

FOR LEASE - SHEPHERD PLAZA

Rate: \$33.00 PSF/YR/NNN

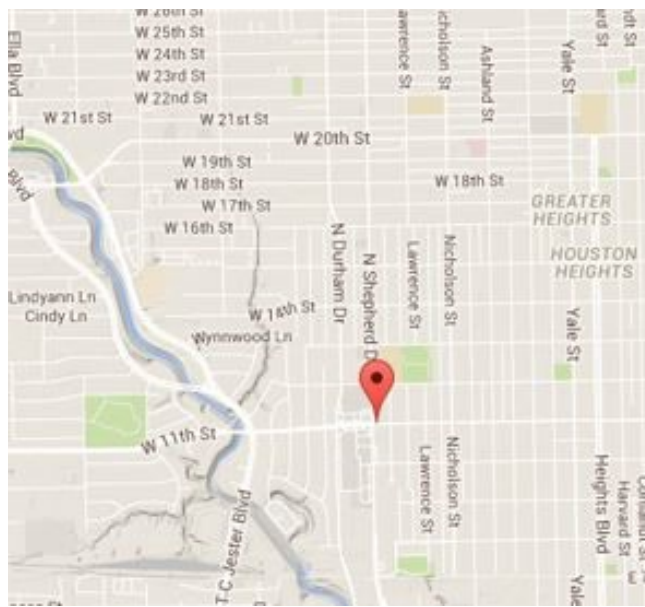
AVAILABLE SPACE

830 SF

Please do not disturb Tenant.



1231 W. 11th Street
Houston, Texas 77008



Property Information

- Located on the Southeast Corner of Shepherd Dr and W. 11th Street
- Prominent Signage Available
- Tenants Include:

Blackbird Izikaya

Chase ATM

Mattress Firm

Revolucion Coffee & Juice

cmI brokerage

For Leasing Inquiries Please Contact:

Trent Vacek, CCIM

713-961-4666

820 Gessner, Suite 1525

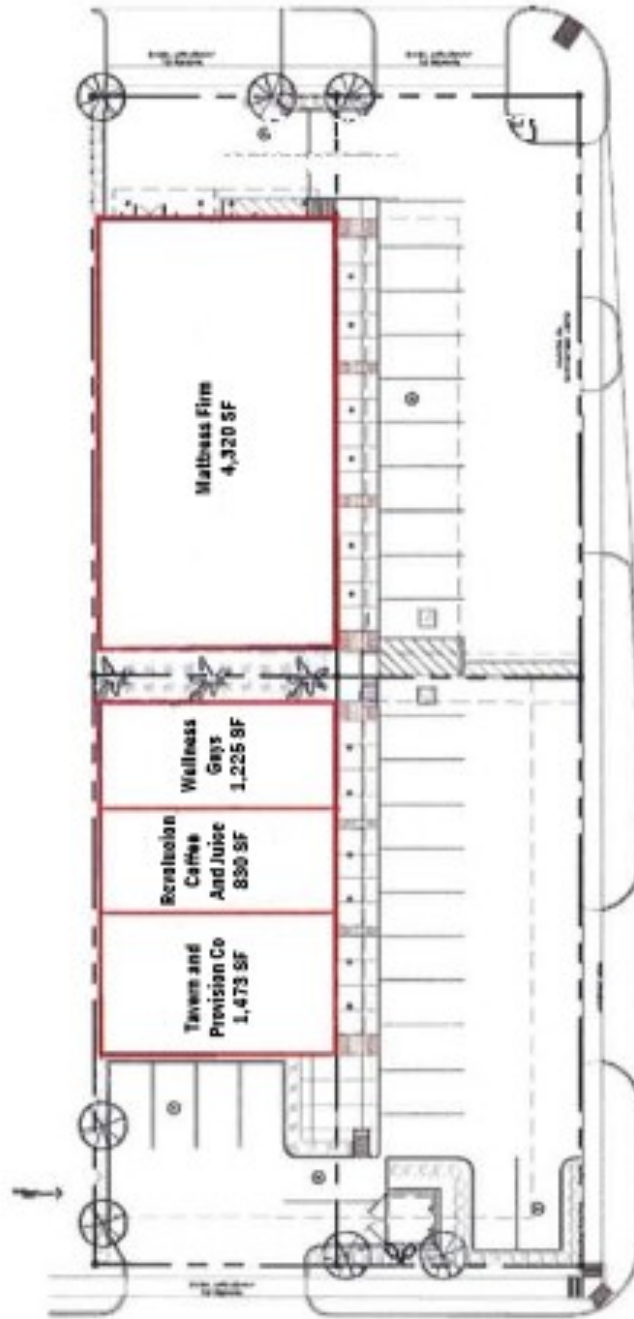
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N. SHEPHERD DRIVE



W. 11TH STREET

Demographic Trend Report

1 Mile Radius

Shepherd Plaza
1231 W 11th St, Houston, TX 77008

Building Type: **General Retail**
Secondary: **Storefront**
GLA: **3,528 SF**
Year Built: **1973**

Total Available: **830 SF**
% Leased: **76.47%**
Rent/SF/Yr: **\$33.00**



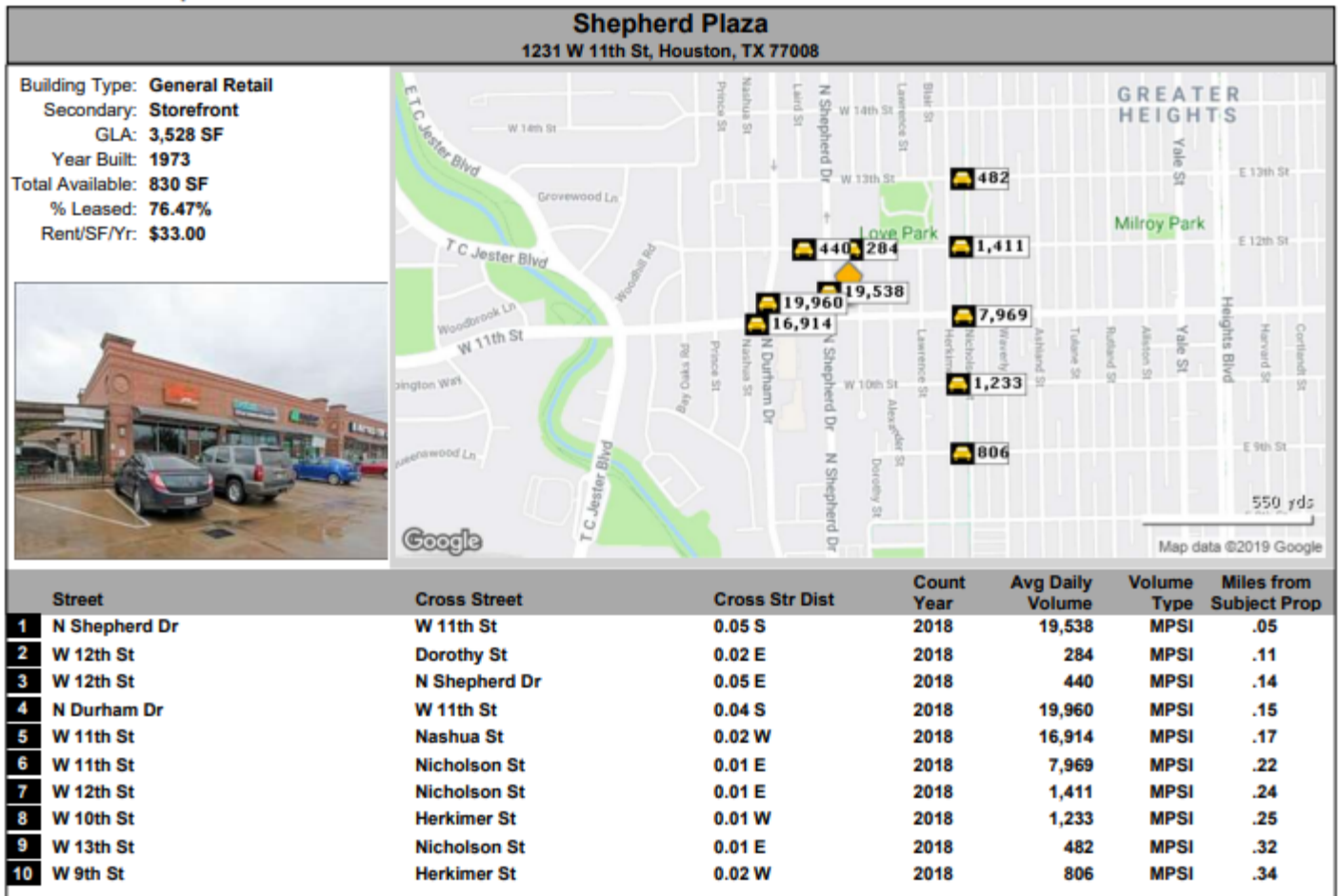
Description	2010	2019	2024
Population	13,860	17,162	18,426
Age 0 - 4	957 6.90%	1,294 7.54%	1,192 6.47%
Age 5 - 9	634 4.57%	1,138 6.63%	1,248 6.77%
Age 10 - 14	507 3.66%	901 5.25%	1,144 6.21%
Age 15 - 19	475 3.43%	679 3.96%	939 5.10%
Age 20 - 24	712 5.14%	659 3.84%	780 4.23%
Age 25 - 29	1,705 12.30%	1,147 6.68%	876 4.75%
Age 30 - 34	1,662 11.99%	1,607 9.36%	1,226 6.65%
Age 35 - 39	1,390 10.03%	1,754 10.22%	1,574 8.54%
Age 40 - 44	1,042 7.52%	1,568 9.14%	1,682 9.13%
Age 45 - 49	969 6.99%	1,369 7.98%	1,585 8.60%
Age 50 - 54	989 7.14%	1,138 6.63%	1,386 7.52%
Age 55 - 59	881 6.36%	1,074 6.26%	1,204 6.53%
Age 60 - 64	632 4.56%	922 5.37%	1,053 5.71%
Age 65 - 69	427 3.08%	700 4.08%	874 4.74%
Age 70 - 74	316 2.28%	487 2.84%	659 3.58%
Age 75 - 79	215 1.55%	306 1.78%	448 2.43%
Age 80 - 84	185 1.33%	201 1.17%	276 1.50%
Age 85+	162 1.17%	217 1.26%	281 1.53%
Age 15+	11,762 84.86%	13,828 80.57%	14,843 80.55%
Age 20+	11,287 81.44%	13,149 76.62%	13,904 75.46%
Age 65+	1,305 9.42%	1,911 11.14%	2,538 13.77%
Median Age	36	38	41
Average Age	37.20	37.60	39.00
Population By Race	13,860	17,162	18,426
White	12,202 88.04%	14,614 85.15%	15,491 84.07%
Black	789 5.69%	1,222 7.12%	1,408 7.64%
Am. Indian & Alaskan	157 1.13%	188 1.10%	199 1.08%
Asian	449 3.24%	739 4.31%	852 4.62%
Hawaiian & Pacific Islander	16 0.12%	19 0.11%	20 0.11%
Other	226 1.63%	381 2.22%	455 2.47%

Demographic Trend Report

1 Mile Radius

Shepherd Plaza						
1231 W 11th St, Houston, TX 77008						
Description	2010		2019		2024	
Population by Race (Hispanic)	5,028		7,034		7,869	
White	4,754	94.55%	6,662	94.71%	7,452	94.70%
Black	63	1.25%	100	1.42%	120	1.52%
Am. Indian & Alaskan	134	2.67%	159	2.26%	169	2.15%
Asian	22	0.44%	26	0.37%	29	0.37%
Hawaiian & Pacific Islander	12	0.24%	14	0.20%	15	0.19%
Other	43	0.86%	72	1.02%	84	1.07%
Household by Household Income	6,553		7,850		8,394	
<\$25,000	1,505	22.97%	1,096	13.96%	1,134	13.51%
\$25,000 - \$50,000	1,404	21.43%	939	11.96%	949	11.31%
\$50,000 - \$75,000	748	11.41%	1,198	15.26%	1,299	15.48%
\$75,000 - \$100,000	877	13.38%	694	8.84%	685	8.16%
\$100,000 - \$125,000	553	8.44%	632	8.05%	669	7.97%
\$125,000 - \$150,000	445	6.79%	563	7.17%	615	7.33%
\$150,000 - \$200,000	532	8.12%	779	9.92%	836	9.96%
\$200,000+	489	7.46%	1,949	24.83%	2,207	26.29%
Average Household Income	\$85,688		\$137,020		\$141,021	
Median Household Income	\$61,147		\$99,927		\$104,858	

Traffic Count Report





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.

11-2-2015



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.

CMI Brokerage	390205	cmi@cmirealestate.com	713.961.4666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Victor E. Vacek, Jr	153348	vev@cmirealestate.com	713.961.4666
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