



Estimated Population



1-mile	3-miles	5-miles
22,506	159,393	461,842

Avg Household Income



1-mile	3-miles	5-miles
\$126,302	\$131,534	\$118,466

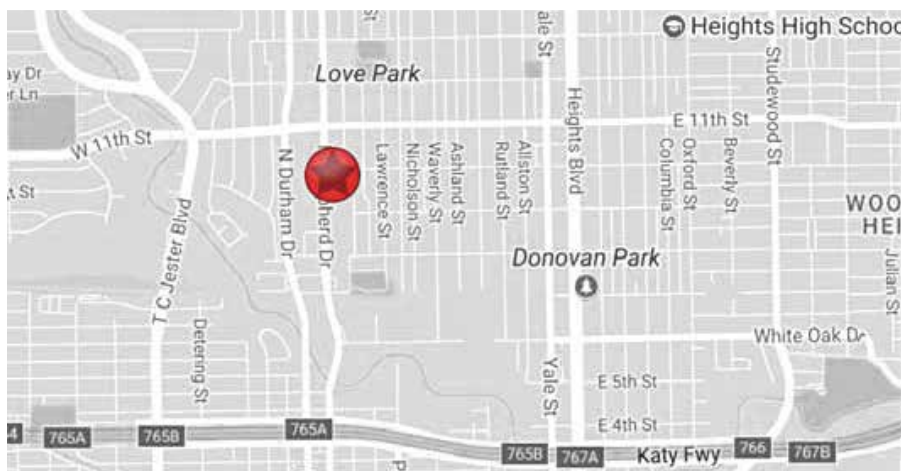
Traffic Counts



Shepherd Dr	19,373 VPD
11th St	13,721 VPD
Year: 2022 Source: TxDOT	

Property Highlights

- 2,200 SF Available
- Prominent N Shepherd frontage with 19,373 VPD
- Affluent Heights trade area with \$126K+ average household income
- Directly across from a major retail center anchored by Kroger & Planet Fitness
- Easy access from established surrounding neighborhoods
- Ideal for retail, wellness, medical & service concepts

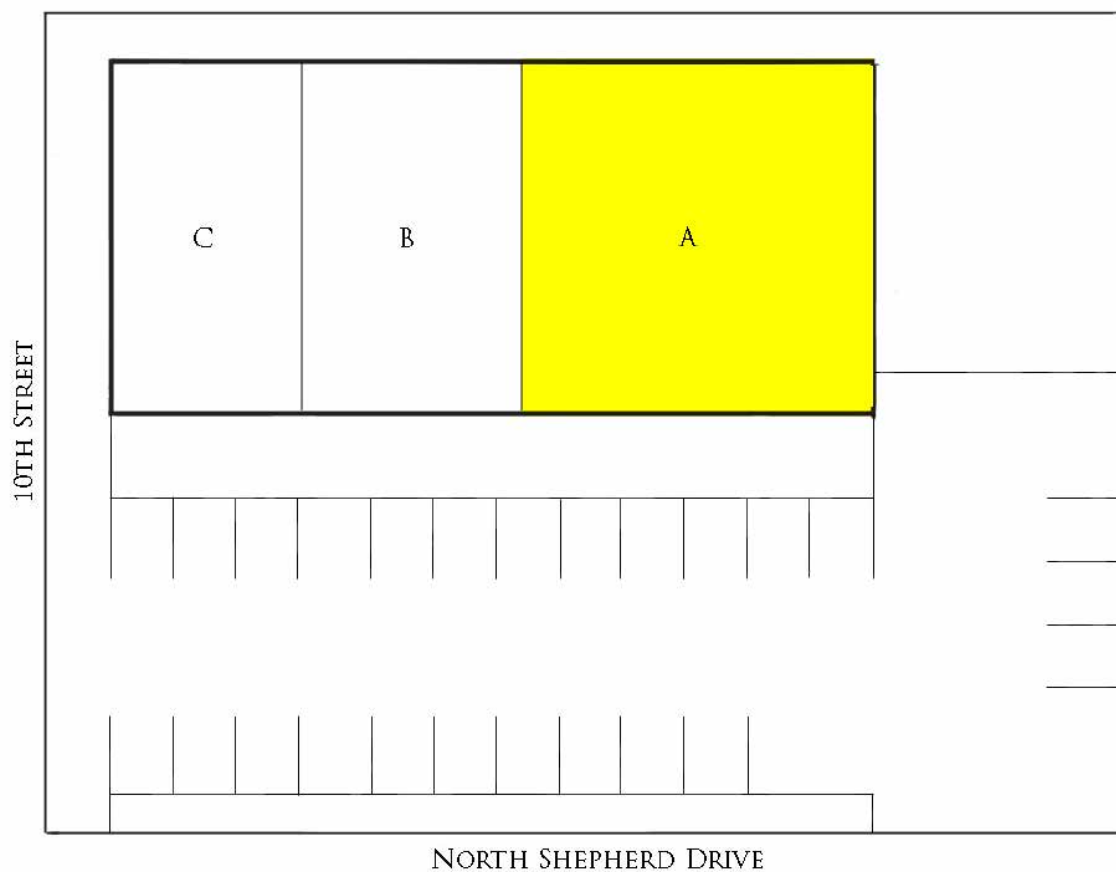


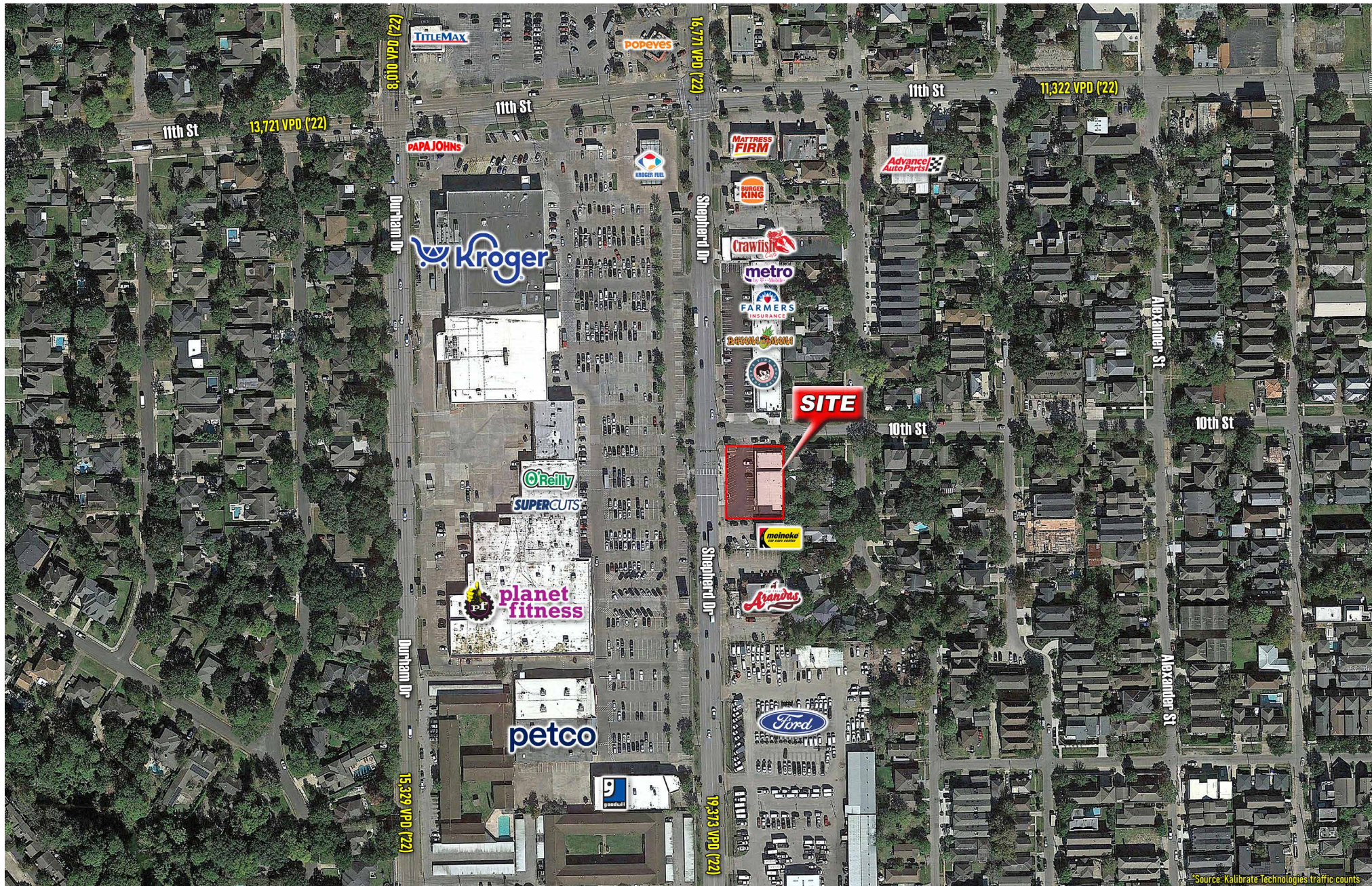
For more
information contact:

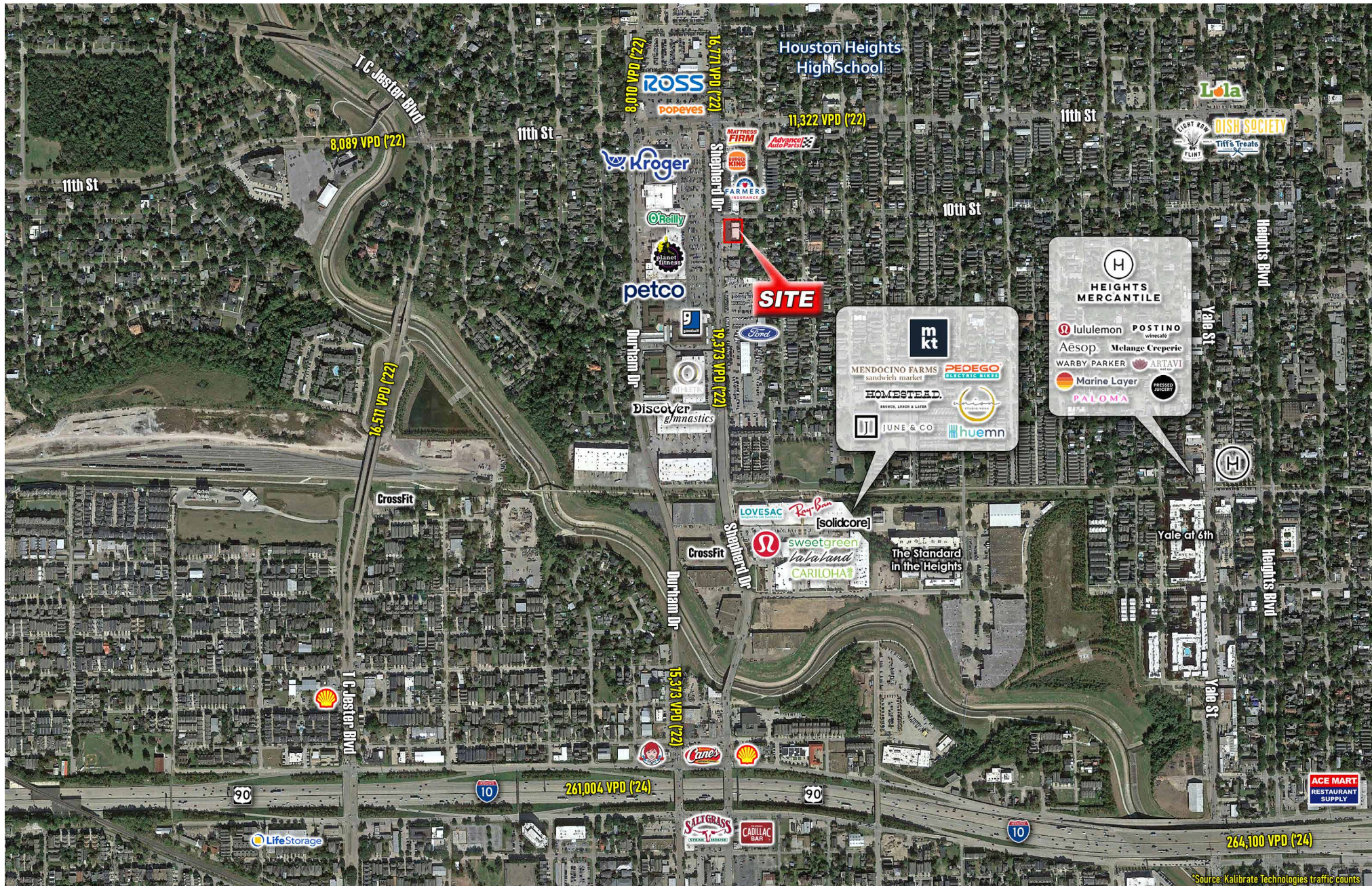
Kristen Cavanaugh
kcavanaugh@unitedequities.com
(713) 772-6262

Heather Turritin
hturritin@unitedequities.com
(713) 772-6262

Suite	Tenant	Sq. Ft
A	Available	2,200
B	Pepperoni's Pizza	1,525
C	FastSigns	1,471
Total Sq Ft		5,196







Population

2000 Population	15,247	113,642	358,641
2010 Population	16,035	122,674	375,954
2020 Population	22,506	159,393	461,842
2025 Population	26,902	186,889	520,591
2000-2010 Annual Rate	0.51%	0.77%	0.47%
2010-2020 Annual Rate	3.36%	2.59%	2.03%
2020-2025 Annual Rate	3.63%	3.23%	2.42%
2020 Male Population	50.9%	51.5%	52.1%
2020 Female Population	49.1%	48.5%	47.9%
2020 Median Age	38.1	37.5	36.7

In the identified area, the current year population is 461,842. In 2010, the Census count in the area was 375,954. The rate of change since 2010 was 2.03% annually. The five-year projection for the population in the area is 520,591 representing a change of 2.42% annually from 2020 to 2025. Currently, the population is 52.1% male and 47.9% female.

Median Age

The median age in this area is 38.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	69.9%	68.3%	62.1%
2020 Black Alone	6.1%	8.9%	14.3%
2020 American Indian/Alaska Native Alone	0.8%	0.6%	0.5%
2020 Asian Alone	4.5%	5.0%	5.2%
2020 Pacific Islander Alone	0.1%	0.0%	0.0%
2020 Other Race	14.8%	13.6%	14.4%
2020 Two or More Races	3.9%	3.7%	3.4%
2020 Hispanic Origin (Any Race)	45.3%	41.8%	41.6%

Persons of Hispanic origin represent 41.6% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 79.0 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	118	125	115
2000 Households	5,964	47,516	143,631
2010 Households	7,400	57,995	161,530
2020 Total Households	10,390	75,410	204,276
2025 Total Households	12,272	88,279	233,206
2000-2010 Annual Rate	2.18%	2.01%	1.18%
2010-2020 Annual Rate	3.37%	2.59%	2.32%
2020-2025 Annual Rate	3.39%	3.20%	2.68%
2020 Average Household Size	2.16	2.09	2.16

The household count in this area has changed from 161,530 in 2010 to 204,276 in the current year, a change of 2.32% annually. The five-year projection of households is 233,206, a change of 2.68% annually from the current year total. Average household size is currently 2.16, compared to 2.21 in the year 2010. The number of families in the current year is 94,606 in the specified area.

Average Household Income

2020 Average Household Income	\$126,302	\$131,534	\$118,466
2025 Average Household Income	\$138,770	\$142,870	\$128,873
2020-2025 Annual Rate	1.90%	1.67%	1.70%

2020 Population 25+ by Educational Attainment

Total	16,538	118,843	332,703
Less than 9th Grade	2.8%	4.5%	7.5%
9th - 12th Grade, No Diploma	2.8%	3.9%	6.3%
High School Graduate	6.5%	9.1%	12.3%
GED/Alternative Credential	1.0%	1.7%	2.6%
Some College, No Degree	10.7%	11.8%	13.0%
Associate Degree	4.8%	4.5%	4.2%
Bachelor's Degree	41.5%	36.2%	29.9%
Graduate/Professional Degree	29.9%	28.2%	24.2%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	1,179	10,241	36,189
Total Employees:	7,682	102,373	504,240
Total Residential Population:	22,506	159,393	461,842
Employee/Residential Population Ratio (per 100 Residents)	34	64	109



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

United Equities, Inc.	314335		(713) 772-6262
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Edwin Freedman	153678	bfreedman@unitedequities.com	(713) 772-6262
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kristen Cavanaugh	484917	kcavanaugh@unitedequities.com	(713) 772-6262
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date