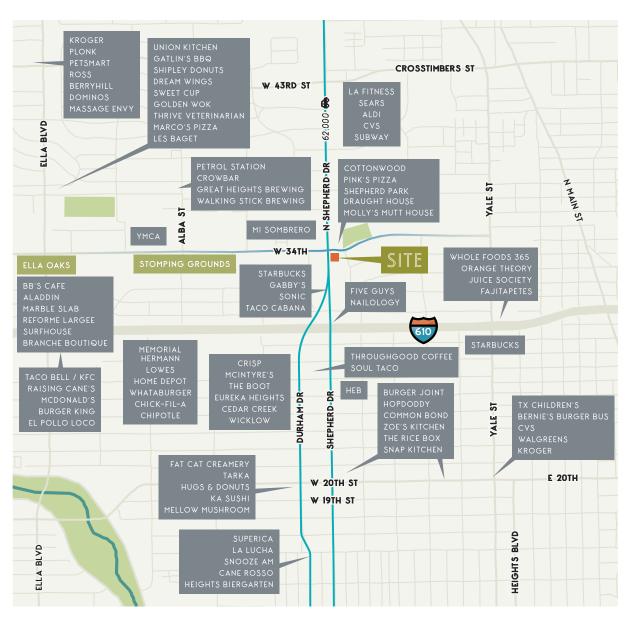


LOCATION

3210 N SHEPHERD DR, HTX 77018



PROPERTY HIGHLIGHTS

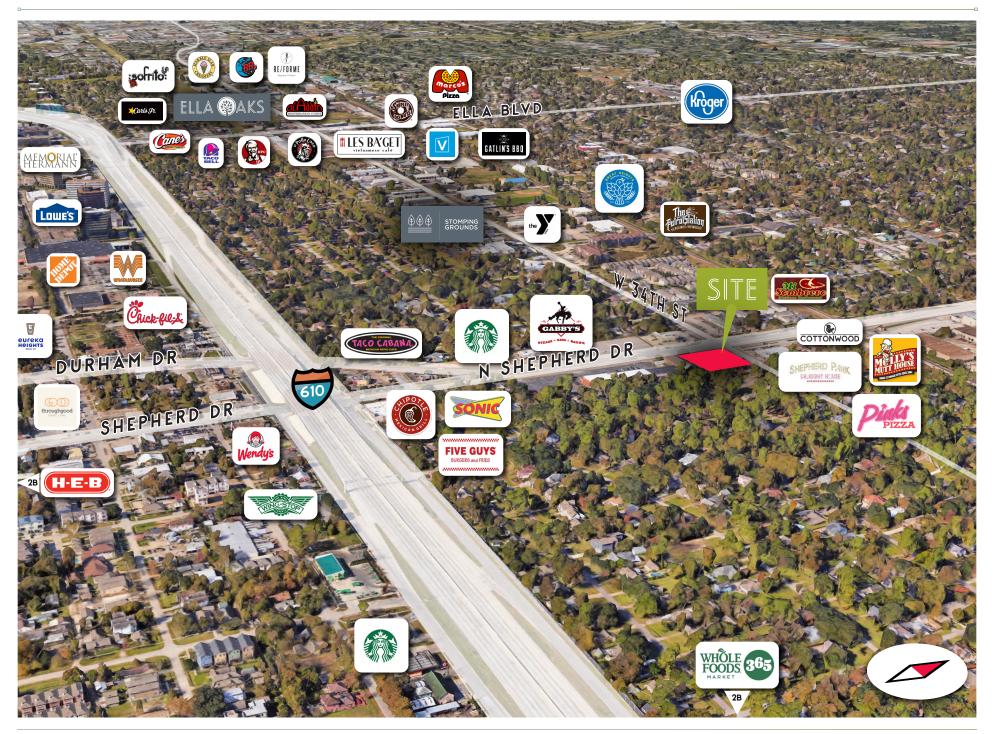
- · Prime Intersection in Garden Oaks
- · Hard Corner of N Shepherd & 34th Street
- · 1,800 SF existing building
- · 15.000 SF Tract
- · 20:1 Parking Ratio
- · Drive-thru renovation option

MARKET DEMOGRAPHICS (2017)

POPULATION	36,907
DAYTIME POPULATION	40,515
AVERAGE HOUSEHOLD INCOME	\$113,070
MEDIAN AGE	38.4
NEW HOME VALUES	\$785k-\$1.2m
HH RESTAURANT SPENDING ANNUALLY	\$4,575

RESTAURAUNT SATURATION

GARDEN OAKS	2.35
HOUSTON HEIGHTS	3.85
WEST U / RICE VILLAGE	4.87
UPPER KIRBY / RIVER OAKS	7.14
MONTROSE	7.54



W 34TH ST TOTAL PARKING SPACES : 33 CAN GROW TO 2,700 SF WILL SUBDIVIDE N SHEPHERD DR 1,800 SF













