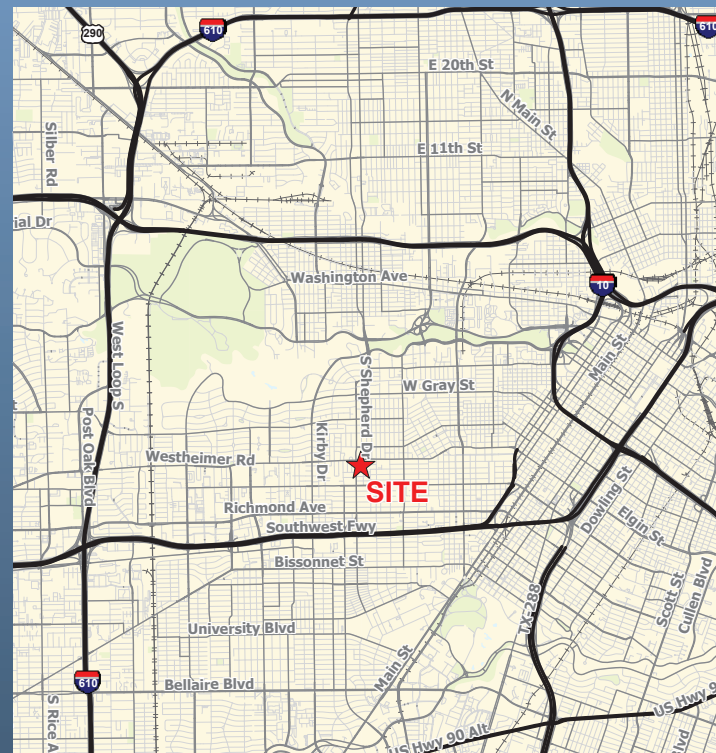


# FOR LEASE

## Shepherd Square Shopping Center



### PROPERTY DATA

- 2,605 SF end cap available
- 1,007 SF and 1,260 SF retail spaces
- 2,869 SF 2nd floor space
- Anchored by Target
- Prime inner loop location with close proximity to affluent River Oaks and West University
- 2075 Westheimer Rd at Shepherd Dr (SEC), Houston, TX 77098

### DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>			
2022 Estimate	26,417	191,080	493,269
<b>Ave HH Income</b>			
2022 Estimate	\$182,477	\$164,599	\$143,322
<b>Traffic Counts</b>			
Westheimer Rd	22,379 cars per day		
Shepherd Dr	53,828 cars per day		

### CONTACT

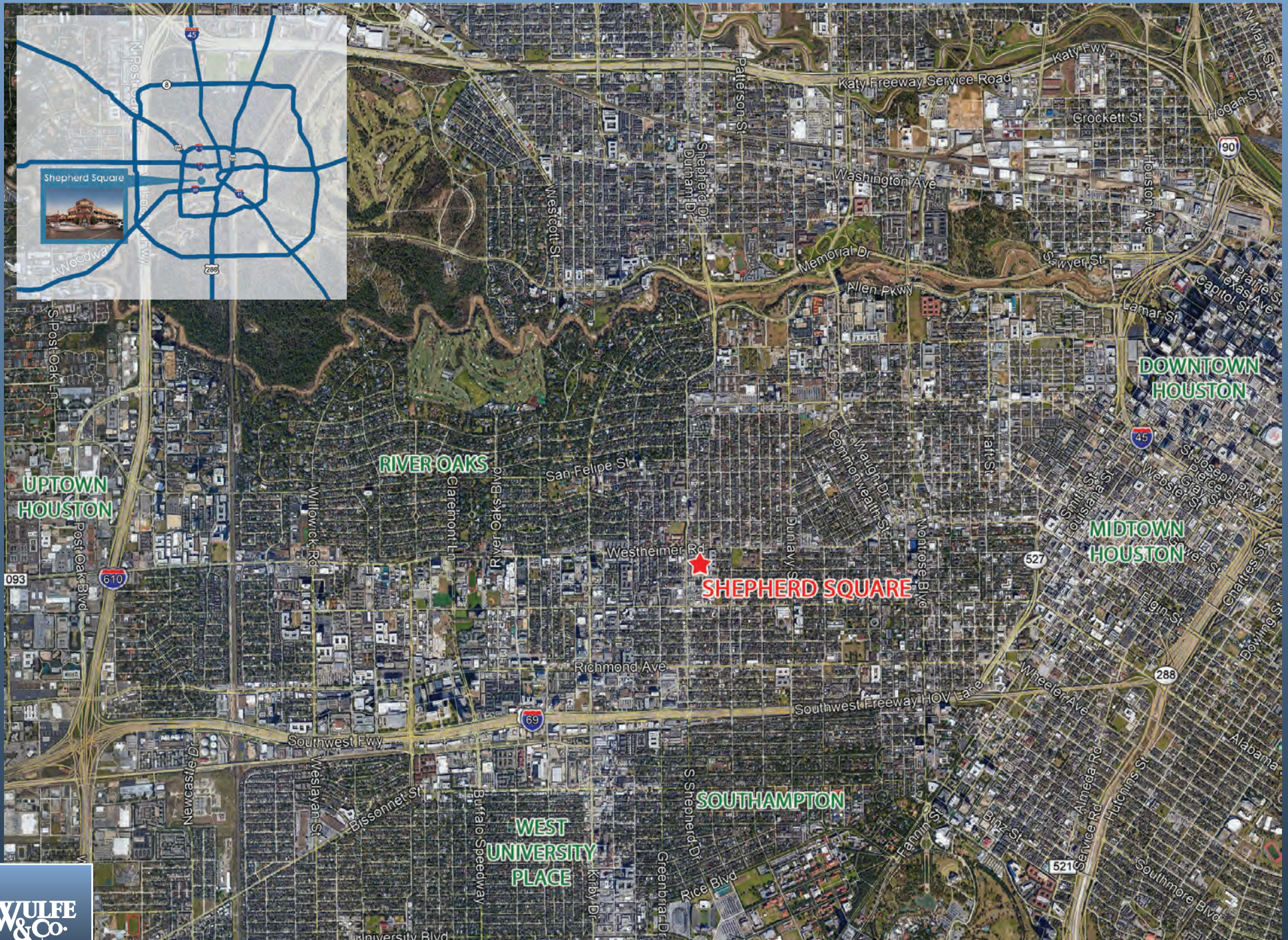
**Paula Hohl**  
phohl@wulfe.com  
(713) 621-1705

**Wulfe & Co.**  
1800 Post Oak Blvd., Suite 400  
Houston, Texas 77056  
(713) 621-1700

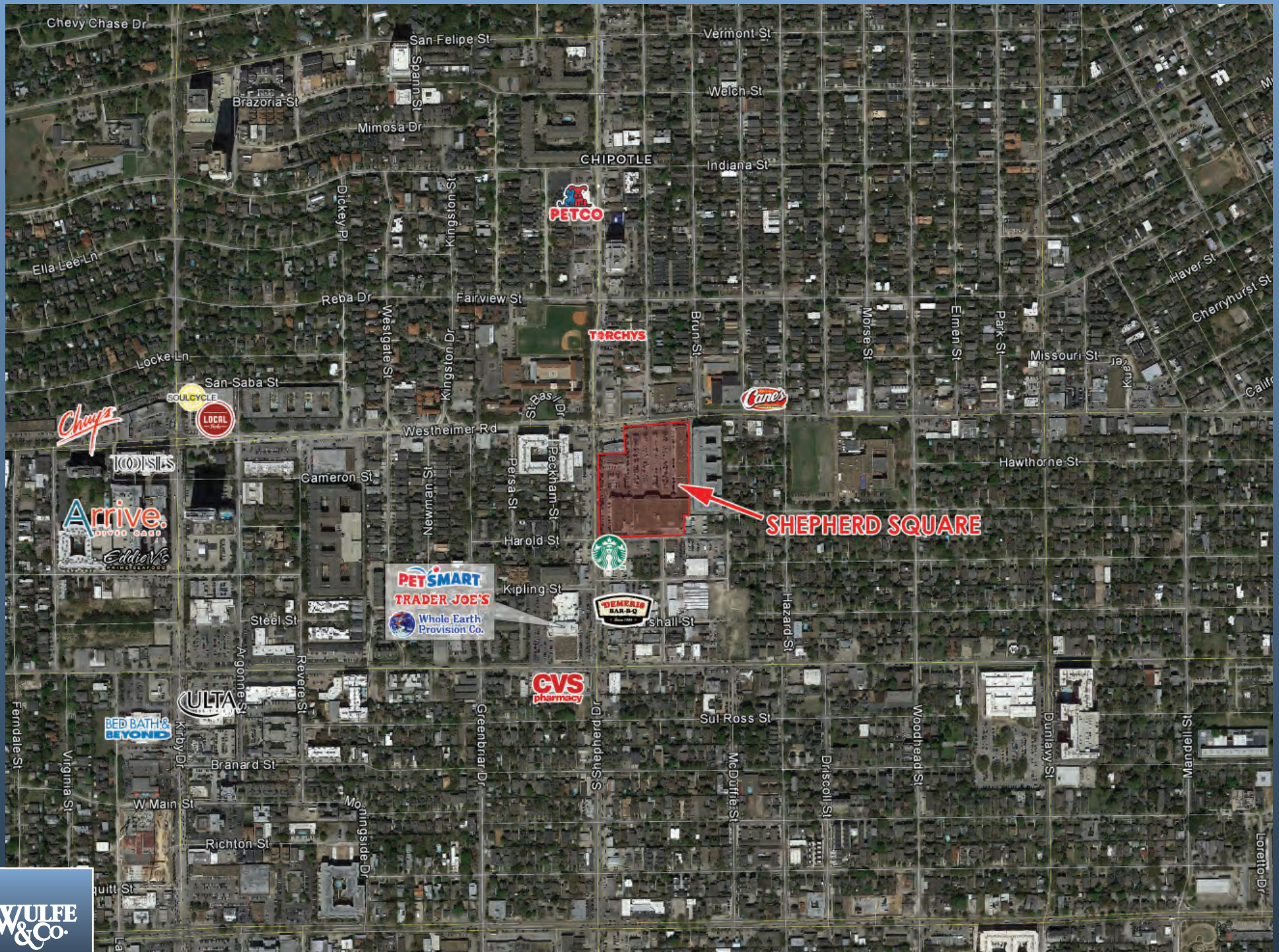
















## Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.742/-95.4098

2025 Westheimer Rd Houston, TX 77098	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	26,417	191,080	493,269
2027 Projected Population	28,256	203,294	526,794
2020 Census Population	26,324	189,628	487,495
2010 Census Population	24,947	153,554	419,375
Projected Annual Growth 2022 to 2027	1.4%	1.3%	1.4%
Historical Annual Growth 2010 to 2022	0.5%	2.0%	1.5%
2022 Median Age	38.4	36.9	36.0
<b>Households</b>			
2022 Estimated Households	15,573	103,955	237,162
2027 Projected Households	16,779	111,227	254,615
2020 Census Households	15,339	102,740	233,952
2010 Census Households	13,975	79,669	191,259
Projected Annual Growth 2022 to 2027	1.5%	1.4%	1.5%
Historical Annual Growth 2010 to 2022	1.0%	2.5%	2.0%
<b>Race and Ethnicity</b>			
2022 Estimated White	66.2%	58.3%	47.8%
2022 Estimated Black or African American	6.6%	11.1%	18.0%
2022 Estimated Asian or Pacific Islander	10.6%	13.4%	13.2%
2022 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.6%
2022 Estimated Other Races	16.0%	16.7%	20.4%
2022 Estimated Hispanic	19.9%	20.6%	25.8%
<b>Income</b>			
2022 Estimated Average Household Income	\$182,477	\$164,599	\$143,322
2022 Estimated Median Household Income	\$110,343	\$113,902	\$98,005
2022 Estimated Per Capita Income	\$107,637	\$89,806	\$69,450
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.8%	4.7%
2022 Estimated Some High School (Grade Level 9 to 11)	1.0%	1.2%	3.2%
2022 Estimated High School Graduate	6.0%	6.4%	11.8%
2022 Estimated Some College	9.7%	9.9%	12.0%
2022 Estimated Associates Degree Only	3.8%	4.1%	4.6%
2022 Estimated Bachelors Degree Only	37.1%	38.5%	33.1%
2022 Estimated Graduate Degree	40.9%	38.1%	30.6%
<b>Business</b>			
2022 Estimated Total Businesses	3,698	29,391	57,716
2022 Estimated Total Employees	27,434	340,482	643,064
2022 Estimated Employee Population per Business	7.4	11.6	11.1
2022 Estimated Residential Population per Business	7.1	6.5	8.5



## 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:
  - 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.

Wulfe Management Services, Inc	451313		(713) 621-1700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Sellingsloh	291801	bsellingsloh@wulfe.com	(713) 621-1700
Designated Broker of Firm	License No.		
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paula Hohl	301718	phohl@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date