



SCAN W/ CAMERA

SECOND GEN HAIR SALON IN THE HEART OF THE HEIGHTS

Former Hair Salon Space For Lease

leasing@reviveco.com 713.357.5800

1901 N Shepherd, Houston, Texas 77008

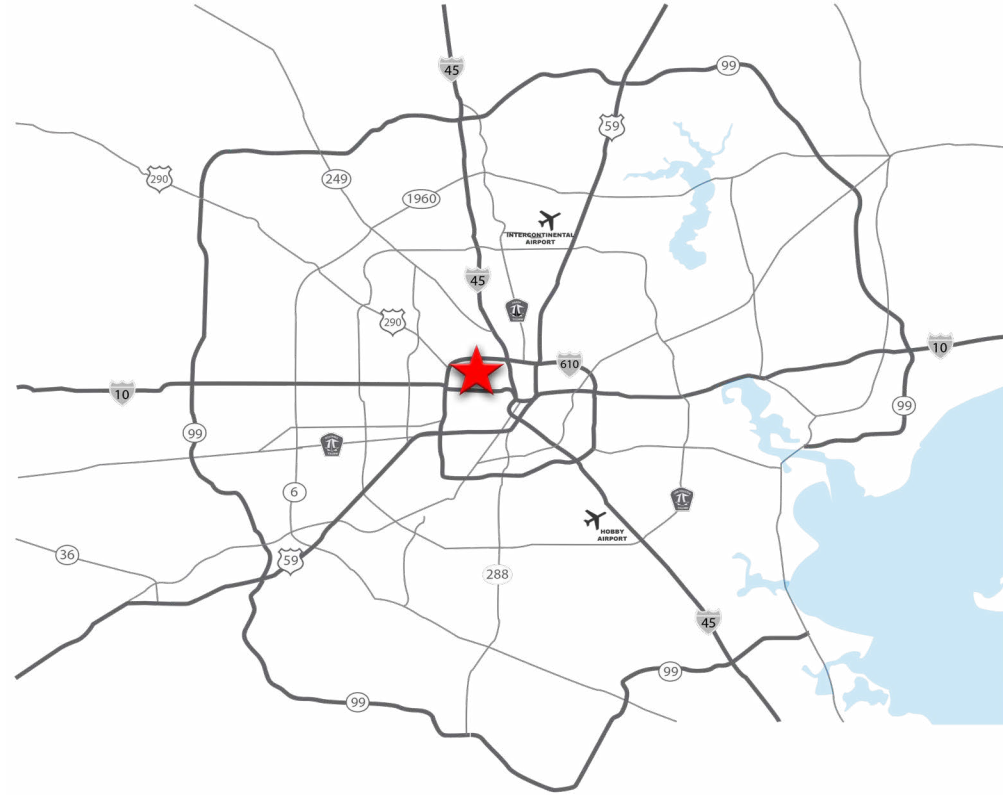
REVIVE
DEVELOPMENT
SUPPLYING DEMAND

FOR LEASE

1901 N SHEPHERD DR, STE 2
HOUSTON, TEXAS 77008

HIGHLIGHTS

- 1,000 SF space available in a well-established 8,049 SF building.
- Positioned on bustling N Shepherd Dr. and 19th street in the Heart of the Heights.
- Direct Access to 3 Major Thoroughfares - N. Shepherd Dr., 19th Street & 20th Street.
- Surrounded by High-Traffic Retail & Dining Destinations.
- Ample Parking, High Visibility, and Great Access.
- Densely Populated Urban Area
- Affluent Demographics + Strong Daytime & Evening Activity.
- Easy Access to I-10, I-610, and major inner-loop corridors.



FOR LEASE

1901 N SHEPHERD DR, STE 2
HOUSTON, TEXAS 77008



FOR LEASE

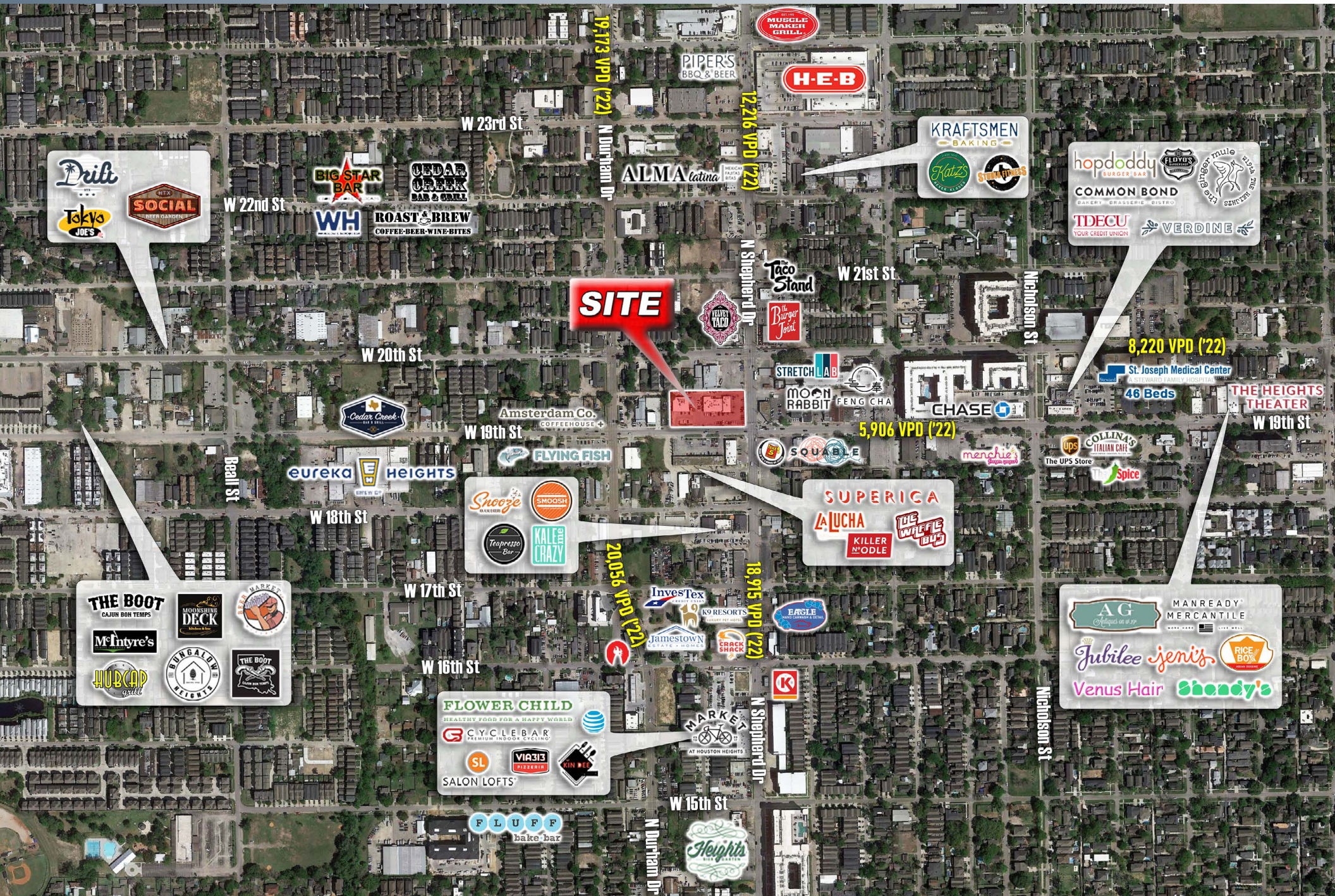
1901 N SHEPHERD DR, STE 2
HOUSTON, TEXAS 77008

SITE PLAN



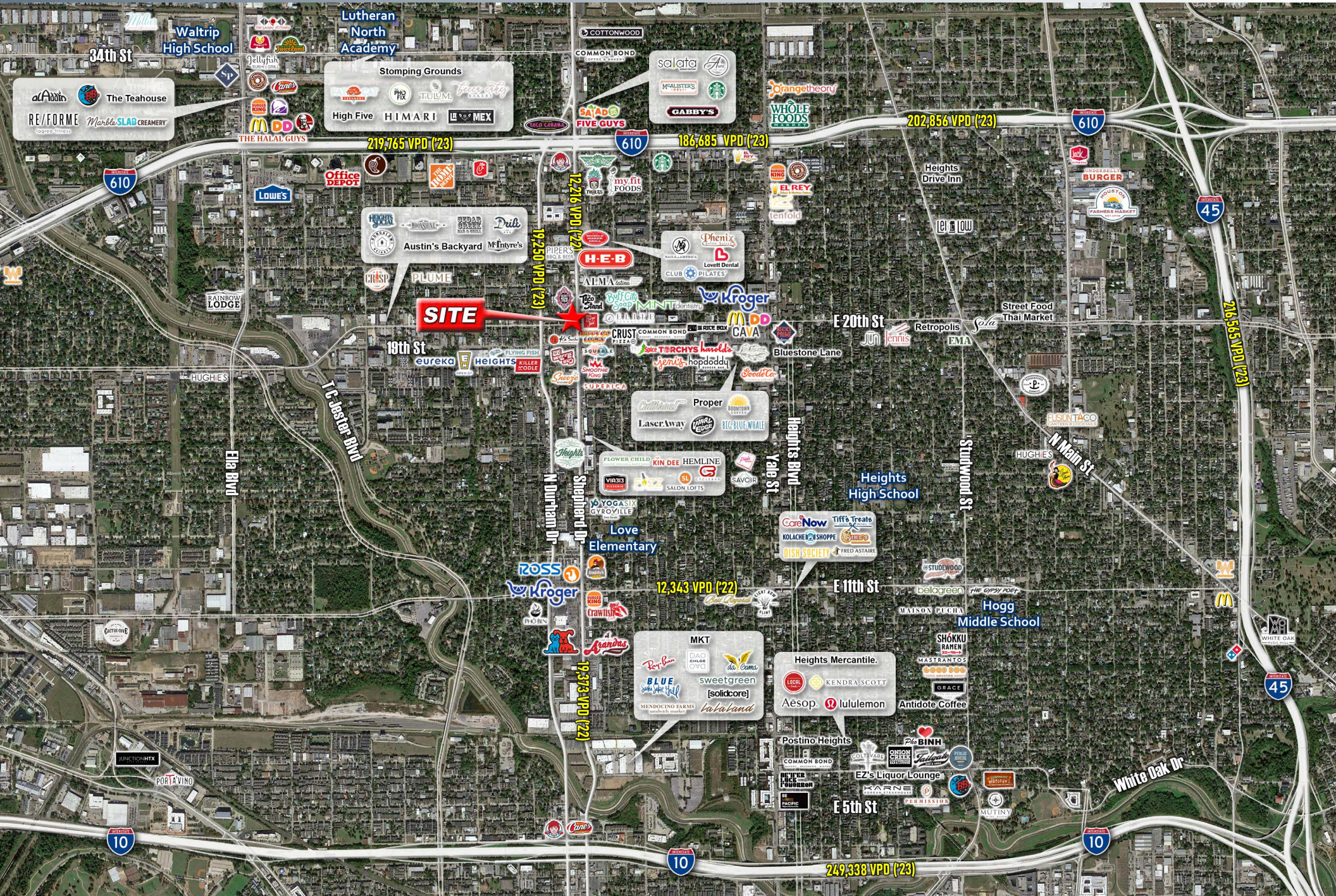
FOR LEASE

1901 N SHEPHERD DR, STE 2
HOUSTON, TEXAS 77008



FOR LEASE

1901 N SHEPHERD DR, STE 2
HOUSTON, TEXAS 77008



FOR LEASE

1901 N SHEPHERD DR, STE 2
HOUSTON, TEXAS 77008

DEMOGRAPHICS

2024 Population



1 mile	24,208
3 mile	163,507
5 mile	449,157

Daytime Population



1 mile	24,005
3 mile	187,225
5 mile	663,891

Total Households



1 mile	11,546
3 mile	76,942
5 mile	200,488

Median Age



1 mile	36.6
3 mile	36.0
5 mile	35.8

Average Household Income



1 mile	\$213,588
3 mile	\$171,871
5 mile	\$142,414

Average Home Value

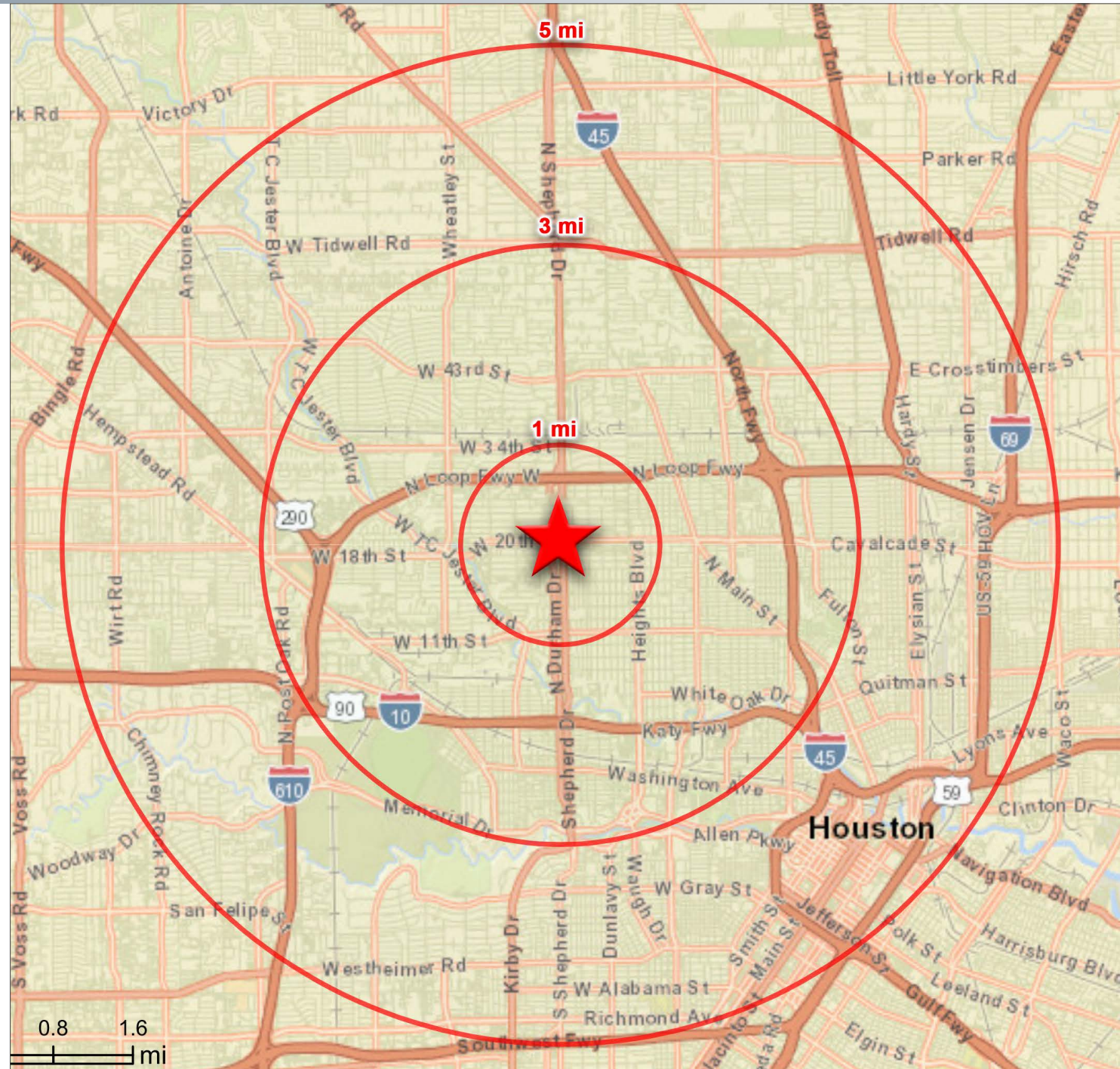


1 mile	\$577,698
3 mile	\$563,222
5 mile	\$563,524

Traffic Counts Nearby



12,216 VPD on Shepherd Dr
19,250 VPD on Durham Dr



FOR LEASE

1901 N SHEPHERD DR, STE 2
HOUSTON, TEXAS 77008

DRIVE-TIME DEMOGRAPHICS

2024 Population



5 minutes	32,582
10 minutes	166,591
15 minutes	513,752

Daytime Population



5 minutes	32,184
10 minutes	199,043
15 minutes	761,035

Total Households



5 minutes	15,355
10 minutes	78,675
15 minutes	217,572

Median Age



5 minutes	36.8
10 minutes	36.3
15 minutes	35.8

Average Household Income



5 minutes	\$210,680
10 minutes	\$171,677
15 minutes	\$135,480

Average Home Value

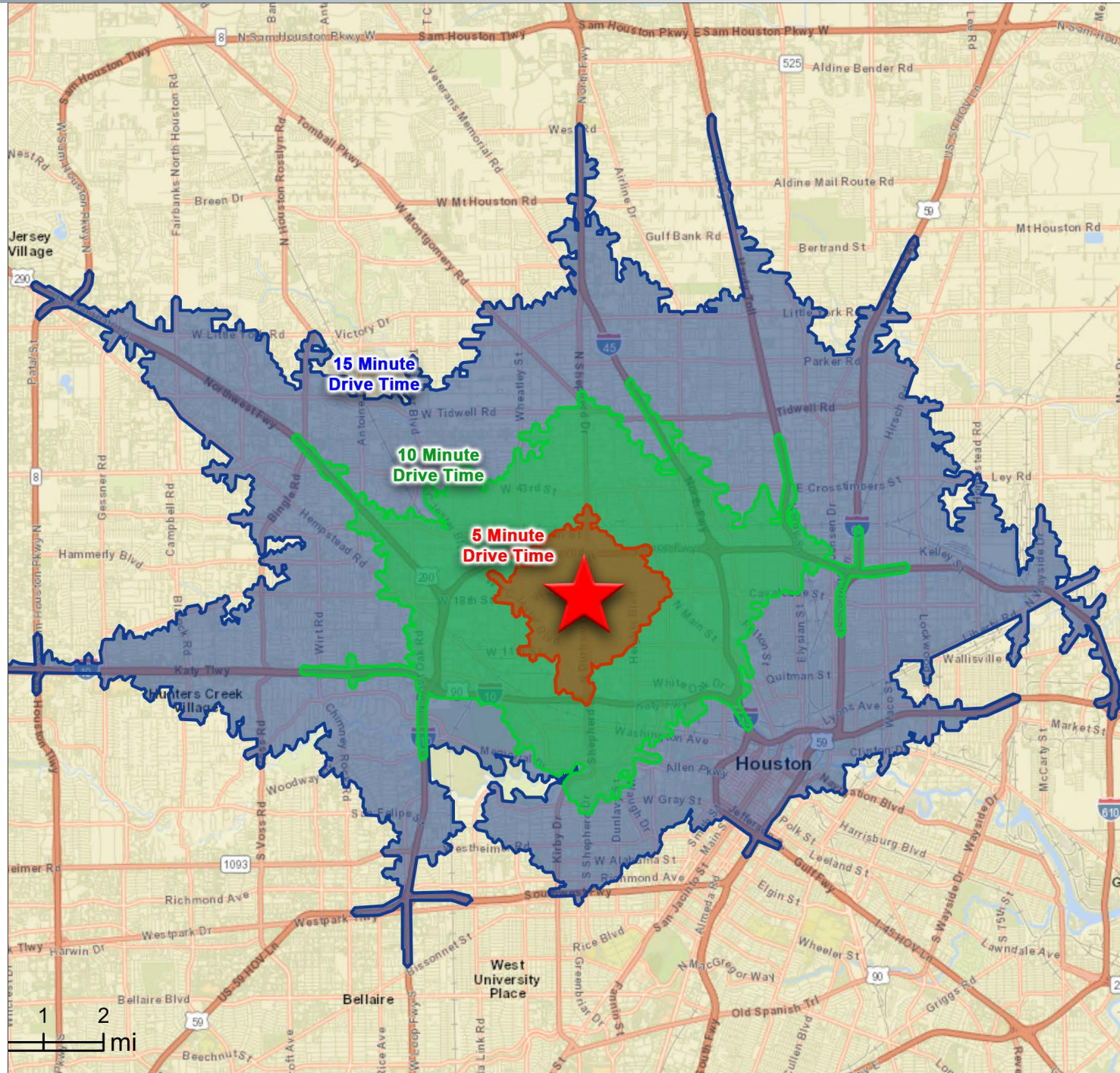


5 minutes	\$586,515
10 minutes	\$566,931
15 minutes	\$550,380

Traffic Counts Nearby



12,216 VPD on Shepherd Dr
19,250 VPD on Durham Dr





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.

2-10-2025



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 sponsored by a broker 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 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. 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1