

Inner Loop - 2nd Generation Restaurant

3607 S Shepherd Dr, Houston, TX 77098



Estimated Population



1-mile	3-miles	5-miles
28,835	210,874	510,189

Avg Household Income



1-mile	3-miles	5-miles
\$150,813	\$147,985	\$129,913

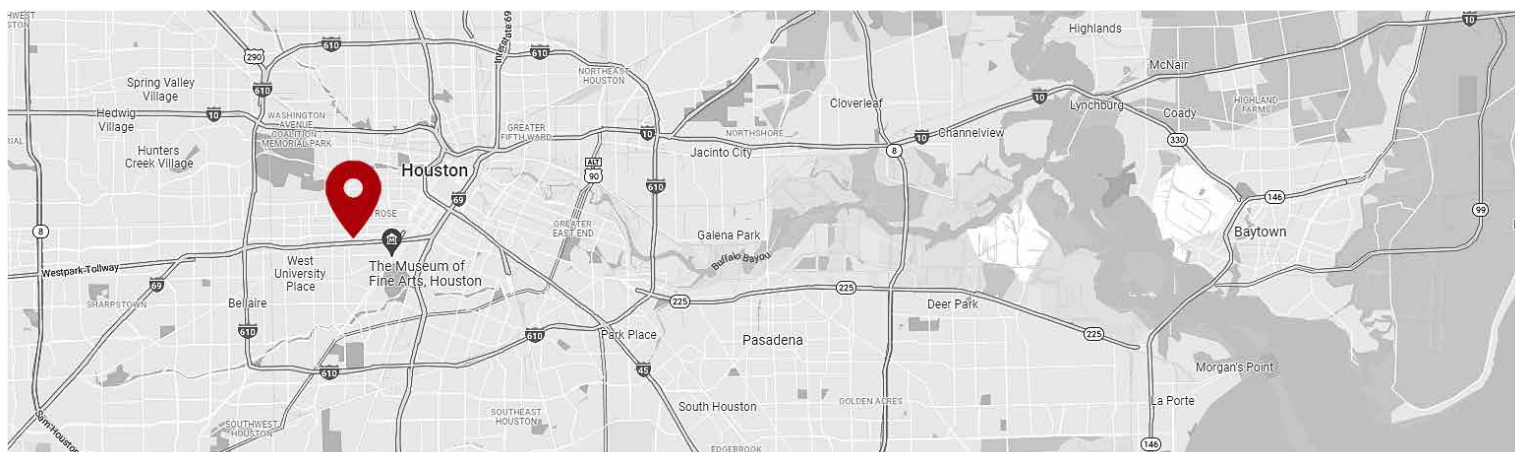
Traffic Counts



Richmond Ave	22,763 VPD
Shepherd Dr	19,062 VPD
Year: 2020 Source: TxDOT / ESRI	

Property Features

- 2,670 SF built out restaurant, FF&E included
- Located on hard corner of Shepherd Dr and Richmond Ave
- Existing drive thru and prominent, dedicated signage
- **Do not disturb tenant**

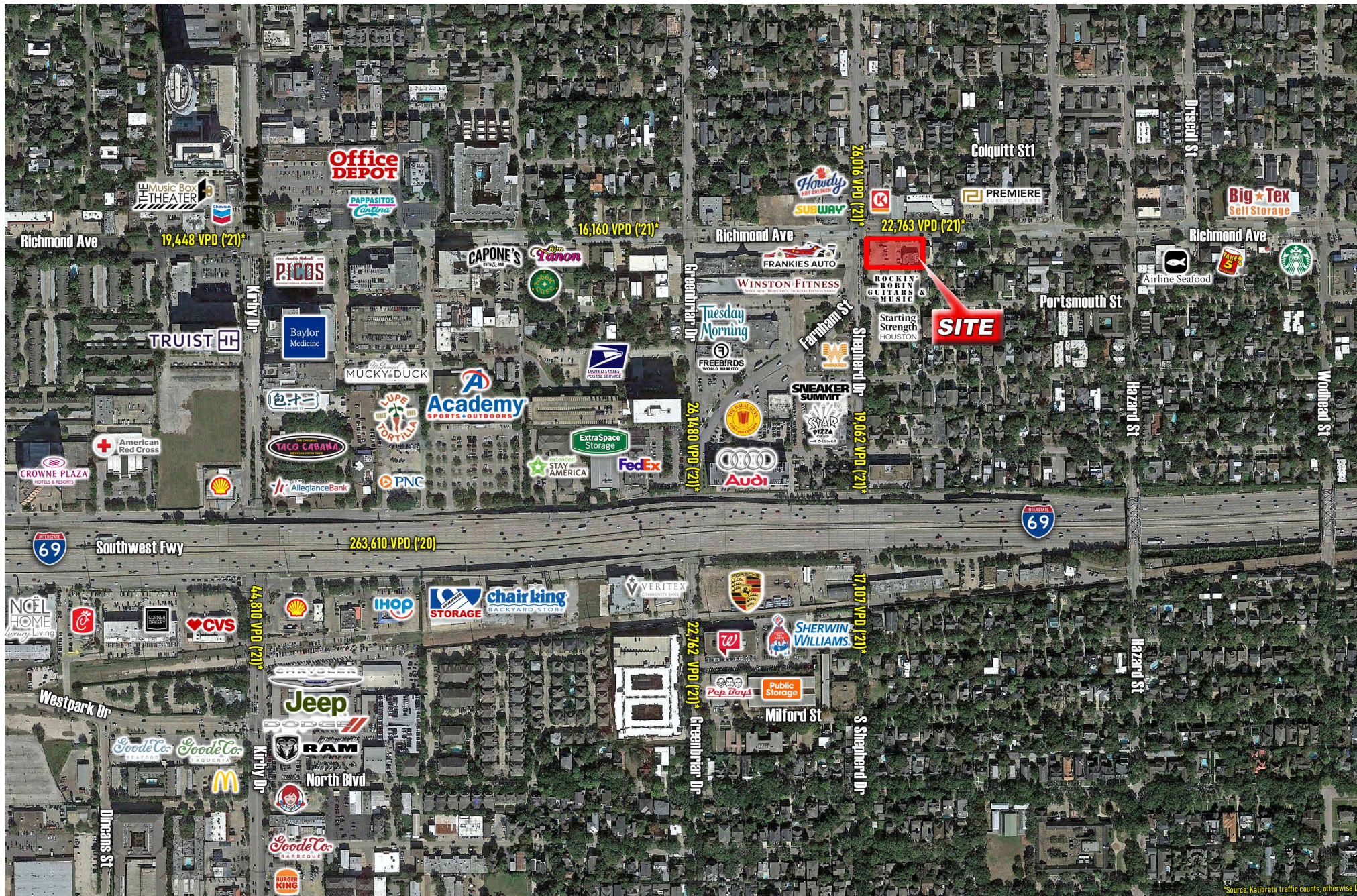


For more
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	1 mile	3 miles	5 miles
Population			
2000 Population	22,683	141,232	378,348
2010 Population	23,604	163,353	419,466
2021 Population	28,835	210,874	510,189
2026 Population	31,746	242,149	565,376
2000-2010 Annual Rate	0.40%	1.47%	1.04%
2010-2021 Annual Rate	1.80%	2.30%	1.76%
2021-2026 Annual Rate	1.94%	2.80%	2.08%
2021 Male Population	50.6%	51.0%	51.5%
2021 Female Population	49.4%	49.0%	48.5%
2021 Median Age	39.0	36.8	35.8

In the identified area, the current year population is 510,189. In 2010, the Census count in the area was 419,466. The rate of change since 2010 was 1.76% annually. The five-year projection for the population in the area is 565,376 representing a change of 2.08% annually from 2021 to 2026. Currently, the population is 51.5% male and 48.5% female.

Median Age

The median age in this area is 39.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	75.5%	66.0%	57.7%
2021 Black Alone	4.1%	12.2%	18.5%
2021 American Indian/Alaska Native Alone	0.4%	0.3%	0.4%
2021 Asian Alone	9.9%	12.7%	10.1%
2021 Pacific Islander Alone	0.1%	0.1%	0.0%
2021 Other Race	6.6%	5.2%	9.6%
2021 Two or More Races	3.4%	3.5%	3.6%
2021 Hispanic Origin (Any Race)	20.7%	19.4%	30.0%

Persons of Hispanic origin represent 30.0% of the population in the identified area compared to 18.9% 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 78.1 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	141	141	125
2000 Households	12,692	71,225	166,317
2010 Households	13,154	84,876	191,289
2021 Total Households	16,284	111,701	237,861
2026 Total Households	17,930	129,179	266,224
2000-2010 Annual Rate	0.36%	1.77%	1.41%
2010-2021 Annual Rate	1.92%	2.47%	1.96%
2021-2026 Annual Rate	1.94%	2.95%	2.28%
2021 Average Household Size	1.75	1.82	2.03

The household count in this area has changed from 191,289 in 2010 to 237,861 in the current year, a change of 1.96% annually. The five-year projection of households is 266,224, a change of 2.28% annually from the current year total. Average household size is currently 2.03, compared to 2.05 in the year 2010. The number of families in the current year is 103,484 in the specified area.

Average Household Income

2021 Average Household Income	\$150,813	\$147,985	\$129,913
2026 Average Household Income	\$162,814	\$158,535	\$141,088
2021-2026 Annual Rate	1.54%	1.39%	1.66%

2021 Population 25+ by Educational Attainment

Total	22,824	162,318	368,347
Less than 9th Grade	1.2%	1.4%	4.5%
9th - 12th Grade, No Diploma	1.1%	1.3%	3.4%
High School Graduate	4.0%	4.9%	9.7%
GED/Alternative Credential	0.3%	0.8%	1.9%
Some College, No Degree	10.0%	10.6%	12.6%
Associate Degree	3.6%	4.1%	4.8%
Bachelor's Degree	37.6%	38.0%	33.0%
Graduate/Professional Degree	42.2%	38.8%	30.1%

Data for all businesses in area

	1 mile	3 miles	5 miles
Total Businesses:	2,789	17,157	38,885
Total Employees:	23,835	369,876	726,567
Total Residential Population:	28,835	210,874	510,189
Employee/Residential Population Ratio (per 100 Residents)	83	175	142



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:
 - 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.

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Buyer/Tenant/Seller/Landlord Initials

Date