

## LAND FOR LEASE

SIZE - 0.23 ACRES / 10,019 SQFT

PRICE - CALL FOR PRICING

FOR MORE INFORMATION

FARID CHATUR

832-685-2739

[FARID@APEXREALTORS.COM](mailto:FARID@APEXREALTORS.COM)

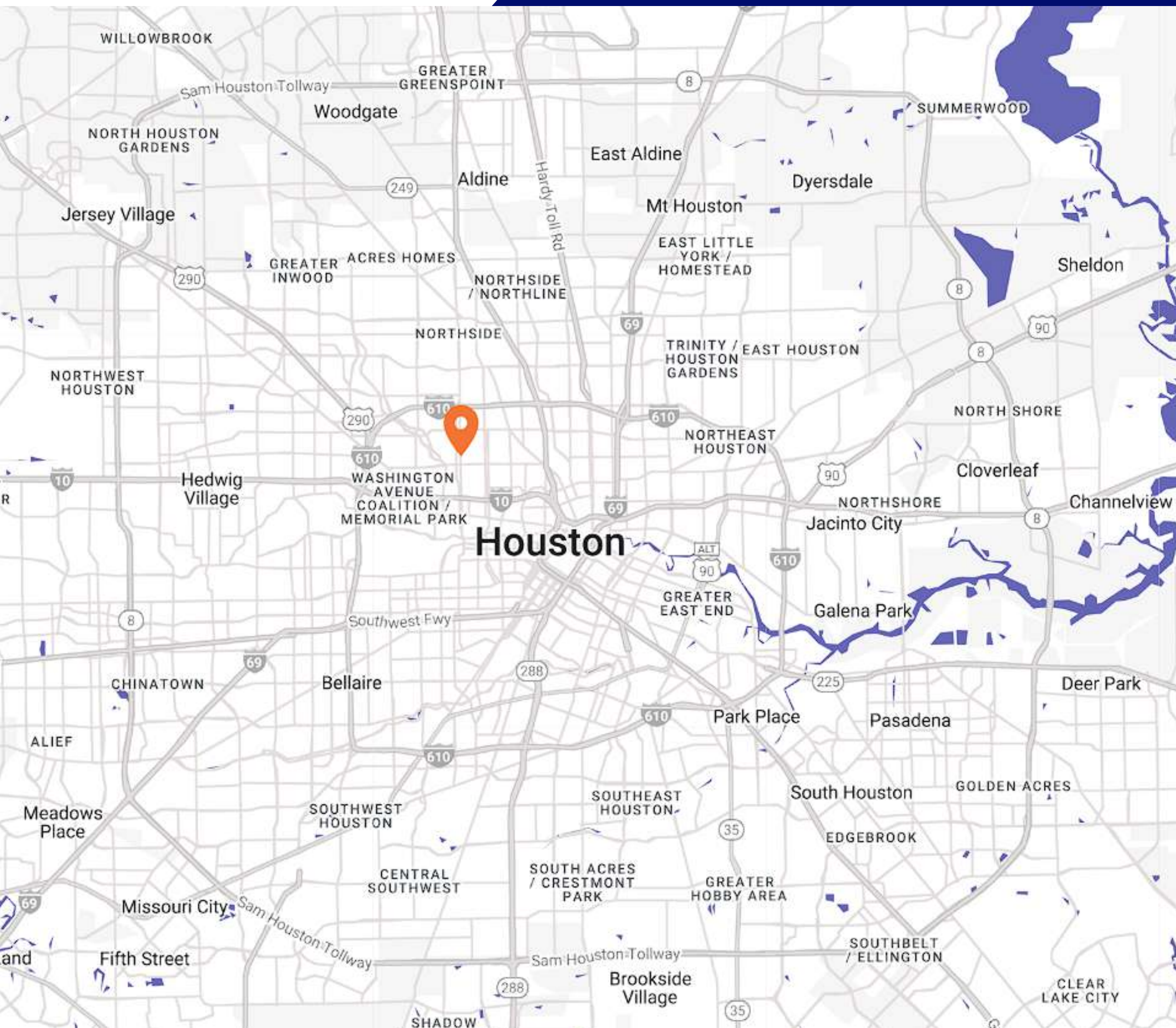




# FOR LEASE

1301  
N SHEPHARD DR

HOUSTON, TX 77008



## AVAILABLE SPACE

Type	Size	Price
Land	0.23 Acres / 10,019 sqft	\$5,000 per month

## DEMOGRAPHICS

	1 mile	3 mile
Population	20,739	154,738
Households	9,530	69,639
Median Age	40	39.50
Growth '21 - '26	↑ 5.66%	↑ 5.04%

## INVESTMENT HIGHLIGHTS

- Can be used for Food Truck Park, Parking Lots, or any other use.
- Close proximity to strong, national, and regional tenants.
- Asphalt paved corner lot with great visibility.

## TRAFFIC COUNTS

Collection St	Cross St	Traffic Vol	Last Mea	Distance
W 14th ST	N Shephard Dr E	2,381	2022	0.11 mi
N Shephard Dr	W 11th St S	18,339	2022	0.22 mi
W 14th St	Dian St W	1,365	2022	0.23 mi
N Durham Dr	W 11th St S	17,736	2022	0.26 mi
W 14th St	W 14 1/2 St W	1,244	2022	0.26 mi
W 13th St	Nicholson St E	958	2022	0.27 mi

“AT APEX REALTORS, WE ARE NOT A 9-5,  
WE ARE A START TO FINISH BUSINESS”

FARID CHATUR, DESIGNATED BROKER

APEX BROKERAGE LLC

FOR MORE INFORMATION

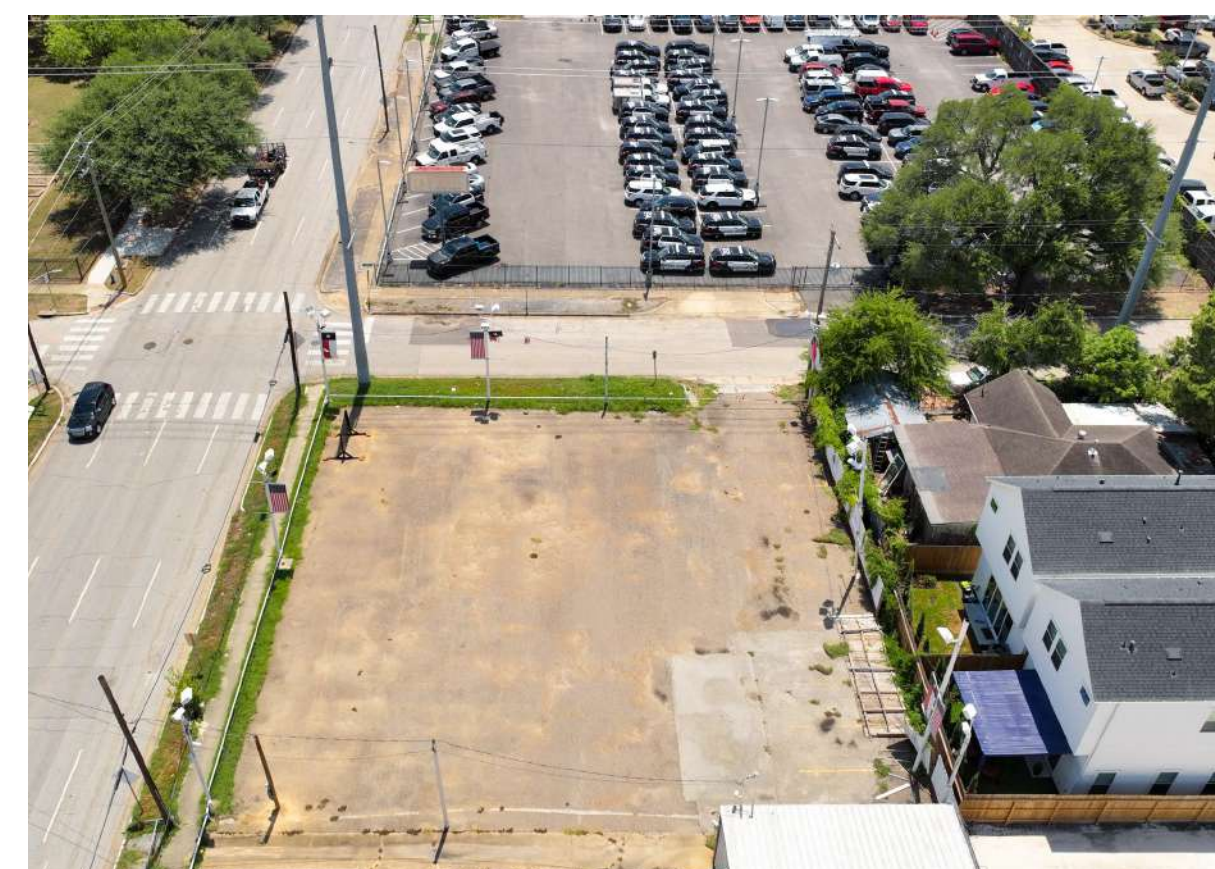
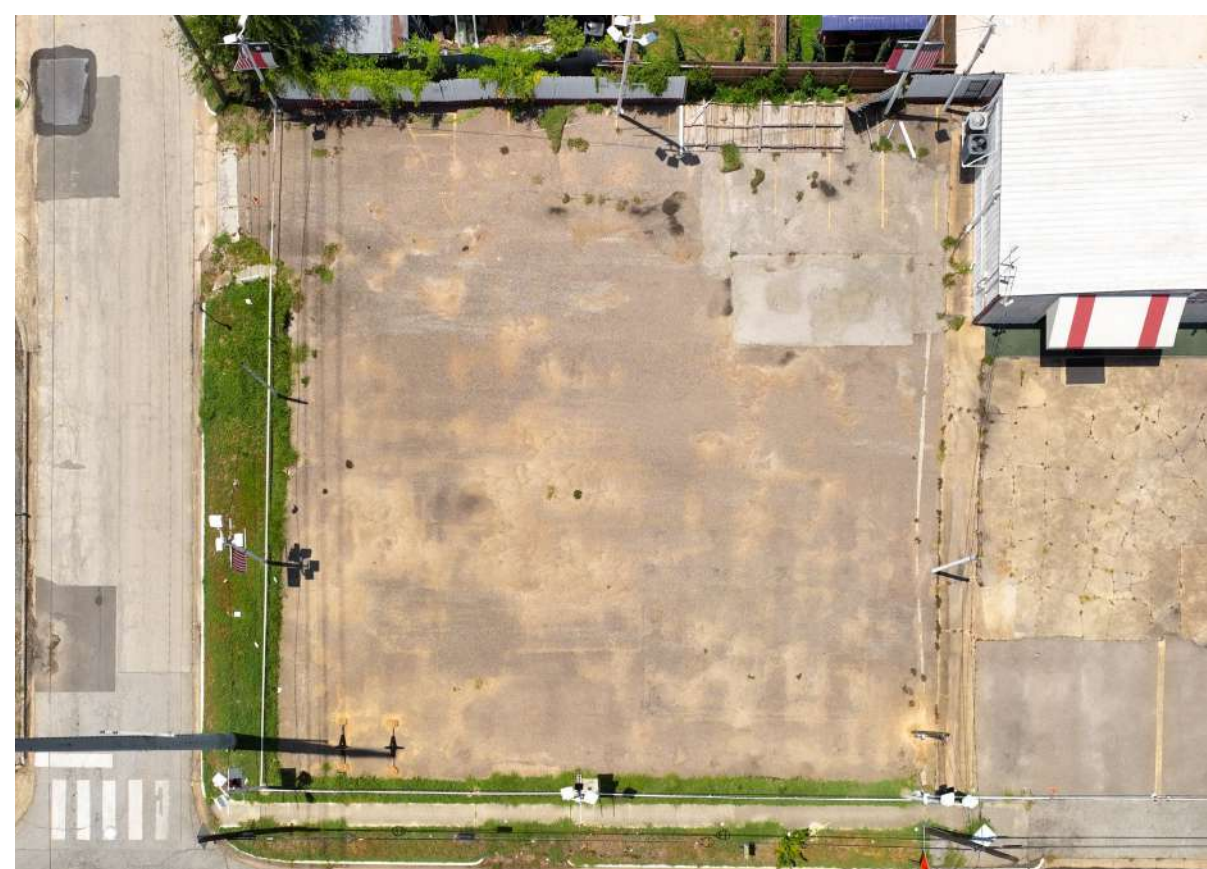
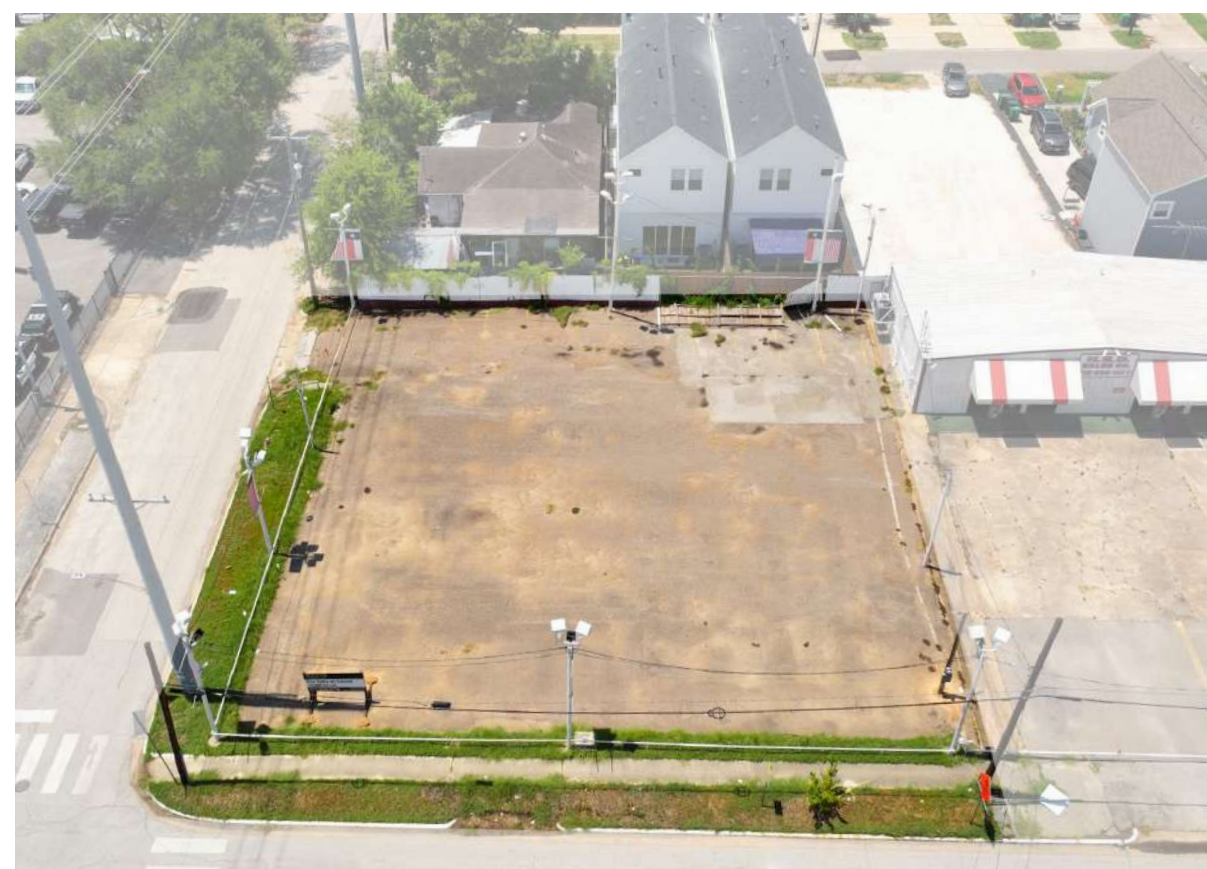
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## PROPERTY HIGHLIGHTS

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1301  
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LOVE  
ELEMENTARY  
SCHOOL

TOMMIE VAUGHN  
FORD  
DEALERSHIP

18,389

W 13th St

N Shephard Dr

0.23  
ACRES

W 12th St

N Shephard Dr

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