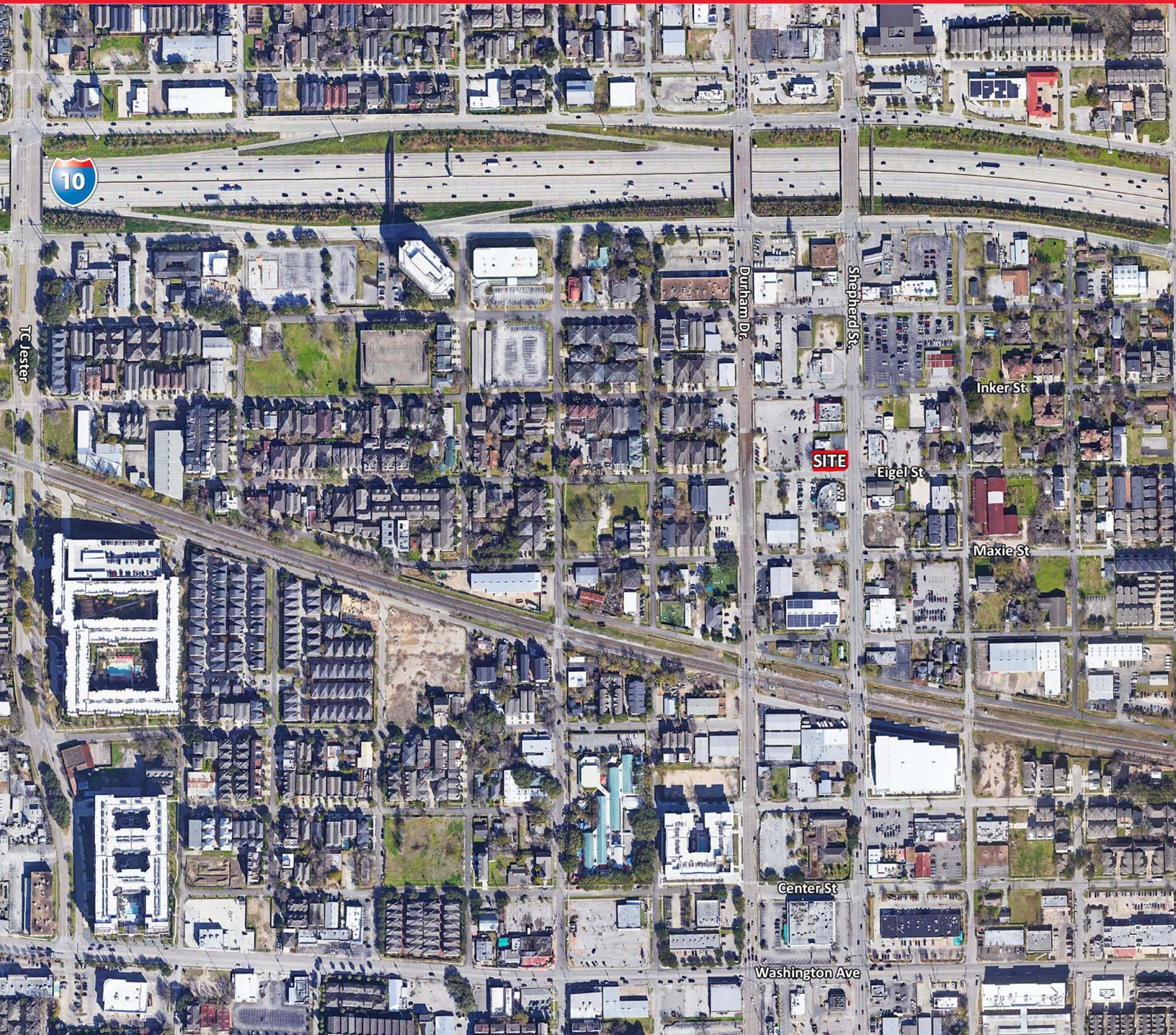


# 1601 Shepherd Dr

Houston, TX 77007

**+/- 5,001 SF**



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# 1601 Shepherd Dr, Houston, Texas, 77007

Ring: 3 mile radius

AT THE CENTER OF  
**WHAT'S NEXT**



**180,537**

2021 Total Population



**93,482**

2021 Total Households



**1.91**

2021 Average Household Size



**147,889**

2021 Average Household Income



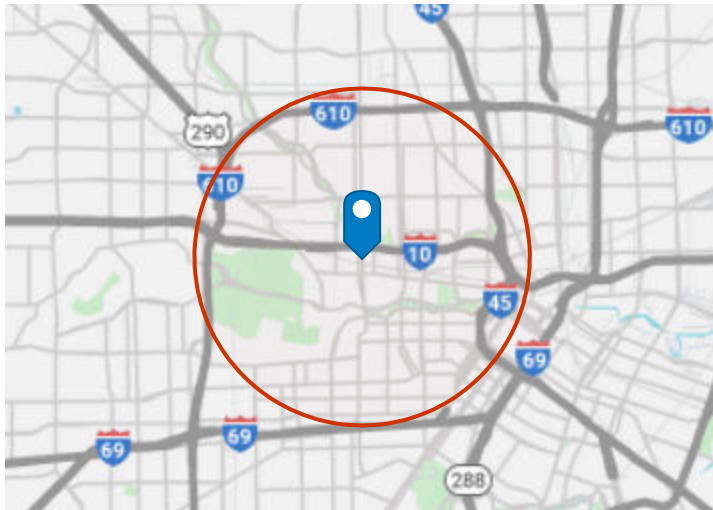
**37.7**

2021 Median Age



**605,355**

2021 Average Home Value



## EMPLOYMENT



**281,198**

2021 Total Daytime Population



**79%**

2021 Daytime Population: Workers



**21%**

2021 Daytime Population: Residents



**9,947.6**

2021 Daytime Population Density (Pop/sq mi)



**14,819**

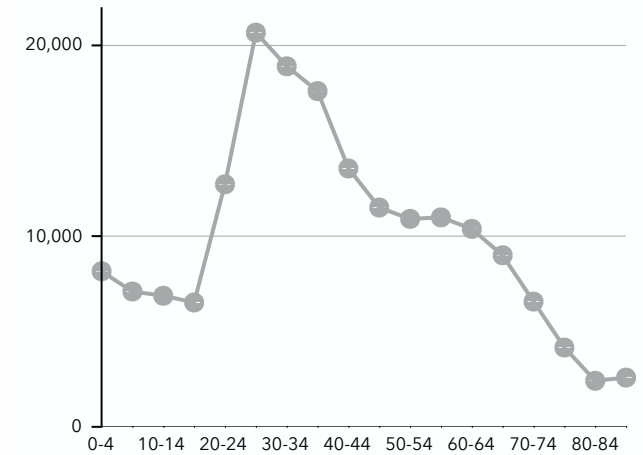
2021 Total (SIC01-99) Businesses



**234,226**

2021 Total (SIC01-99) Employees

## POPULATION BY AGE GROUP



## EDUCATIONAL ATTAINMENT

**7%**

High School Diploma

**1%**

GED/Alternative Credential

**11%**

Some College/No Degree

**4%**

Associate's Degree

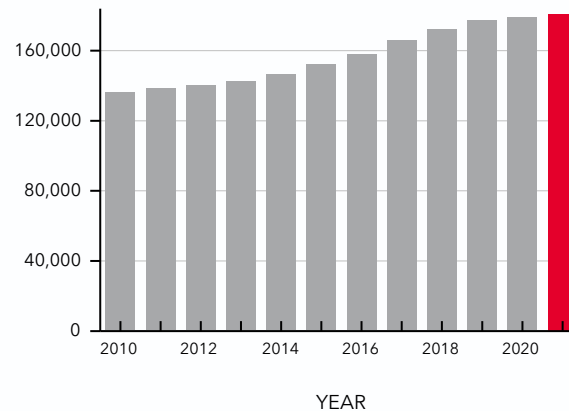
**40%**

Bachelor's Degree

**32%**

Graduate/Professional Degree

## POPULATION TIME SERIES 2010-2021



**52%**

Male Population (%)



**48%**

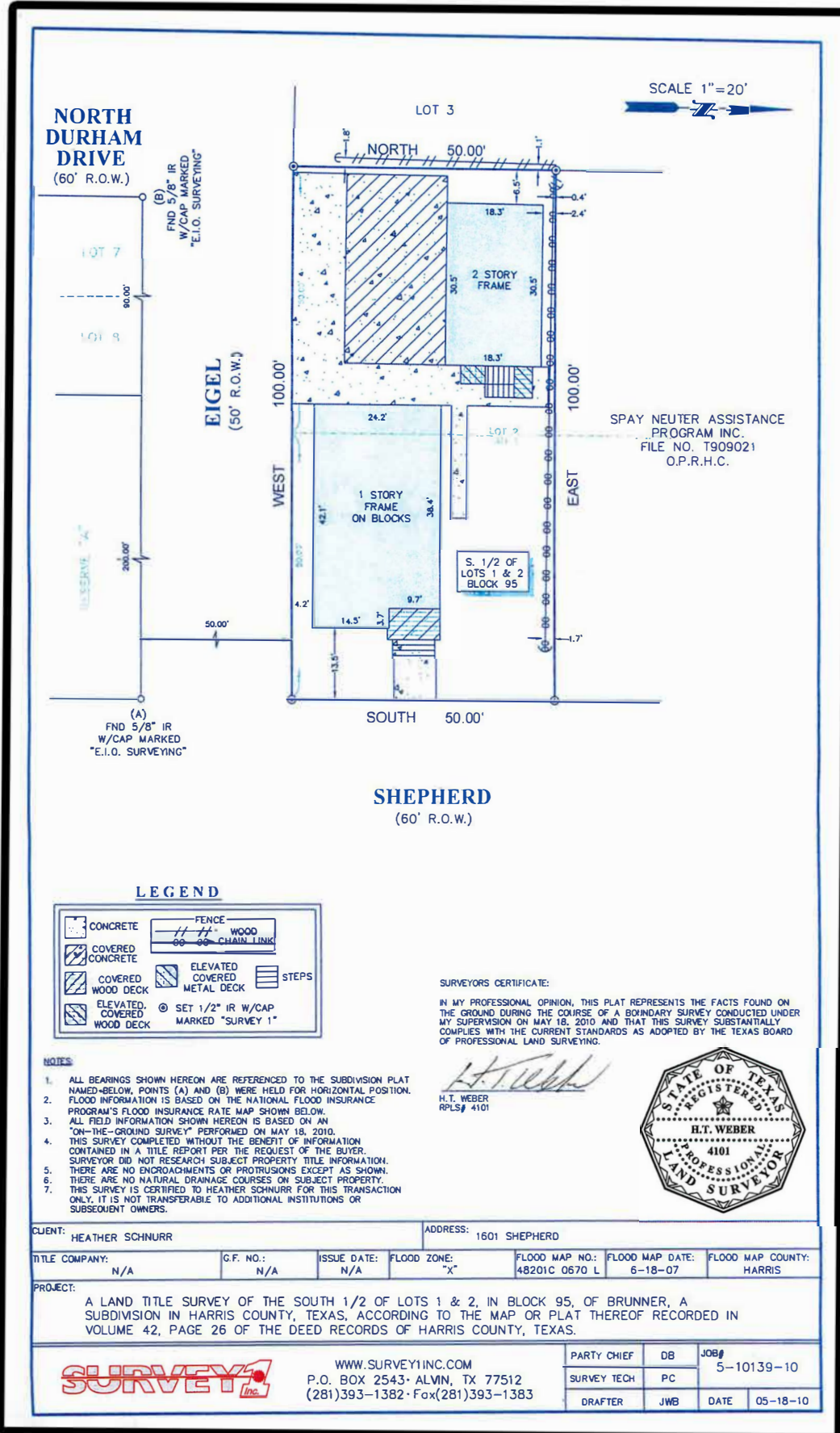
Female Population (%)



**3.15%**

2021-2026 Population: Compound Annual Growth Rate

**1601 SHEPHERD DR  
HOUSTON TX 77007  
+/- 5,001 SF**



# 1601 Shepherd Dr

HOUSTON, TX  
+/- 5,001 SF



- Approximately 5,001 sf of land available, no restrictions
- City of Houston, Harris County, Houston Independent School District
- Well located, easy access to Durham/Shepherd/Washington, I-10, Downtown, Memorial Park, The Heights, Uptown Galleria
- Contact Brokers for additional information and pricing

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