



1901 N SHEPHERD DR
HARD CORNER N SHEPHERD & 19TH ST
HOUSTON HEIGHTS



SCAN W/ CAMERA

FOR LEASE leasing@reviveco.com 713.357.5800



LOCATION

1901 N SHEPHERD DR, HTX 77008



DEVELOPMENT HIGHLIGHTS

- Prime Intersection in Houston Heights
- Hard Corner of N Shepherd Dr & W 19th St
- 8:1 Parking ratio
- 20,000 cars per day
- \$115,000 Average Household Income
- Strong co-tenancy

MARKET DEMOGRAPHICS (2017)

	1 mi	3 mi	5 mi
POPULATION	21,674	159,054	451,869
EMPLOYEE POPULATION	10,326	92,758	434,424
AVERAGE HH INCOME	\$114,949	\$114,566	\$104,091
MEDIAN AGE	38.6	37.4	35.7
MEDIAN HOME VALUES	\$410k	\$390k	\$365k
ANN. HH RESTAURANT SPENDING	\$4,937	\$5,016	\$4,620

RESTAURANT SATURATION

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

MARKET AREA





SUITE #5

OFFICE SUITE

1901 N SHEPHERD DR @ 19TH ST

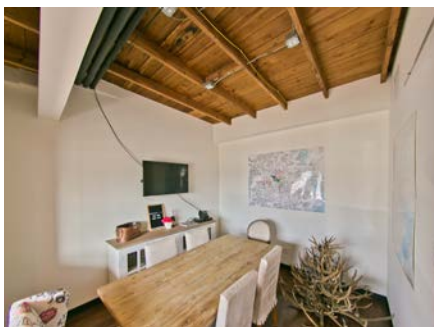
SPACE

AVAILABLE

1,250 SF

PROPERTY HIGHLIGHTS

- Prime location on busy 19th Street
- Fully built-out office space
- Conference room
- Reception
- Kitchen area
- Ample parking
- **Strong co-tenancy:**



KA SUSHI

FAT CAT CREAMERY

HUGS & DONUTS

SMOOTHIE KING

TARKA

DEVELOPMENT

