

# Heights Forum For Lease

Retail Center | 1324 N Shepherd Drive, Houston, TX 77008



## AVAILABLE SPACES

2nd Floor	SF Available
Suite 210	2,216
Suite 230	1,913

## PROPERTY HIGHLIGHTS

- Strong retail and restaurant growth along the Shepherd corridor.
- Located in the Heights, a rapidly growing and dense area with a projected 4.53% population growth rate within a 2-mile radius over the next five years.
- Glass storefront with excellent visibility.
- Traffic Count: N Shepherd Drive - ±18,654 Vehicles

## PROPERTY OVERVIEW

Heights Forum is a newly developed storefront retail center located in the heart of The Heights, one of the most historic neighborhoods in Houston. The Heights, also known as "Greater Heights," is surrounded by shopping centers, restaurants, nightlife spots, and parks and recreation. The Heights has a total population of over 453,000 people within a five mile radius.

## PROPERTY INFORMATION

<b>Total Building SF:</b>	24,476
<b>Floors:</b>	2
<b>Submarket:</b>	InnerLoop/Heights
<b>1st Floor Rate:</b>	\$36.00/SF per yr
<b>2nd Floor Rate:</b>	\$28.00/SF per yr
<b>Est. NNN Charges:</b>	\$12.00/SF per yr
<b>TI Allowance:</b>	\$30.00/SF

## FOR MORE INFORMATION

### Brent Fredricks

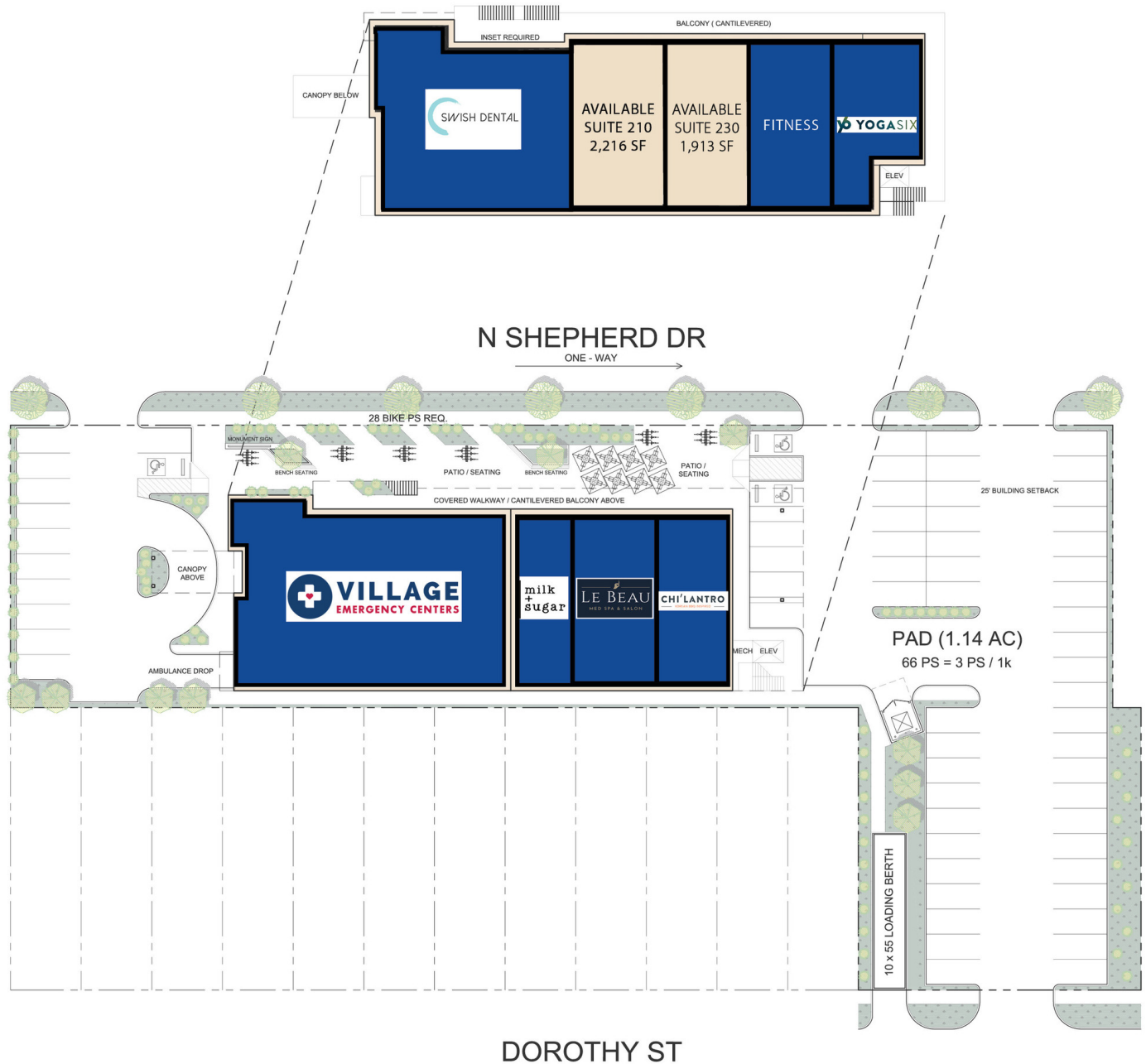
[bfredricks@moodyrambin.com](mailto:bfredricks@moodyrambin.com)

713.572.3500



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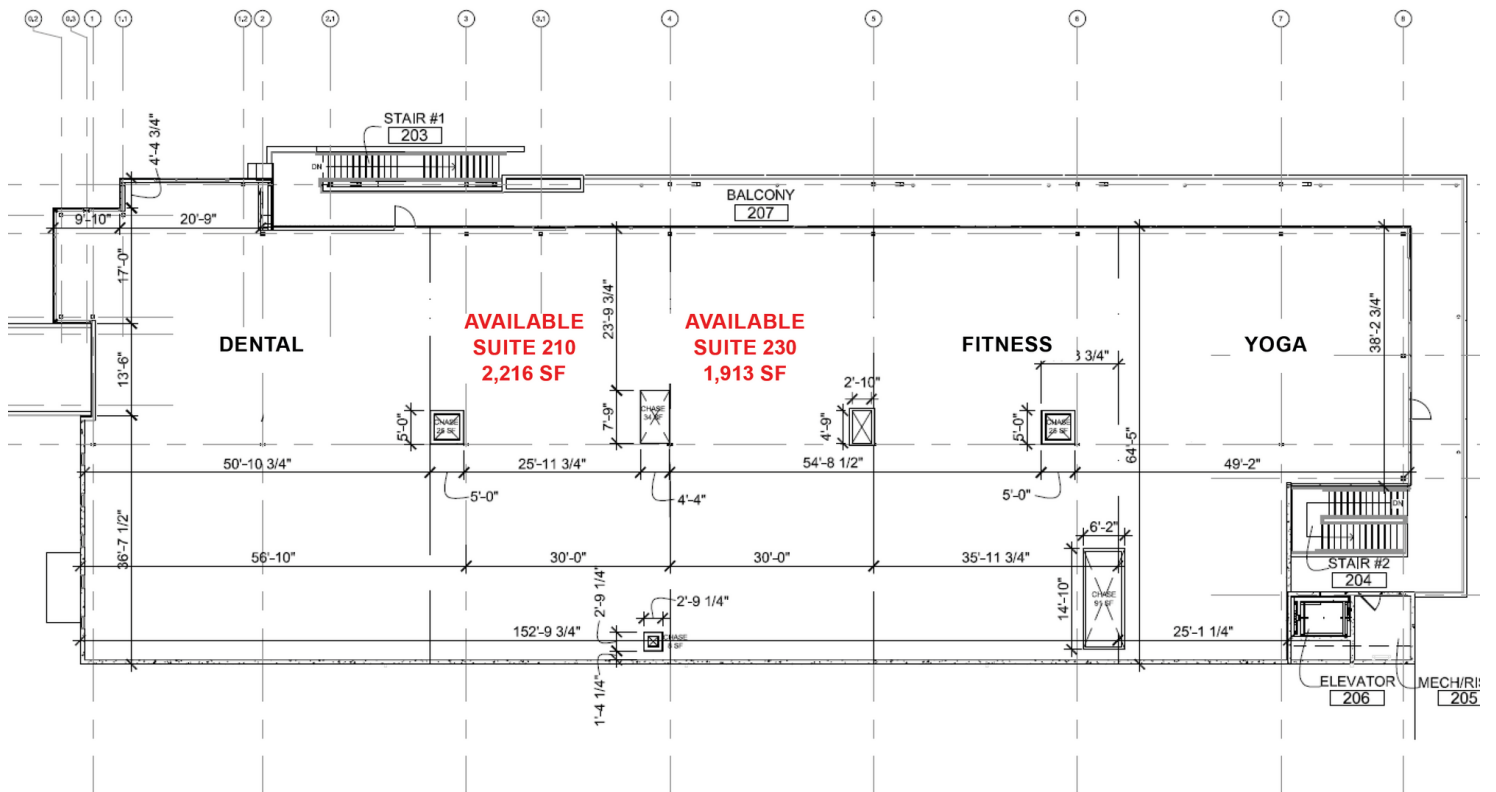
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2nd Floor - Site Plan

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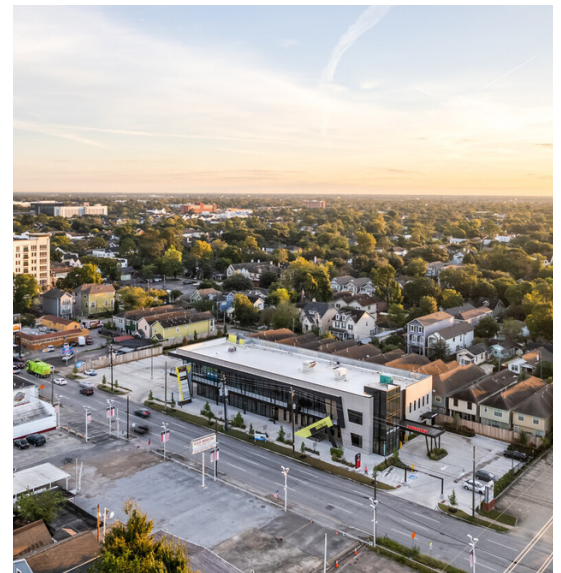
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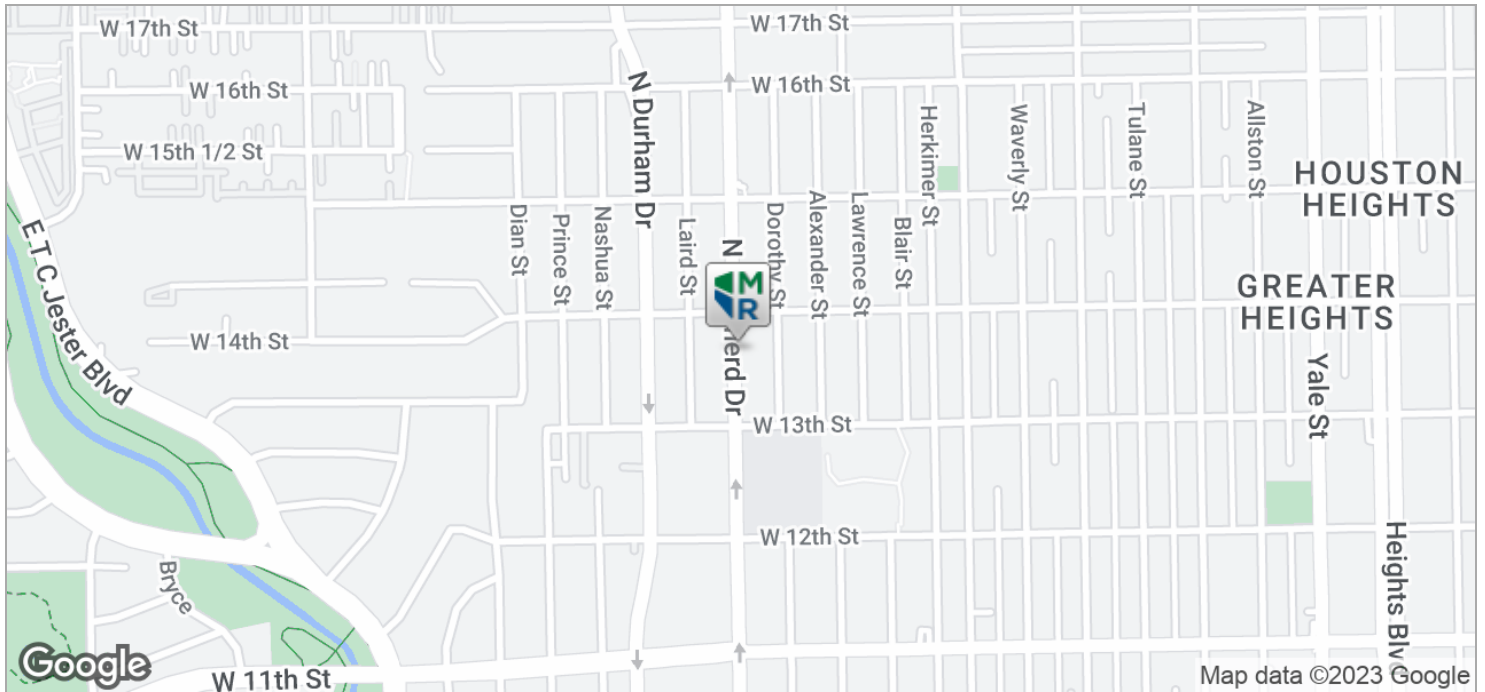
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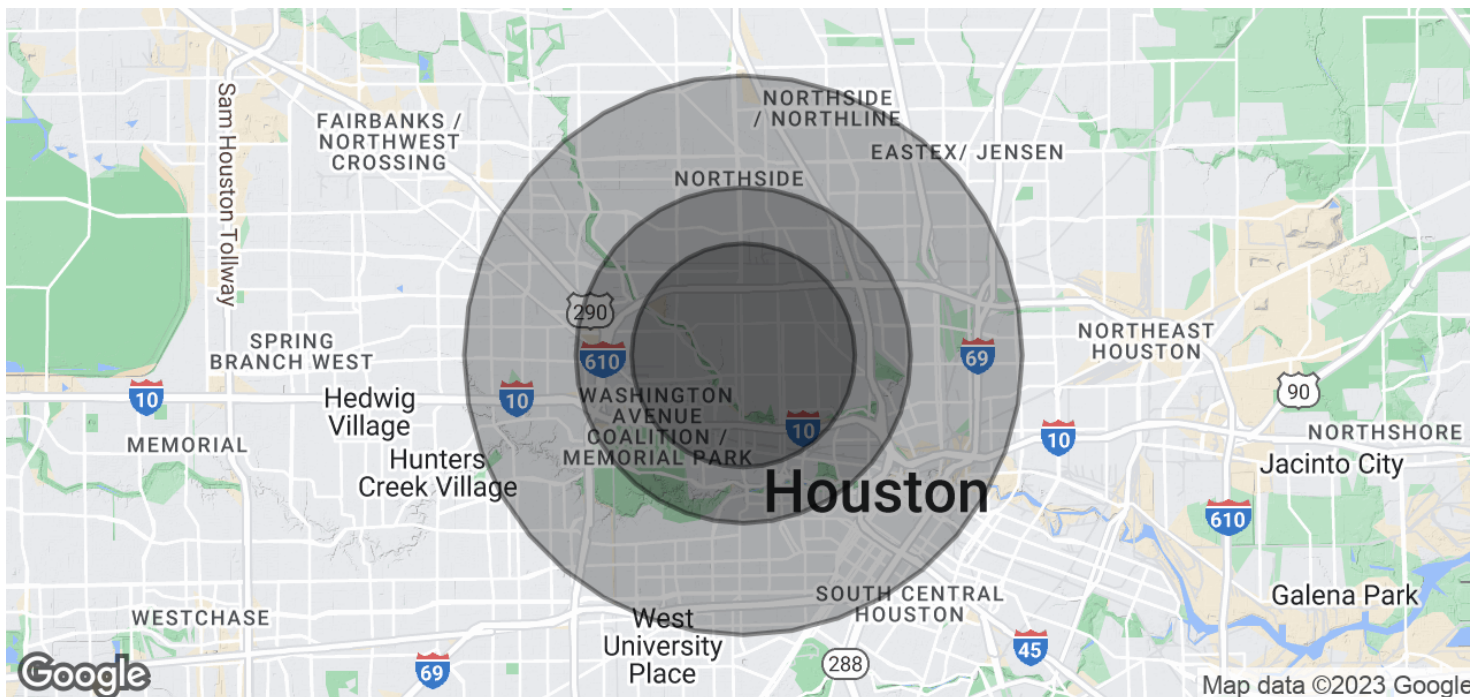
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## POPULATION

	2 MILES	3 MILES	5 MILES
Total Population	72,057	141,417	409,866
Average age	35.8	36.2	36.9
Average age (Male)	35.8	36.2	37.1
Average age (Female)	36.4	36.5	36.9

## HOUSEHOLDS & INCOME

	2 MILES	3 MILES	5 MILES
Total households	37,238	72,660	203,523
# of persons per HH	1.9	1.9	2.0
Average HH income	\$163,624	\$138,573	\$115,740
Average house value	\$468,049	\$423,220	\$393,948

\* Demographic data derived from 2020 ACS - US Census

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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- **AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.
- **AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.
- **AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
  - Must treat all parties to the transaction impartially and fairly;
  - May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
  - Must not, unless specifically authorized in writing to do so by the party, disclose:
    - that the owner will accept a price less than the written asking price;
    - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>MRIO, Inc.</b>	<b>542512</b>		<b>713-773-5500</b>
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Robert O. Cromwell, II</b>	<b>385561</b>	<b>bcromwell@moodyrambinint.com</b>	<b>713-773-5500</b>
Designated Broker's Name	License No.	Email	Phone
Agent's Supervisor's Name	License No.	Email	Phone
<b>Brent Fredricks</b>	<b>350464</b>	<b>bfredricks@moodyrambinint.com</b>	<b>713-572-3500</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date