

# 1301 N. SHEPHERD DR

±10,000 SF HARD CORNER  
THE HEIGHTS



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# 1301 N SHEPHERD DR HOUSTON, TX

## ±10,000 SF HARD CORNER



**21,618**

2022 Total Population



**10,344**

2022 Total Households



**2.09**

2022 Average Household Size



**175,082**

2022 Average Household Income



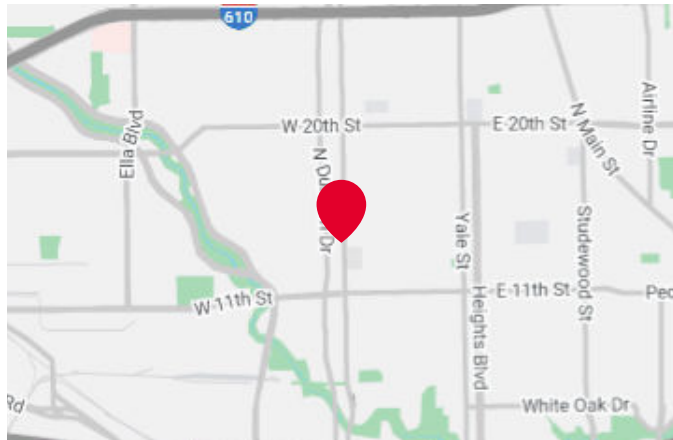
**39.4**

2022 Median Age



**516,520**

2022 Average Home Value



### EMPLOYMENT



**19,103**

2022 Total Daytime Population



**60%**

2022 Daytime Population: Workers



**40%**

2022 Daytime Population: Residents



**6,085.5**

2022 Daytime Population Density (Pop/sq mi)



**1,453**

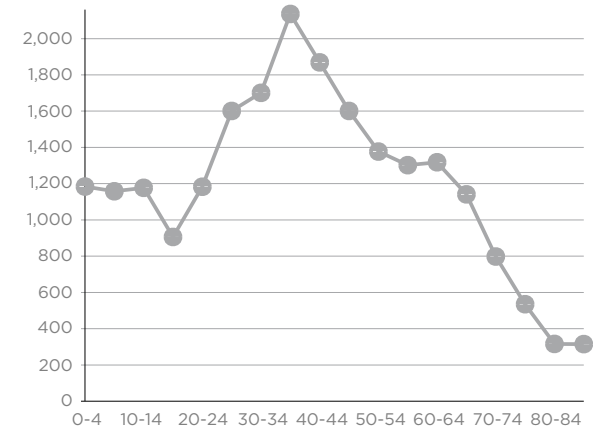
2022 Total (SIC01-99) Businesses



**8,102**

2022 Total (SIC01-99) Employees

### POPULATION BY AGE GROUP



### EDUCATIONAL ATTAINMENT

**9%**

High School Diploma

**1%**

GED/Alternative Credential

**10%**

Some College/ No Degree

**5%**

Associate's Degree

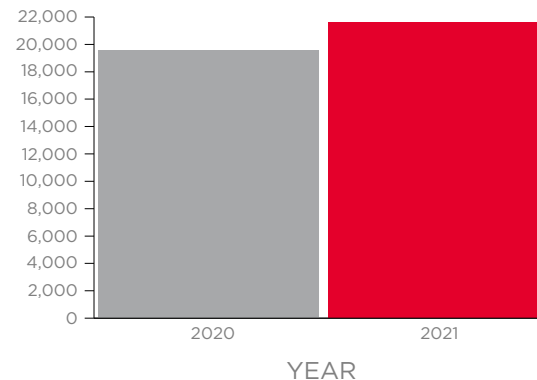
**42%**

Bachelor's Degree

**28%**

Graduate/ Professional Degree

### POPULATION TIME SERIES 2010-2021



**51%**

Male Population (%)



**49%**

Female Population (%)

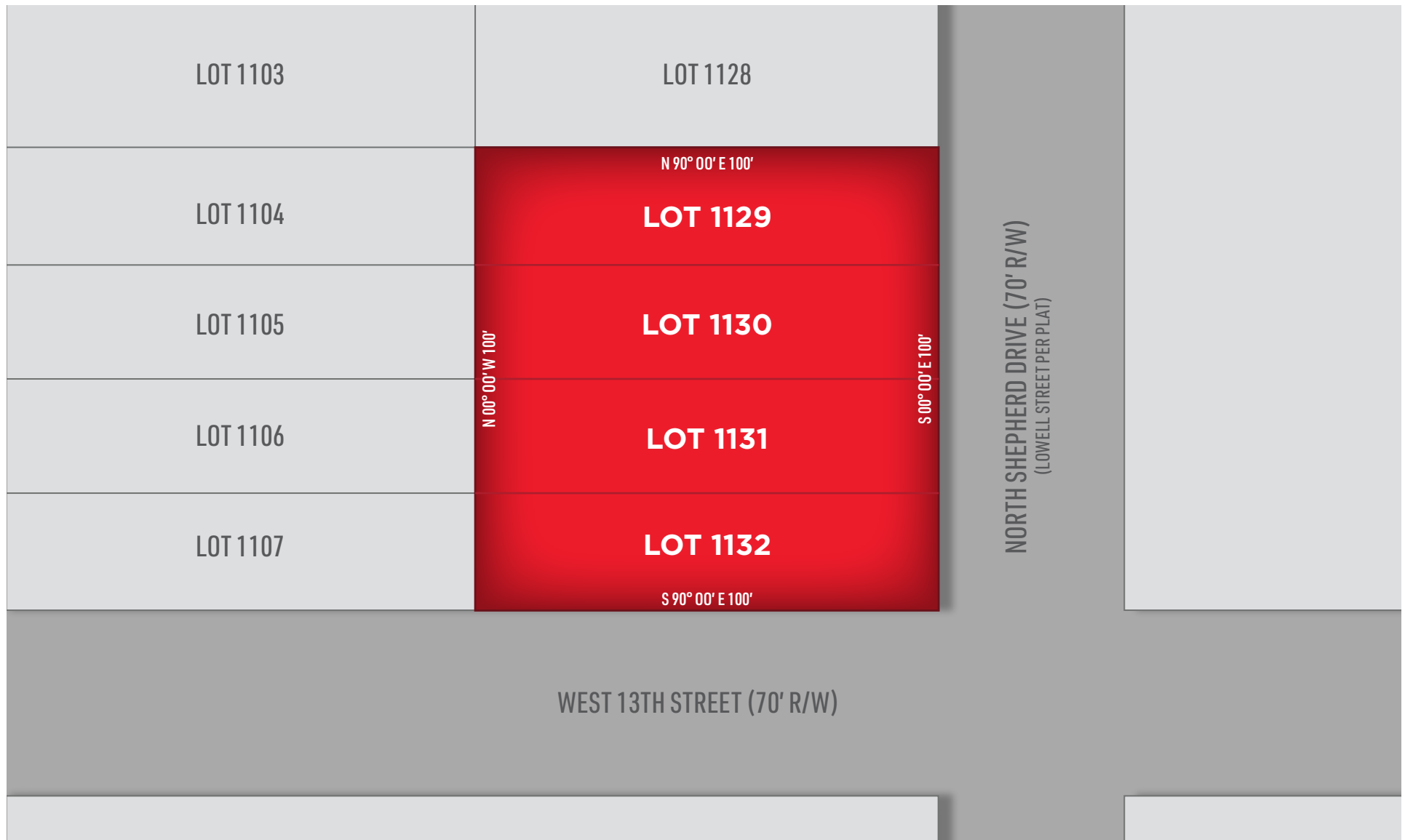


**1.30%**

2022-2027 Population Compound Annual Growth Rate

# 1301 N SHEPHERD DR HOUSTON, TX

±10,000 SF HARD CORNER



# 1301 N. SHEPHERD DR

## ±10,000 SF HARD CORNER

### THE HEIGHTS



- ±10,000 SF at the NWC of N. Shepherd Dr. and W. 13th St. in the Heights in Houston, TX
- ±100' of frontage along N. Shepherd Dr. and ±100' of frontage along W. 13th St.
- One curb cut in place along W. 13th St., there looks to be another curb cut along N. Shepherd Dr. that is not currently in use

**CONTACT BROKERS FOR PRICING**

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