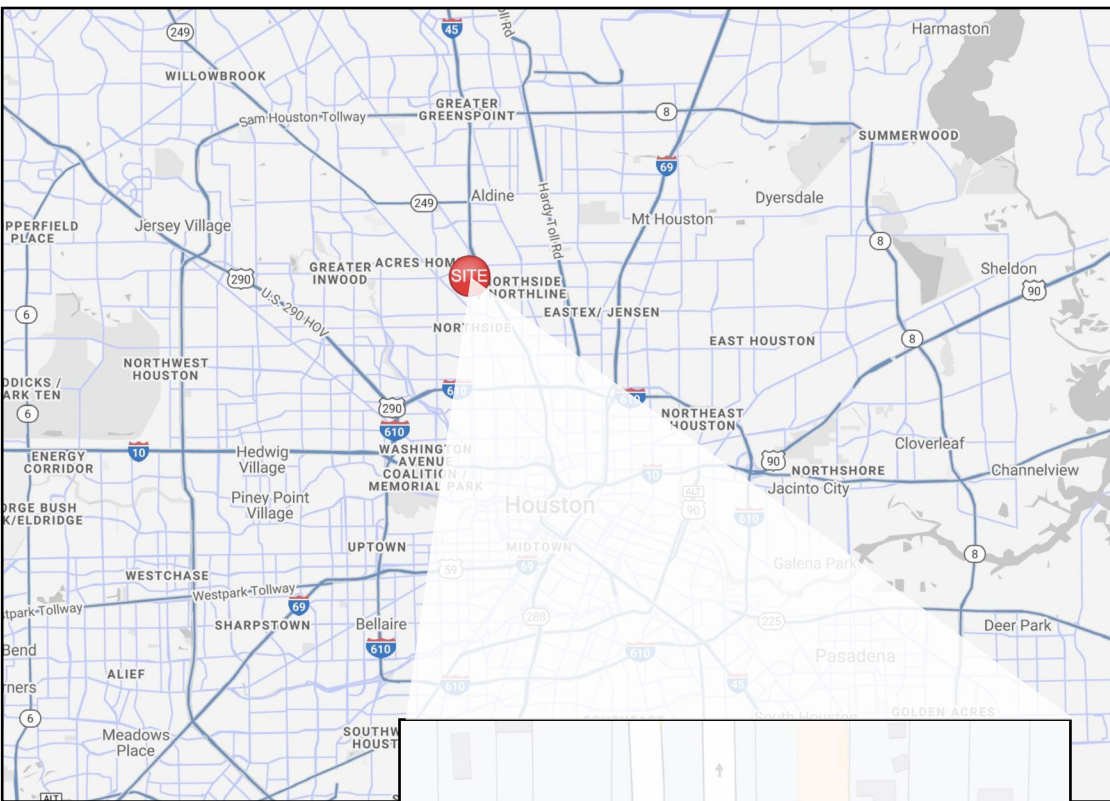
## TRAFFIC COUNTS

- N Shepherd Dr 15,318 CPD
- W Little York Rd 16,474 CPD
- I-45 North 241,344 CPD

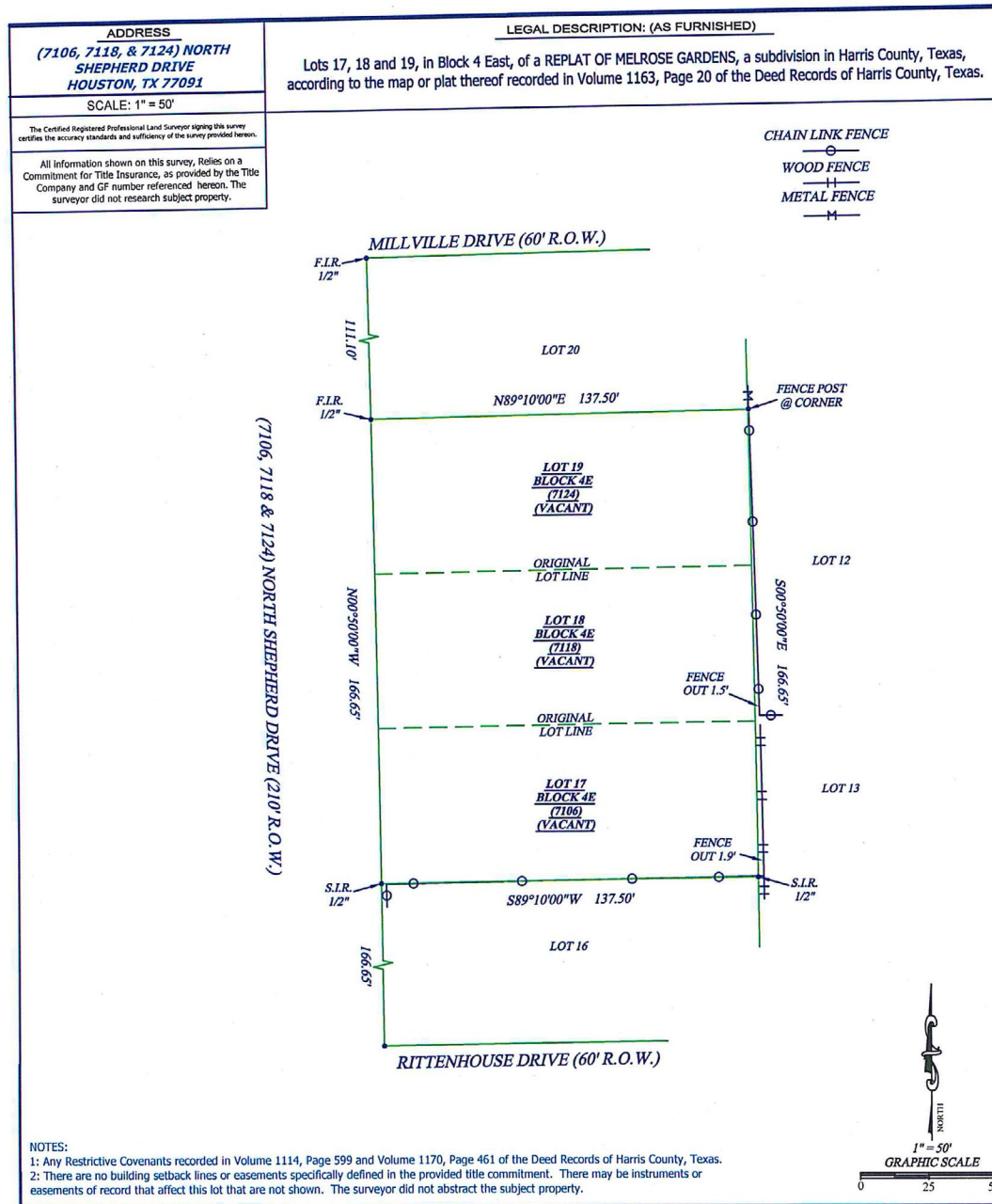
## AREA RETAILERS



Demographics	1 mile	3 miles	5 miles
Population	13,820	124,030	362,142
Average Household Income	\$35,178	\$60,787	\$69,403

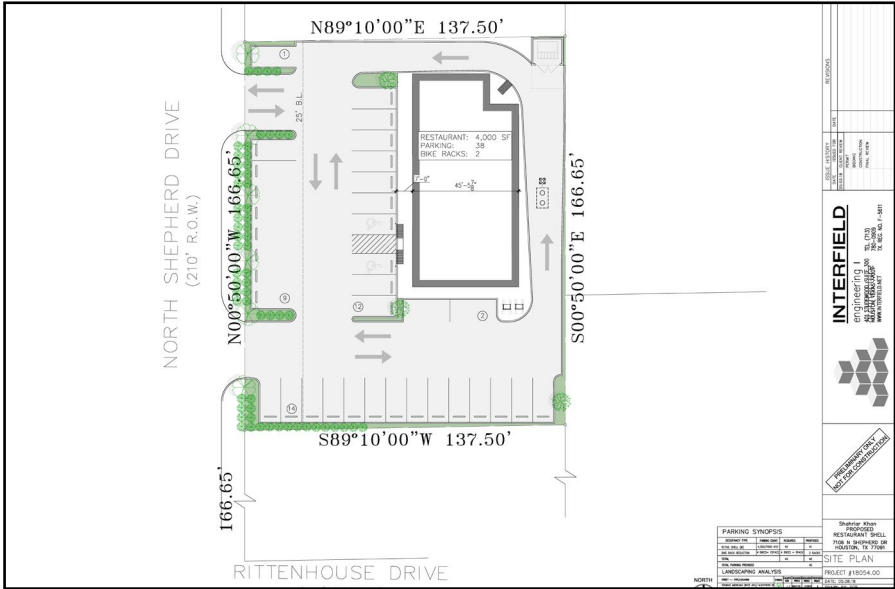
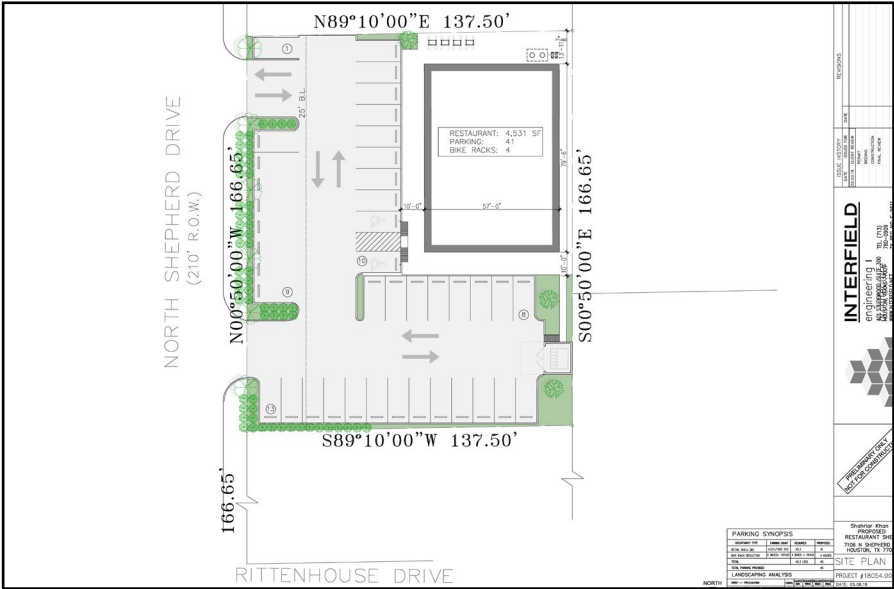
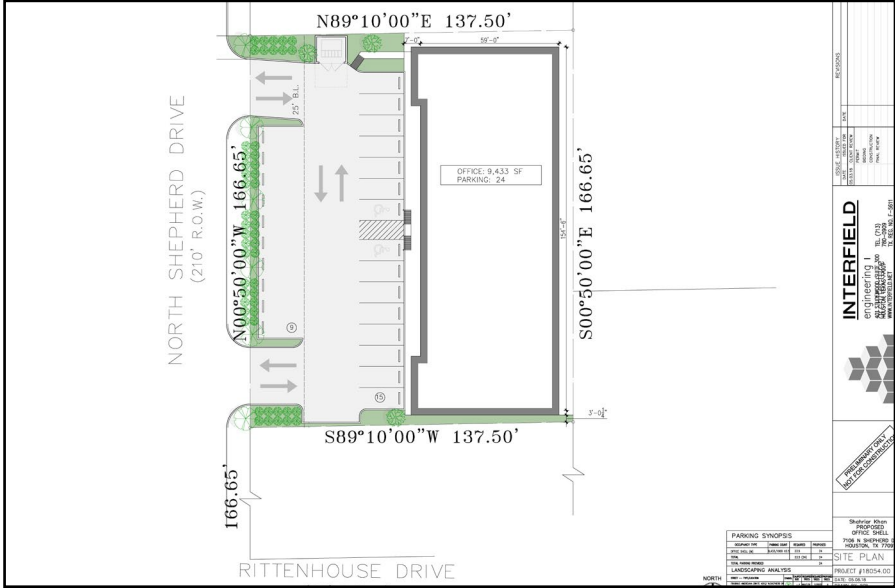
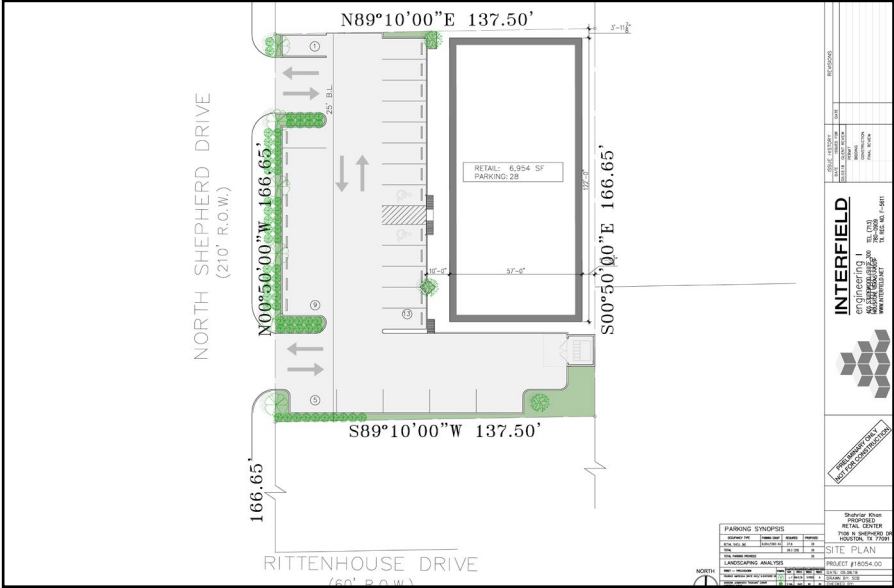


AFC Realty, LLC dba Henry S. Miller Brokerage- Houston is an independent licensee of Henry S. Miller Brokerage, LLC. The information contained herein are from sources believed to be reliable but Henry S. Miller Brokerage- Houston has not verified the accuracy of the information, assumes no responsibility and makes no guarantees or representation. The information is subject to the possibility of errors, omission, changes of condition including price or rental or withdrawal without notice.



SITE PLAN

Potential Building Layouts



AFC Realty, LLC dba Henry S. Miller Brokerage- Houston is an independent licensee of Henry S. Miller Brokerage, LLC. The information contained herein are from sources believed to be reliable but Henry S. Miller Brokerage- Houston has not verified the accuracy of the information, assumes no responsibility and makes no guarantees or representation. The information is subject to the possibility of errors, omission, changes of condition including price or rental or withdrawal without notice.



Map data ©2020 Imagery ©2020 , Houston-Galveston Area Council, Maxar, Technologies, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency



AFC Realty, LLC dba Henry S. Miller Brokerage- Houston is an independent licensee of Henry S. Miller Brokerage, LLC. The information contained herein are from sources believed to be reliable but Henry S. Miller Brokerage- Houston has not verified the accuracy of the information, assumes no responsibility and makes no guarantees or representation. The information is subject to the possibility of errors, omission, changes of condition including price or rental or withdrawal without notice.



# COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.8648/-95.412

RFULL9

7106 N Shepherd Dr Houston, TX 77091	1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>						
Estimated Population (2019)	13,820		124,030		362,142	
Projected Population (2024)	14,272		128,533		378,476	
Census Population (2010)	12,565		118,843		331,023	
Census Population (2000)	10,643		112,062		325,935	
Projected Annual Growth (2019-2024)	452	0.7%	4,503	0.7%	16,334	0.9%
Historical Annual Growth (2010-2019)	1,255	1.0%	5,187	0.5%	31,119	1.0%
Historical Annual Growth (2000-2010)	1,922	1.8%	6,781	0.6%	5,088	0.2%
Estimated Population Density (2019)	4,401	psm	4,389	psm	4,612	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
<b>Households</b>						
Estimated Households (2019)	4,528		40,312		123,601	
Projected Households (2024)	4,818		43,045		133,156	
Census Households (2010)	3,940		36,986		107,922	
Census Households (2000)	3,328		35,698		106,877	
Projected Annual Growth (2019-2024)	290	1.3%	2,733	1.4%	9,556	1.5%
Historical Annual Change (2000-2019)	1,200	1.9%	4,614	0.7%	16,724	0.8%
<b>Average Household Income</b>						
Estimated Average Household Income (2019)	\$35,178		\$60,787		\$69,403	
Projected Average Household Income (2024)	\$38,120		\$66,203		\$76,004	
Census Average Household Income (2010)	\$30,557		\$44,591		\$50,063	
Census Average Household Income (2000)	\$29,225		\$40,181		\$42,102	
Projected Annual Change (2019-2024)	\$2,942	1.7%	\$5,416	1.8%	\$6,601	1.9%
Historical Annual Change (2000-2019)	\$5,953	1.1%	\$20,606	2.7%	\$27,301	3.4%
<b>Median Household Income</b>						
Estimated Median Household Income (2019)	\$31,435		\$49,570		\$54,727	
Projected Median Household Income (2024)	\$36,166		\$56,753		\$63,038	
Census Median Household Income (2010)	\$25,626		\$37,087		\$40,910	
Census Median Household Income (2000)	\$22,867		\$32,103		\$33,725	
Projected Annual Change (2019-2024)	\$4,730	3.0%	\$7,183	2.9%	\$8,311	3.0%
Historical Annual Change (2000-2019)	\$8,569	2.0%	\$17,467	2.9%	\$21,002	3.3%
<b>Per Capita Income</b>						
Estimated Per Capita Income (2019)	\$11,748		\$19,836		\$23,739	
Projected Per Capita Income (2024)	\$13,084		\$22,247		\$26,789	
Census Per Capita Income (2010)	\$9,581		\$13,877		\$16,322	
Census Per Capita Income (2000)	\$9,141		\$12,775		\$13,798	
Projected Annual Change (2019-2024)	\$1,336	2.3%	\$2,411	2.4%	\$3,050	2.6%
Historical Annual Change (2000-2019)	\$2,608	1.5%	\$7,061	2.9%	\$9,941	3.8%
Estimated Average Household Net Worth (2019)	\$169,217		\$384,921		\$462,593	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.8648/-95.412

RFULL9

## 7106 N Shepherd Dr

Houston, TX 77091

1 mi radius      3 mi radius      5 mi radius

### Race and Ethnicity

Total Population (2019)	13,820		124,030		362,142	
White (2019)	5,544	40.1%	58,430	47.1%	181,336	50.1%
Black or African American (2019)	5,206	37.7%	31,097	25.1%	75,735	20.9%
American Indian or Alaska Native (2019)	68	0.5%	1,018	0.8%	3,128	0.9%
Asian (2019)	105	0.8%	2,290	1.8%	9,720	2.7%
Hawaiian or Pacific Islander (2019)	2	-	39	-	129	-
Other Race (2019)	2,498	18.1%	27,128	21.9%	79,905	22.1%
Two or More Races (2019)	397	2.9%	4,029	3.2%	12,190	3.4%
Population < 18 (2019)	3,929	28.4%	33,850	27.3%	98,766	27.3%
White Not Hispanic	282	7.2%	2,436	7.2%	7,569	7.7%
Black or African American	1,352	34.4%	7,135	21.1%	19,061	19.3%
Asian	15	0.4%	375	1.1%	1,676	1.7%
Other Race Not Hispanic	46	1.2%	391	1.2%	1,337	1.4%
Hispanic	2,234	56.9%	23,514	69.5%	69,123	70.0%
Not Hispanic or Latino Population (2019)	6,787	49.1%	50,702	40.9%	142,543	39.4%
Not Hispanic White	1,280	18.9%	16,329	32.2%	55,858	39.2%
Not Hispanic Black or African American	5,161	76.0%	30,348	59.9%	72,438	50.8%
Not Hispanic American Indian or Alaska Native	17	0.2%	188	0.4%	603	0.4%
Not Hispanic Asian	101	1.5%	2,158	4.3%	9,037	6.3%
Not Hispanic Hawaiian or Pacific Islander	2	-	15	-	69	-
Not Hispanic Other Race	137	2.0%	889	1.8%	2,065	1.4%
Not Hispanic Two or More Races	90	1.3%	776	1.5%	2,474	1.7%
Hispanic or Latino Population (2019)	7,033	50.9%	73,328	59.1%	219,599	60.6%
Hispanic White	4,264	60.6%	42,100	57.4%	125,478	57.1%
Hispanic Black or African American	45	0.6%	749	1.0%	3,297	1.5%
Hispanic American Indian or Alaska Native	52	0.7%	830	1.1%	2,526	1.2%
Hispanic Asian	3	-	132	0.2%	683	0.3%
Hispanic Hawaiian or Pacific Islander	-	-	24	-	60	-
Hispanic Other Race	2,361	33.6%	26,239	35.8%	77,839	35.4%
Hispanic Two or More Races	307	4.4%	3,253	4.4%	9,716	4.4%
Not Hispanic or Latino Population (2010)	6,245	49.7%	48,469	40.8%	128,428	38.8%
Hispanic or Latino Population (2010)	6,320	50.3%	70,374	59.2%	202,595	61.2%
Not Hispanic or Latino Population (2000)	6,362	59.8%	60,551	54.0%	161,594	49.6%
Hispanic or Latino Population (2000)	4,282	40.2%	51,511	46.0%	164,341	50.4%
Not Hispanic or Latino Population (2024)	7,133	50.0%	53,808	41.9%	152,926	40.4%
Hispanic or Latino Population (2024)	7,139	50.0%	74,725	58.1%	225,551	59.6%
Projected Annual Growth (2019-2024)	106	-	1,397	-	5,952	-
Historical Annual Growth (2000-2010)	2,038	4.8%	18,863	3.7%	38,254	2.3%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.8648/-95.412

RFULL9

## 7106 N Shepherd Dr

Houston, TX 77091

1 mi radius      3 mi radius      5 mi radius

### Total Age Distribution (2019)

	1 mi radius		3 mi radius		5 mi radius	
Total Population	13,820		124,030		362,142	
Age Under 5 Years	1,205	8.7%	9,757	7.9%	29,142	8.0%
Age 5 to 9 Years	1,090	7.9%	9,410	7.6%	27,538	7.6%
Age 10 to 14 Years	1,034	7.5%	9,228	7.4%	26,679	7.4%
Age 15 to 19 Years	996	7.2%	9,082	7.3%	25,772	7.1%
Age 20 to 24 Years	1,089	7.9%	8,407	6.8%	25,411	7.0%
Age 25 to 29 Years	1,196	8.7%	9,282	7.5%	28,923	8.0%
Age 30 to 34 Years	999	7.2%	8,786	7.1%	27,368	7.6%
Age 35 to 39 Years	967	7.0%	8,498	6.9%	25,952	7.2%
Age 40 to 44 Years	842	6.1%	8,017	6.5%	23,936	6.6%
Age 45 to 49 Years	852	6.2%	7,768	6.3%	23,036	6.4%
Age 50 to 54 Years	738	5.3%	7,295	5.9%	21,068	5.8%
Age 55 to 59 Years	651	4.7%	7,065	5.7%	20,254	5.6%
Age 60 to 64 Years	582	4.2%	6,318	5.1%	17,605	4.9%
Age 65 to 69 Years	497	3.6%	5,157	4.2%	13,654	3.8%
Age 70 to 74 Years	370	2.7%	3,933	3.2%	10,436	2.9%
Age 75 to 79 Years	265	1.9%	2,704	2.2%	6,951	1.9%
Age 80 to 84 Years	198	1.4%	1,659	1.3%	4,279	1.2%
Age 85 Years or Over	249	1.8%	1,666	1.3%	4,139	1.1%
Median Age	31.3		33.3		32.5	
Age 19 Years or Less	4,325	31.3%	37,477	30.2%	109,132	30.1%
Age 20 to 64 Years	7,916	57.3%	71,436	57.6%	213,552	59.0%
Age 65 Years or Over	1,579	11.4%	15,118	12.2%	39,458	10.9%

### Female Age Distribution (2019)

Female Population	6,999	50.6%	61,970	50.0%	179,999	49.7%
Age Under 5 Years	591	8.4%	4,829	7.8%	14,433	8.0%
Age 5 to 9 Years	532	7.6%	4,580	7.4%	13,392	7.4%
Age 10 to 14 Years	481	6.9%	4,416	7.1%	13,030	7.2%
Age 15 to 19 Years	478	6.8%	4,433	7.2%	12,507	6.9%
Age 20 to 24 Years	523	7.5%	3,924	6.3%	11,786	6.5%
Age 25 to 29 Years	592	8.5%	4,464	7.2%	13,855	7.7%
Age 30 to 34 Years	499	7.1%	4,242	6.8%	13,239	7.4%
Age 35 to 39 Years	506	7.2%	4,180	6.7%	12,609	7.0%
Age 40 to 44 Years	417	6.0%	3,951	6.4%	11,788	6.5%
Age 45 to 49 Years	417	6.0%	3,770	6.1%	11,236	6.2%
Age 50 to 54 Years	396	5.7%	3,663	5.9%	10,441	5.8%
Age 55 to 59 Years	321	4.6%	3,542	5.7%	10,212	5.7%
Age 60 to 64 Years	312	4.5%	3,265	5.3%	9,102	5.1%
Age 65 to 69 Years	253	3.6%	2,784	4.5%	7,229	4.0%
Age 70 to 74 Years	210	3.0%	2,207	3.6%	5,783	3.2%
Age 75 to 79 Years	167	2.4%	1,620	2.6%	4,029	2.2%
Age 80 to 84 Years	125	1.8%	1,022	1.6%	2,615	1.5%
Age 85 Years or Over	178	2.6%	1,076	1.7%	2,713	1.5%
Female Median Age	33.0		34.6		33.6	
Age 19 Years or Less	2,082	29.8%	18,257	29.5%	53,362	29.6%
Age 20 to 64 Years	3,983	56.9%	35,003	56.5%	104,268	57.9%
Age 65 Years or Over	934	13.3%	8,710	14.1%	22,369	12.4%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.8648/-95.412

RFULL9

## 7106 N Shepherd Dr

Houston, TX 77091

1 mi radius

3 mi radius

5 mi radius

### Male Age Distribution (2019)

	1 mi radius	3 mi radius	5 mi radius
Male Population	6,821 49.4%	62,061 50.0%	182,144 50.3%
Age Under 5 Years	614 9.0%	4,928 7.9%	14,709 8.1%
Age 5 to 9 Years	558 8.2%	4,830 7.8%	14,146 7.8%
Age 10 to 14 Years	553 8.1%	4,811 7.8%	13,649 7.5%
Age 15 to 19 Years	518 7.6%	4,650 7.5%	13,265 7.3%
Age 20 to 24 Years	566 8.3%	4,483 7.2%	13,624 7.5%
Age 25 to 29 Years	604 8.9%	4,818 7.8%	15,069 8.3%
Age 30 to 34 Years	500 7.3%	4,543 7.3%	14,129 7.8%
Age 35 to 39 Years	462 6.8%	4,317 7.0%	13,343 7.3%
Age 40 to 44 Years	425 6.2%	4,065 6.6%	12,148 6.7%
Age 45 to 49 Years	434 6.4%	3,999 6.4%	11,799 6.5%
Age 50 to 54 Years	342 5.0%	3,632 5.9%	10,627 5.8%
Age 55 to 59 Years	330 4.8%	3,523 5.7%	10,042 5.5%
Age 60 to 64 Years	270 4.0%	3,053 4.9%	8,503 4.7%
Age 65 to 69 Years	244 3.6%	2,372 3.8%	6,425 3.5%
Age 70 to 74 Years	160 2.3%	1,725 2.8%	4,653 2.6%
Age 75 to 79 Years	98 1.4%	1,084 1.7%	2,921 1.6%
Age 80 to 84 Years	73 1.1%	637 1.0%	1,664 0.9%
Age 85 Years or Over	71 1.0%	590 1.0%	1,426 0.8%
Male Median Age	29.9	32.1	31.6
Age 19 Years or Less	2,243 32.9%	19,219 31.0%	55,770 30.6%
Age 20 to 64 Years	3,933 57.7%	36,433 58.7%	109,284 60.0%
Age 65 Years or Over	646 9.5%	6,408 10.3%	17,089 9.4%

### Males per 100 Females (2019)

	1 mi radius	3 mi radius	5 mi radius
Overall Comparison			
Age Under 5 Years	104 50.9%	102 50.5%	102 50.5%
Age 5 to 9 Years	105 51.2%	105 51.3%	106 51.4%
Age 10 to 14 Years	115 53.5%	109 52.1%	105 52.1%
Age 15 to 19 Years	108 52.0%	105 51.2%	106 51.5%
Age 20 to 24 Years	108 52.0%	114 53.3%	116 53.6%
Age 25 to 29 Years	102 50.5%	108 51.9%	109 52.1%
Age 30 to 34 Years	100 50.0%	107 51.7%	107 51.6%
Age 35 to 39 Years	91 47.7%	103 50.8%	106 51.4%
Age 40 to 44 Years	102 50.4%	103 50.7%	103 50.8%
Age 45 to 49 Years	104 51.0%	106 51.5%	105 51.2%
Age 50 to 54 Years	87 46.4%	99 49.8%	102 50.4%
Age 55 to 59 Years	103 50.7%	99 49.9%	98 49.6%
Age 60 to 64 Years	87 46.4%	93 48.3%	93 48.3%
Age 65 to 69 Years	96 49.1%	85 46.0%	89 47.1%
Age 70 to 74 Years	76 43.2%	78 43.9%	80 44.6%
Age 75 to 79 Years	59 37.0%	67 40.1%	73 42.0%
Age 80 to 84 Years	58 36.8%	62 38.4%	64 38.9%
Age 85 Years or Over	40 28.4%	55 35.4%	53 34.5%
Age 19 Years or Less	108 51.9%	105 51.3%	105 51.1%
Age 20 to 39 Years	101 50.1%	108 51.9%	109 52.2%
Age 40 to 64 Years	97 49.2%	100 50.1%	101 50.2%
Age 65 Years or Over	69 40.9%	74 42.4%	76 43.3%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.8648/-95.412

RFULL9

## 7106 N Shepherd Dr

Houston, TX 77091

	1 mi radius		3 mi radius		5 mi radius	
<b>Household Type (2019)</b>						
Total Households	4,528		40,312		123,601	
Households with Children	2,058	45.5%	17,654	43.8%	50,209	40.6%
Average Household Size	3.0		3.1		2.9	
Household Density per Square Mile	1,442		1,426		1,574	
Population Family	11,706	84.7%	109,017	87.9%	311,053	85.9%
Population Non-Family	1,718	12.4%	14,024	11.3%	49,194	13.6%
Population Group Quarters	396	2.9%	990	0.8%	1,895	0.5%
Family Households	3,229	71.3%	29,139	72.3%	84,482	68.4%
Married Couple Households	1,654	51.2%	18,011	61.8%	52,727	62.4%
Other Family Households with Children	1,575	48.8%	11,128	38.2%	31,755	37.6%
Family Households with Children	2,043	63.3%	17,537	60.2%	49,833	59.0%
Married Couple with Children	1,022	50.0%	10,584	60.4%	29,970	60.1%
Other Family Households with Children	1,020	50.0%	6,953	39.6%	19,862	39.9%
Family Households No Children	1,186	36.7%	11,602	39.8%	34,649	41.0%
Married Couple No Children	632	53.3%	7,427	64.0%	22,756	65.7%
Other Family Households No Children	554	46.7%	4,175	36.0%	11,893	34.3%
Non-Family Households	1,299	28.7%	11,174	27.7%	39,118	31.6%
Non-Family Households with Children	16	1.2%	116	1.0%	376	1.0%
Non-Family Households No Children	1,283	98.8%	11,057	99.0%	38,742	99.0%
Average Family Household Size	3.6		3.7		3.7	
Average Family Income	\$36,107		\$67,963		\$75,924	
Median Family Income	\$34,609		\$57,396		\$62,672	
Average Non-Family Household Size	1.3		1.3		1.3	
<b>Marital Status (2019)</b>						
Population Age 15 Years or Over	10,491		95,636		278,783	
Never Married	5,517	52.6%	40,338	42.2%	116,355	41.7%
Currently Married	2,694	25.7%	33,329	34.9%	102,444	36.7%
Previously Married	2,280	21.7%	21,969	23.0%	59,984	21.5%
Separated	704	30.9%	7,754	35.3%	21,088	35.2%
Widowed	651	28.6%	5,607	25.5%	13,566	22.6%
Divorced	924	40.5%	8,609	39.2%	25,330	42.2%
<b>Educational Attainment (2019)</b>						
Adult Population Age 25 Years or Over	8,406		78,147		227,600	
Elementary (Grade Level 0 to 8)	1,533	18.2%	16,312	20.9%	43,140	19.0%
Some High School (Grade Level 9 to 11)	1,408	16.7%	11,470	14.7%	31,657	13.9%
High School Graduate	3,042	36.2%	24,227	31.0%	64,539	28.4%
Some College	1,264	15.0%	11,404	14.6%	35,040	15.4%
Associate Degree Only	373	4.4%	3,082	3.9%	9,906	4.4%
Bachelor Degree Only	562	6.7%	7,565	9.7%	27,722	12.2%
Graduate Degree	225	2.7%	4,086	5.2%	15,595	6.9%
Any College (Some College or Higher)	2,424	28.8%	26,137	33.4%	88,263	38.8%
College Degree + (Bachelor Degree or Higher)	787	9.4%	11,651	14.9%	43,317	19.0%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.8648/-95.412

RFULL9

## 7106 N Shepherd Dr

Houston, TX 77091

1 mi radius      3 mi radius      5 mi radius

### Housing

Total Housing Units (2019)	4,707		42,029		129,526	
Total Housing Units (2010)	4,375		40,523		122,882	
Historical Annual Growth (2010-2019)	332	0.8%	1,506	0.4%	6,644	0.6%
Housing Units Occupied (2019)	4,528	96.2%	40,312	95.9%	123,601	95.4%
Housing Units Owner-Occupied	1,685	37.2%	23,423	58.1%	65,387	52.9%
Housing Units Renter-Occupied	2,843	62.8%	16,889	41.9%	58,213	47.1%
Housing Units Vacant (2019)	179	3.8%	1,717	4.1%	5,926	4.6%

### Household Size (2019)

Total Households	4,528		40,312		123,601	
1 Person Households	1,020	22.5%	9,145	22.7%	31,774	25.7%
2 Person Households	1,160	25.6%	10,024	24.9%	32,294	26.1%
3 Person Households	823	18.2%	6,618	16.4%	18,720	15.1%
4 Person Households	638	14.1%	5,772	14.3%	16,536	13.4%
5 Person Households	445	9.8%	4,086	10.1%	11,482	9.3%
6 Person Households	236	5.2%	2,340	5.8%	6,280	5.1%
7 or More Person Households	206	4.6%	2,327	5.8%	6,514	5.3%

### Household Income Distribution (2019)

HH Income \$200,000 or More	32	0.7%	1,571	3.9%	6,488	5.2%
HH Income \$150,000 to \$199,999	17	0.4%	1,460	3.6%	5,793	4.7%
HH Income \$125,000 to \$149,999	28	0.6%	1,393	3.5%	5,213	4.2%
HH Income \$100,000 to \$124,999	140	3.1%	1,956	4.9%	6,515	5.3%
HH Income \$75,000 to \$99,999	297	6.5%	4,257	10.6%	13,578	11.0%
HH Income \$50,000 to \$74,999	723	16.0%	7,524	18.7%	22,014	17.8%
HH Income \$35,000 to \$49,999	758	16.7%	5,901	14.6%	17,656	14.3%
HH Income \$25,000 to \$34,999	717	15.8%	4,805	11.9%	14,673	11.9%
HH Income \$15,000 to \$24,999	738	16.3%	5,128	12.7%	15,232	12.3%
HH Income \$10,000 to \$14,999	383	8.5%	2,147	5.3%	6,359	5.1%
HH Income Under \$10,000	694	15.3%	4,170	10.3%	10,080	8.2%

### Household Vehicles (2019)

Households 0 Vehicles Available	654	14.4%	3,753	9.3%	9,699	7.8%
Households 1 Vehicle Available	1,792	39.6%	13,312	33.0%	43,925	35.5%
Households 2 Vehicles Available	1,351	29.8%	14,470	35.9%	45,681	37.0%
Households 3 or More Vehicles Available	731	16.1%	8,777	21.8%	24,296	19.7%
Total Vehicles Available	7,064		72,023		218,243	
Average Vehicles per Household	1.6		1.8		1.8	
Owner-Occupied Household Vehicles	3,455	48.9%	48,781	67.7%	136,328	62.5%
Average Vehicles per Owner-Occupied Household	2.1		2.1		2.1	
Renter-Occupied Household Vehicles	3,608	51.1%	23,242	32.3%	81,915	37.5%
Average Vehicles per Renter-Occupied Household	1.3		1.4		1.4	

### Travel Time (2019)

Worker Base Age 16 years or Over	6,859		61,696		180,470	
Travel to Work in 14 Minutes or Less	523	7.6%	6,589	10.7%	23,140	12.8%
Travel to Work in 15 to 29 Minutes	1,856	27.1%	17,185	27.9%	56,426	31.3%
Travel to Work in 30 to 59 Minutes	2,499	36.4%	25,809	41.8%	73,177	40.5%
Travel to Work in 60 Minutes or More	638	9.3%	4,516	7.3%	12,546	7.0%
Work at Home	134	2.0%	2,106	3.4%	6,890	3.8%
Average Minutes Travel to Work	29.6		29.6		28.5	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.8648/-95.412

RFULL9

## 7106 N Shepherd Dr

Houston, TX 77091

1 mi radius      3 mi radius      5 mi radius

### Transportation To Work (2019)

Worker Base Age 16 years or Over	6,859		61,696		180,470	
Drive to Work Alone	5,608	81.8%	49,287	79.9%	143,548	79.5%
Drive to Work in Carpool	321	4.7%	5,490	8.9%	17,142	9.5%
Travel to Work by Public Transportation	307	4.5%	1,770	2.9%	5,163	2.9%
Drive to Work on Motorcycle	1	-	51	-	202	0.1%
Bicycle to Work	2	-	163	0.3%	375	0.2%
Walk to Work	125	1.8%	789	1.3%	2,226	1.2%
Other Means	361	5.3%	2,040	3.3%	4,925	2.7%
Work at Home	134	2.0%	2,106	3.4%	6,890	3.8%

### Daytime Demographics (2019)

Total Businesses	704		4,307		14,826	
Total Employees	4,593		33,649		133,375	
Company Headquarter Businesses	2	0.3%	5	0.1%	49	0.3%
Company Headquarter Employees	76	1.7%	725	2.2%	9,469	7.1%
Employee Population per Business	6.5	to 1	7.8	to 1	9.0	to 1
Residential Population per Business	19.6	to 1	28.8	to 1	24.4	to 1
Adj. Daytime Demographics Age 16 Years or Over	9,268		71,549		235,186	

### Labor Force

Labor Population Age 16 Years or Over (2019)	10,287		93,851		273,764	
Labor Force Total Males (2019)	4,983	48.4%	46,561	49.6%	137,080	50.1%
Male Civilian Employed	3,186	63.9%	32,745	70.3%	99,640	72.7%
Male Civilian Unemployed	179	3.6%	1,244	2.7%	3,439	2.5%
Males in Armed Forces	-	-	-	-	30	-
Males Not in Labor Force	1,619	32.5%	12,572	27.0%	33,970	24.8%
Labor Force Total Females (2019)	5,304	51.6%	47,291	50.4%	136,684	49.9%
Female Civilian Employed	2,427	45.8%	23,200	49.1%	72,268	52.9%
Female Civilian Unemployed	91	1.7%	908	1.9%	2,605	1.9%
Females in Armed Forces	-	-	6	-	14	-
Females Not in Labor Force	2,786	52.5%	23,177	49.0%	61,797	45.2%
Unemployment Rate	270	2.6%	2,151	2.3%	6,044	2.2%

### Occupation (2019)

Occupation Population Age 16 Years or Over	5,613		55,946		171,909	
Occupation Total Males	3,186	56.8%	32,745	58.5%	99,640	58.0%
Occupation Total Females	2,427	43.2%	23,200	41.5%	72,268	42.0%
Management, Business, Financial Operations	415	-	4,469	8.0%	17,452	10.2%
Professional, Related	457	8.1%	6,686	12.0%	24,780	14.4%
Service	1,495	26.6%	11,194	20.0%	33,411	19.4%
Sales, Office	1,298	23.1%	11,959	21.4%	36,619	21.3%
Farming, Fishing, Forestry	-	-	33	-	116	-
Construction, Extraction, Maintenance	1,410	25.1%	12,522	22.4%	32,814	19.1%
Production, Transport, Material Moving	537	9.6%	9,084	16.2%	26,717	15.5%
White Collar Workers	2,170	38.7%	23,113	41.3%	78,851	45.9%
Blue Collar Workers	3,442	61.3%	32,832	58.7%	93,058	54.1%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.8648/-95.412

RFULL9

## 7106 N Shepherd Dr

Houston, TX 77091

1 mi radius

3 mi radius

5 mi radius

### Units In Structure (2019)

	1 mi radius	3 mi radius	5 mi radius
Total Units	3,940	36,986	107,922
1 Detached Unit	2,287 58.0%	27,536 74.5%	77,057 71.4%
1 Attached Unit	93 2.4%	1,015 2.7%	4,290 4.0%
2 Units	61 1.5%	519 1.4%	2,212 2.1%
3 to 4 Units	157 4.0%	1,145 3.1%	4,073 3.8%
5 to 9 Units	366 9.3%	1,561 4.2%	7,558 7.0%
10 to 19 Units	573 14.6%	2,414 6.5%	11,386 10.6%
20 to 49 Units	644 16.3%	1,845 5.0%	4,670 4.3%
50 or More Units	249 6.3%	1,985 5.4%	6,769 6.3%
Mobile Home or Trailer	98 2.5%	2,273 6.1%	5,558 5.2%
Other Structure	- -	19 -	26 -

### Homes Built By Year (2019)

Homes Built 2014 or later	173 3.7%	1,375 3.3%	5,197 4.0%
Homes Built 2010 to 2013	192 4.1%	1,160 2.8%	3,732 2.9%
Homes Built 2000 to 2009	382 8.1%	3,035 7.2%	11,921 9.2%
Homes Built 1990 to 1999	366 7.8%	2,670 6.4%	9,333 7.2%
Homes Built 1980 to 1989	626 13.3%	4,559 10.8%	16,358 12.6%
Homes Built 1970 to 1979	851 18.1%	7,327 17.4%	25,324 19.6%
Homes Built 1960 to 1969	727 15.4%	8,220 19.6%	18,704 14.4%
Homes Built 1950 to 1959	920 19.6%	7,964 18.9%	18,341 14.2%
Homes Built 1940 to 1949	202 4.3%	2,808 6.7%	8,318 6.4%
Homes Built Before 1939	88 1.9%	1,194 2.8%	6,372 4.9%
Median Age of Homes	41.0 yrs	43.5 yrs	41.4 yrs

### Home Values (2019)

Owner Specified Housing Units	1,581	21,709	59,048
Home Values \$1,000,000 or More	12 0.7%	175 0.8%	781 1.3%
Home Values \$750,000 to \$999,999	31 2.0%	377 1.7%	1,096 1.9%
Home Values \$500,000 to \$749,999	38 2.4%	933 4.3%	3,396 5.8%
Home Values \$400,000 to \$499,999	25 1.6%	1,200 5.5%	3,906 6.6%
Home Values \$300,000 to \$399,999	73 4.6%	1,904 8.8%	6,841 11.6%
Home Values \$250,000 to \$299,999	51 3.2%	1,158 5.3%	3,987 6.8%
Home Values \$200,000 to \$249,999	106 6.7%	1,663 7.7%	5,324 9.0%
Home Values \$175,000 to \$199,999	44 2.8%	995 4.6%	3,020 5.1%
Home Values \$150,000 to \$174,999	130 8.2%	1,889 8.7%	5,286 9.0%
Home Values \$125,000 to \$149,999	162 10.2%	1,565 7.2%	4,670 7.9%
Home Values \$100,000 to \$124,999	190 12.0%	3,555 16.4%	8,424 14.3%
Home Values \$90,000 to \$99,999	146 9.2%	1,173 5.4%	2,791 4.7%
Home Values \$80,000 to \$89,999	124 7.8%	1,581 7.3%	3,543 6.0%
Home Values \$70,000 to \$79,999	75 4.7%	1,153 5.3%	2,848 4.8%
Home Values \$60,000 to \$69,999	197 12.5%	1,145 5.3%	2,458 4.2%
Home Values \$50,000 to \$59,999	45 2.8%	580 2.7%	1,558 2.6%
Home Values \$35,000 to \$49,999	83 5.3%	602 2.8%	1,551 2.6%
Home Values \$25,000 to \$34,999	62 3.9%	434 2.0%	896 1.5%
Home Values \$10,000 to \$24,999	38 2.4%	658 3.0%	1,452 2.5%
Home Values Under \$10,000	24 1.5%	540 2.5%	1,177 2.0%
Owner-Occupied Median Home Value	\$104,372	\$162,552	\$186,832
Renter-Occupied Median Rent	\$753	\$783	\$813

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.8648/-95.412

RFULL9

## 7106 N Shepherd Dr

Houston, TX 77091

1 mi radius

3 mi radius

5 mi radius

### Total Annual Consumer Expenditure (2019)

Total Household Expenditure	\$158.47 M	\$1.97 B	\$6.61 B
Total Non-Retail Expenditure	\$83.87 M	\$1.04 B	\$3.49 B
Total Retail Expenditure	\$74.6 M	\$931.14 M	\$3.11 B
Apparel	\$5.54 M	\$69.54 M	\$233.86 M
Contributions	\$4.58 M	\$61.84 M	\$210.6 M
Education	\$4.27 M	\$57.12 M	\$196.23 M
Entertainment	\$8.46 M	\$109.46 M	\$368.69 M
Food and Beverages	\$24.09 M	\$294.1 M	\$980.82 M
Furnishings and Equipment	\$5.24 M	\$67.84 M	\$228.5 M
Gifts	\$3.44 M	\$46.23 M	\$158.66 M
Health Care	\$13.62 M	\$167.49 M	\$556 M
Household Operations	\$6.01 M	\$76.57 M	\$257.55 M
Miscellaneous Expenses	\$2.92 M	\$36.89 M	\$123.86 M
Personal Care	\$2.11 M	\$26.33 M	\$88.34 M
Personal Insurance	\$960.68 K	\$13.25 M	\$44.93 M
Reading	\$331.62 K	\$4.22 M	\$14.21 M
Shelter	\$34.44 M	\$419.4 M	\$1.41 B
Tobacco	\$1.21 M	\$13.02 M	\$42.4 M
Transportation	\$28.49 M	\$358.3 M	\$1.2 B
Utilities	\$12.77 M	\$150.69 M	\$497.26 M

### Monthly Household Consumer Expenditure (2019)

Total Household Expenditure	\$2,917	\$4,077	\$4,455
Total Non-Retail Expenditure	\$1,544 52.9%	\$2,152 52.8%	\$2,355 52.9%
Total Retail Expenditures	\$1,373 47.1%	\$1,925 47.2%	\$2,099 47.1%
Apparel	\$102 3.5%	\$144 3.5%	\$158 3.5%
Contributions	\$84 2.9%	\$128 3.1%	\$142 3.2%
Education	\$79 2.7%	\$118 2.9%	\$132 3.0%
Entertainment	\$156 5.3%	\$226 5.6%	\$249 5.6%
Food and Beverages	\$443 15.2%	\$608 14.9%	\$661 14.8%
Furnishings and Equipment	\$96 3.3%	\$140 3.4%	\$154 3.5%
Gifts	\$63 2.2%	\$96 2.3%	\$107 2.4%
Health Care	\$251 8.6%	\$346 8.5%	\$375 8.4%
Household Operations	\$111 3.8%	\$158 3.9%	\$174 3.9%
Miscellaneous Expenses	\$54 1.8%	\$76 1.9%	\$84 1.9%
Personal Care	\$39 1.3%	\$54 1.3%	\$60 1.3%
Personal Insurance	\$18 0.6%	\$27 0.7%	\$30 0.7%
Reading	\$6 0.2%	\$9 0.2%	\$10 0.2%
Shelter	\$634 21.7%	\$867 21.3%	\$949 21.3%
Tobacco	\$22 0.8%	\$27 0.7%	\$29 0.6%
Transportation	\$524 18.0%	\$741 18.2%	\$808 18.1%
Utilities	\$235 8.1%	\$312 7.6%	\$335 7.5%

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 licensees 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>AFC REALTY LLC</b>	<b>9003354</b>	<b>shawnackerman@henrysmiller.com</b>	<b>(713)626-2828</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>SHAWN ACKERMAN</b>	<b>462530</b>	<b>shawnackerman@henrysmiller.com</b>	<b>(713)386-1088</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>ALEX BOUCHARD</b>	<b>616515</b>	<b>alexbouchard@henrysmiller.com</b>	<b>(713)386-1063</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TAR-2501

Henry S Miller, 9434 Katy Freeway #180 Houston, TX 77055  
Sam Chang

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Phone: 713-626-2828

Fax: 713-277-7144

Commercial

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)