



2,700 SF
2nd Gen Retail
Available for lease

Carter's Grove Shop

RETAIL SPACE FOR LEASE

3401 NORTH SHEPHERD DRIVE, HOUSTON, TEXAS 77018

The property is located at the northwest corner of 34th Street and North Shepherd Drive in the Garden Oaks/Heights area of Houston, Texas. The site is conveniently positioned just north of the North Loop 610 Freeway, providing excellent access to major thoroughfares and surrounding neighborhoods. Its location along North Shepherd Drive offers strong visibility and convenient connectivity to the Heights, Garden Oaks, and other established Houston submarkets.



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CARTER'S GROVE SHOPPING CENTER

PROPERTY INFORMATION

Available Spaces

- Suite 1 - 2,700SF - corner space (Sunny's)

Property Highlights

- Prime Corner Location - Located at the northwest corner of N Shepherd Drive and W 34th Street, offering excellent visibility and accessibility.
- 77 Total Parking Spaces - 51 spaces in front and 26 spaces in the rear.
- High Traffic Exposure - Approximately 48,286 VPD on N Shepherd Drive and 13,086 VPD on W 34th Street.
- Established Tenant Mix - Current tenants include Sunny's, Metro by T-Mobile, Arize Vape, Mi Sombrero Mexican Restaurant, Monterrey Auto Title Services, and Latino's Express. Several tenants have been at the center for approximately 20 years.
- Strong Demographics - 152,981 population, 64,902 households, and \$135,830 average income within 3 miles.
- Flexible Retail Opportunity - Well-suited for a variety of retail, restaurant, and service-oriented businesses.

Location Advantages

- Desirable Garden Oaks/Oak Forest Submarket with ongoing growth and redevelopment.
- Gateway to the Heights, conveniently located just north of Loop 610.
- Excellent Visibility & Accessibility from two major thoroughfares.
- Strong Customer Base supported by dense population and above-average household incomes.
- Growing Neighborhood with continued residential and commercial investment.

Gross Rent: Please contact for pricing details.

DEMOGRAPHICS (3 MILES)

158,191 Population
69,798 Households
\$107,138 Income

SITE

COTTONWOOD



COMMON BOND

53,843 VPD

salata

McALISTER'S
• DELI •

GABBY'S
BBQ



SAJAD AND GO

TACO CABANA
MEXICAN PASTO CAFE

FIVE GUYS



610 - N LOOP W FWY



myfitfoods

Mai Thai Mass

enterprise

CARisma WASH

Hand-drawn site plan for 3401 N. Shepherd. The plan shows a central building footprint labeled "EXISTING 3401 N. SHEPHERD 9020 SF". Surrounding this central building are three other areas labeled "A", "B", and "C". Area "A" is a rectangular area to the left of the central building, labeled "A" 3000 SF. Area "B" is a rectangular area below the central building, labeled "B" 4400 SF. Area "C" is a rectangular area to the right of the central building, labeled "C" 2500 SF. The plan also shows various setbacks and dimensions: 68'-0" on the left, 209.45' on the far left, 302.62' on the top, 83'-0" on the top right, 200' on the right, 14'-14" on the bottom right, 294.66' on the bottom, and 68.00' on the bottom left. A yellow box highlights the area labeled "Available for Ground Lease" and an orange box highlights the area labeled "Available 2,700 SF".

1-40

CARTER'S GROVE SHOPPING CENTER

610 - N LOOP W FWY



COMMON BOND

34TH STREET

2,700 SF
2nd Gen Retail
Available for lease

NORTH SHEPHERD



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 sponsored by a broker and works with clients on behalf of the broker.

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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.

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Buyer/Tenant/Seller/Landlord Initials

Date