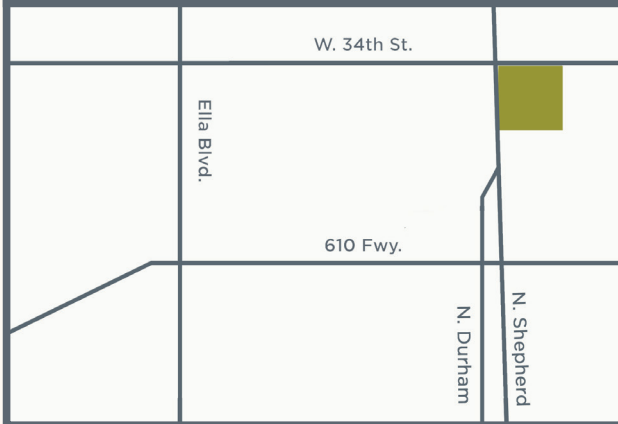




3210 N. SHEPHERD
AND 34TH STREET



GARDEN OAKS

HARD CORNER OF N. SHEPHERD & 34TH ST.

RETRO GAS STATION FOR LEASE

PROPERTY HIGHLIGHTS

- Hard Corner of N. Shepherd & 34th Street
- 65,000 Cars Per Day
- Prime Intersection in Garden Oaks
- 1,800 SF Existing Building
- Potential for Drive-Thru
- 20:1 Parking Ratio
- \$133,000 Avg. Household Income within .5 Mile
- Two Blocks from 610 North Loop

LEASING CONTACT

Monica Danna leasing@reviveco.com
713.357.5800 REVIVECO.COM

JOIN THESE AREA TENANTS

- Whole Foods 365 Market
- H.E.B.
- Starbucks
- Pink's Pizza
- Shepherd Park
- Cottonwood
- Chase Bank

REVIVE
DEVELOPMENT
SUPPLYING DEMAND

NEIGHBORHOOD DEMOGRAPHICS

POPULATION



1 mile	14,237
3 mile	130,078
5 mile	386,206

EMPLOYEE POPULATION



1 mile	13,760
3 mile	104,412
5 mile	251,716

AVERAGE HOUSEHOLD INCOME



1 mile	\$112,418
3 mile	\$82,952
5 mile	\$85,377

MEDIAN AGE

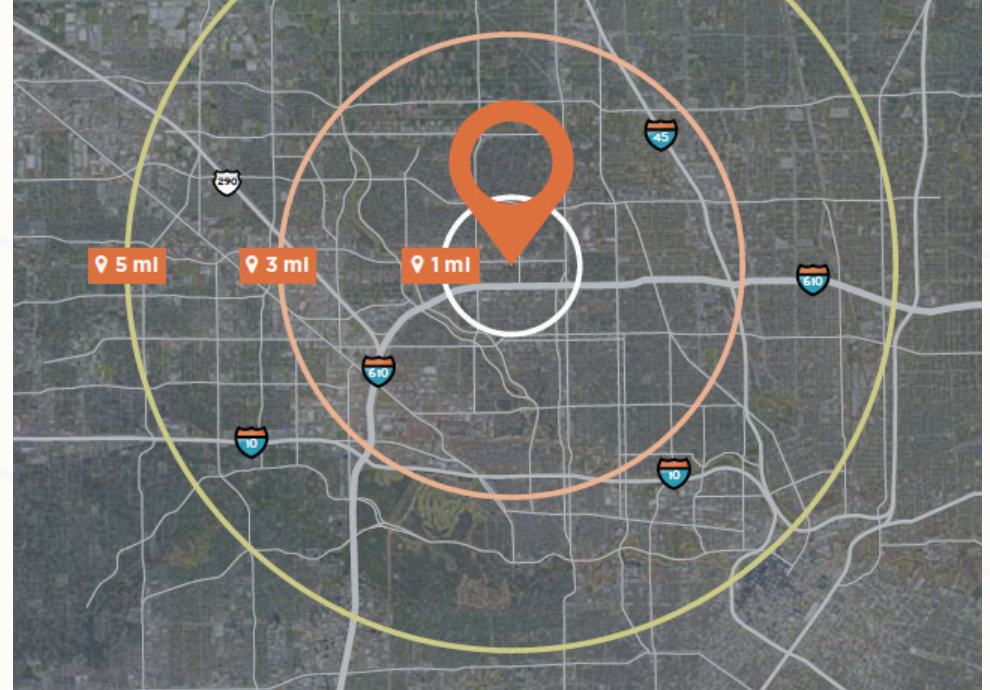


1 mile	38.4
3 mile	35.4
5 mile	33.7

HOME VALUES (1 MILE)



NEW	\$785,000-\$1.2 mil
LOT	\$372,000



ANN. HOUSEHOLD RESTAURANT SPENDING



1 mile	\$4,575
3 mile	\$3,466
5 mile	\$3,597

RESTAURANT SATURATION (PER 1000 RESIDENTS)



Garden Oaks/Oak Forest	2.35
Spring Branch	3.43
Heights	3.85
West U/Rice Village	4.87
Upper Kirby/River Oaks	7.14
Montrose	7.54

GARDEN OAKS
3210 N SHEPHERD & 34TH ST.

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leasing@reviveco.com
REVIVECO.COM

RE-VIVE
DEVELOPMENT
SUPPLYING DEMAND

NEIGHBORHOOD OVERVIEW

THE HEIGHTS

TIMBER GROVE



610 N



3210 N. SHEPHERD

W. 34TH ST



ELLA BLVD



GARDEN OAKS



OAK FOREST



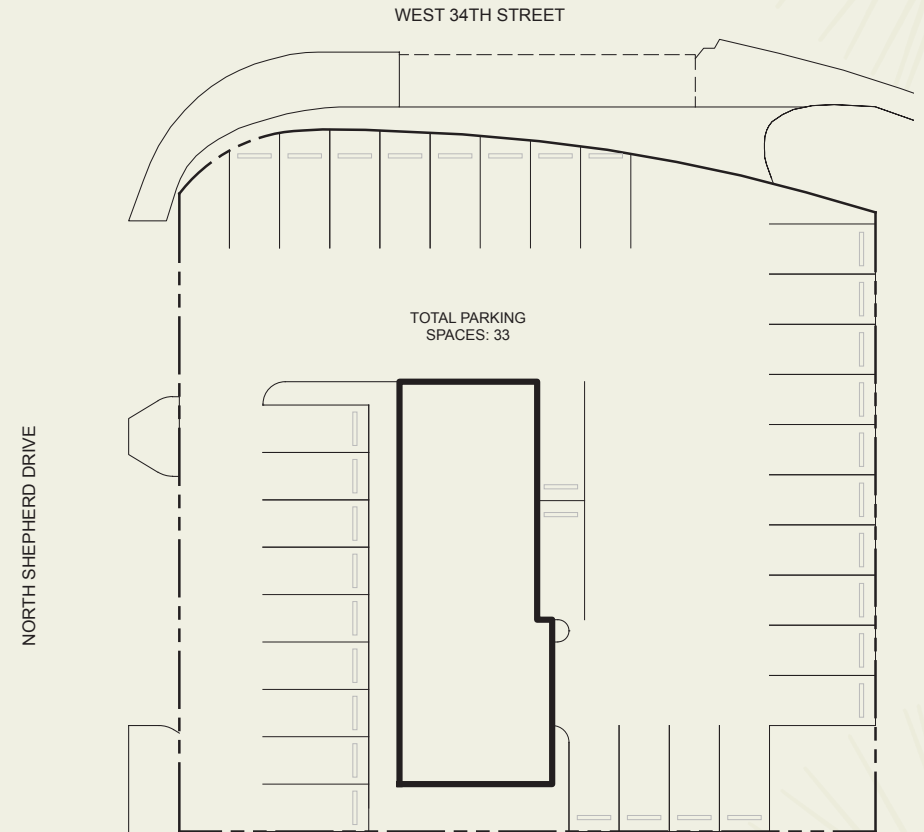
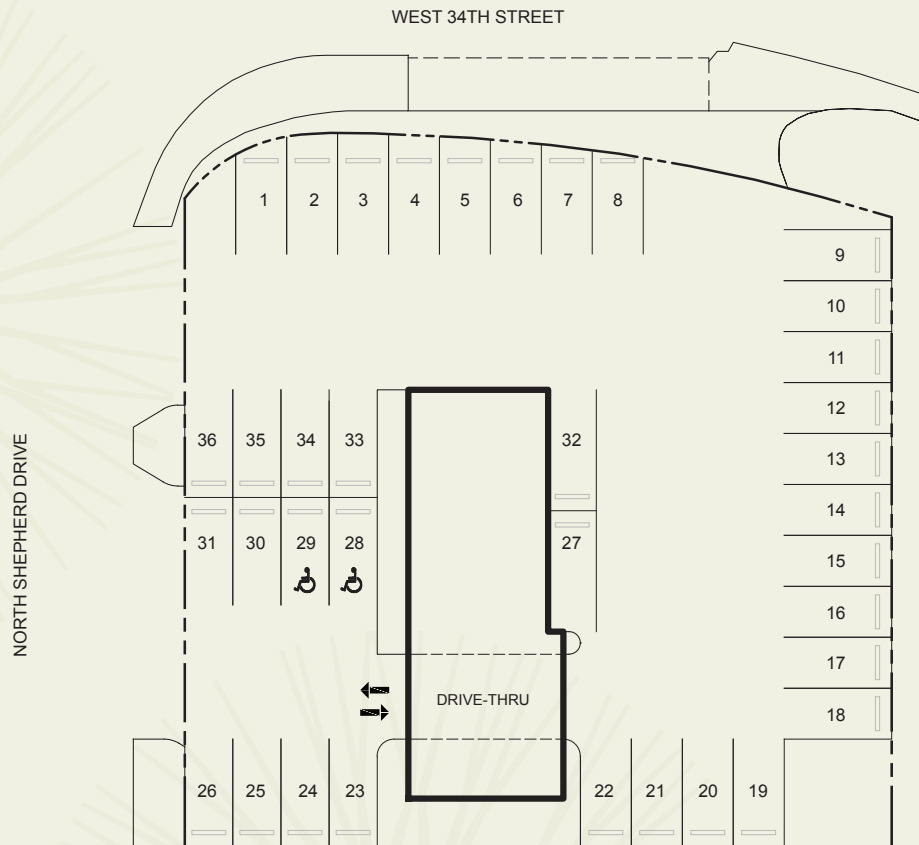
GARDEN OAKS

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SITE PLAN DRIVE-THRU OPTIONS



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