



RETRO GAS STATION

HARD CORNER N SHEPHERD & 34TH ST

GARDEN OAKS



SCAN W CAMERA

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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, Can grow to 3,000 SF
- Will subdivide
- 28 Parking Spaces
- 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

RESTAURANT SATURATION

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

MARKET AREA



SITE PLAN



OPTIONAL SITE PLAN



