GARDEN OAKS

3800 NORTH SHEPHERD DRIVE, HOUSTON, TX 77018



PROPERTY LOCATION

Located in the heart of one of Houston's fastest-growing high-income communities, and soon to be shadow-anchored by a new 129,490 square foot Target store, Garden Oaks Shopping Center offers an exceptional retail ecosystem for any business seeking high visibility, strong traffic, and prime connectivity to both affluent neighborhoods and major employment hubs. The sustained surge of new residents with strong purchasing power has driven substantial catalytic commercial development, allowing retailers to capitalize on a customer base that is actively seeking new shopping, dining, and service options.

PROPERTY HIGHLIGHTS

- 106,858 sf shopping center
- Anchored by Aldi with a balanced mix of national and local retailers that deliver a diverse blend of general, dining, medical, and specialty offerings
- Abundant full-perimeter parking with six (6) accessibility points maximizing convenience for both customers and employees.

AVAILABILITY

5,554 SF - Retail Space	2,602 SF - Retail Space
4,732 SF - Freestanding Building	2,375 SF - Retail Space
3,380 SF - 2nd Generation Restaurant Space	
2,625 SF - 2nd Generation Restaurant Space	

TRAFFIC COUNTS

38,500 VPD via North Shepherd Drive	*data derived from TxDOT

DEMOGRAPHICS	5 MINUTE DT	10 MINUTE DT	15 MINUTE DT
Total Population	24,251	154,406	527,148
Average HH Income	$132,264	$136,083	$125,508

*data derived from 2023 ESRI

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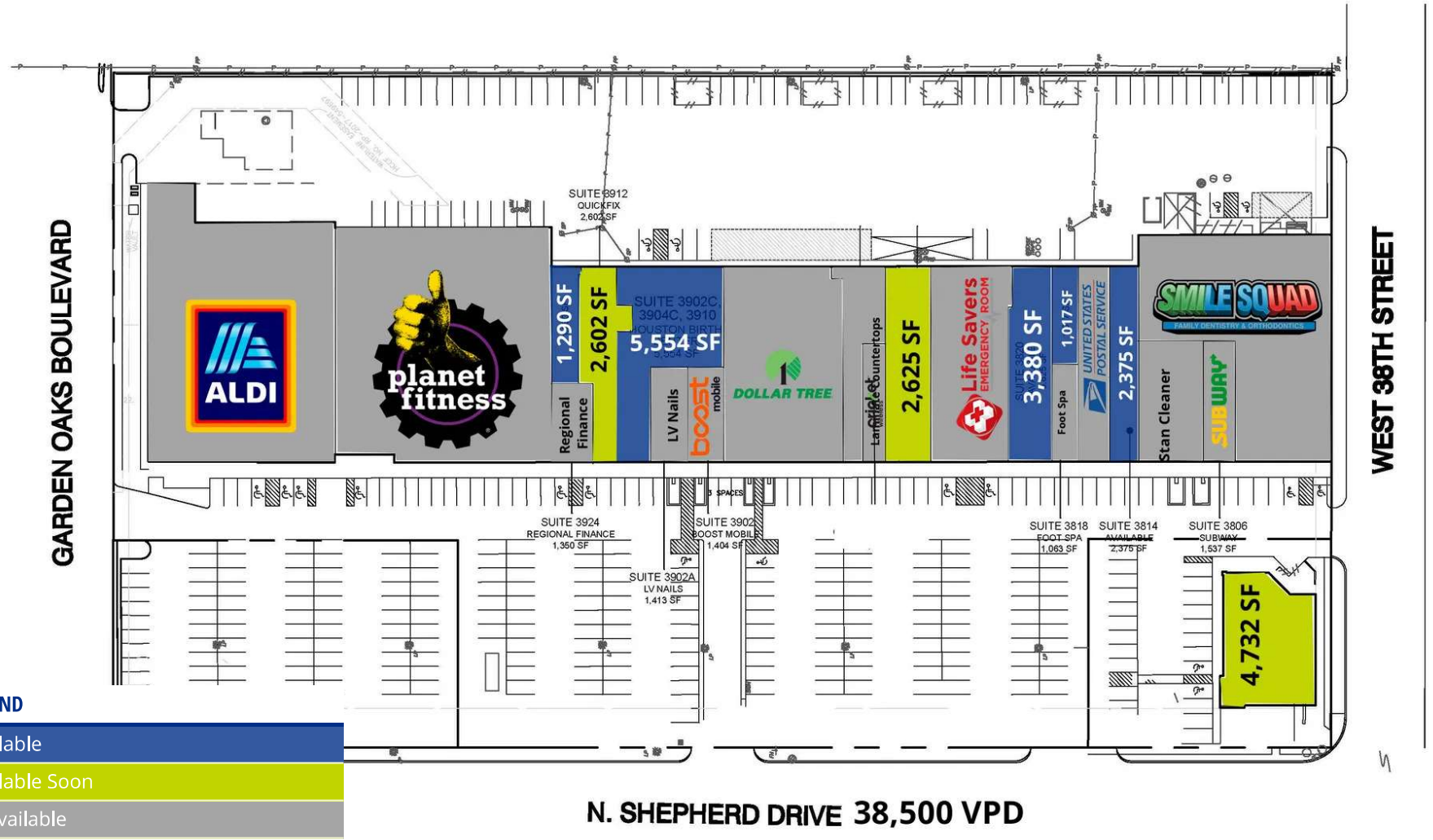
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LEGEND

- Available
- Available Soon
- Unavailable

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 3800 - 3800-A	-	13,553 SF	NNN	-	-
Suite 3804	Available Soon	4,732 SF	NNN	Negotiable	-
Suite 3806	-	1,537 SF	NNN	-	-
Suite 3808	-	3,153 SF	NNN	-	-
Suite 3814	Available	2,375 SF	NNN	Negotiable	-
Suite 3816	-	2,500 SF	NNN	-	-
Suite 3818	-	1,063 SF	NNN	-	-
Suite 3820 - 2nd Generation Restaurant	Available	3,380 SF	NNN	Negotiable	-
Suite 3820-A	-	6,462 SF	NNN	-	-
Suite 3830	Available Soon	2,625 SF	NNN	Negotiable	-
Suite 3832	-	9,616 SF	NNN	-	-
Suite 3832	-	9,616 SF	NNN	-	-
Suite 3832-B	-	2,300 SF	NNN	-	-
Suite 3902	-	1,404 SF	NNN	-	-
Suite 3902-A	-	1,413 SF	NNN	-	-
Suite 3902C, 3904-C, 3910	Available	5,554 SF	NNN	Negotiable	-
Suite 3912	Available Soon	2,602 SF	NNN	Negotiable	-
Suite 3924	-	1,350 SF	NNN	-	-
Suite 3936	-	20,076 SF	NNN	-	-
PAD-A	-	19,054 SF	NNN	-	-

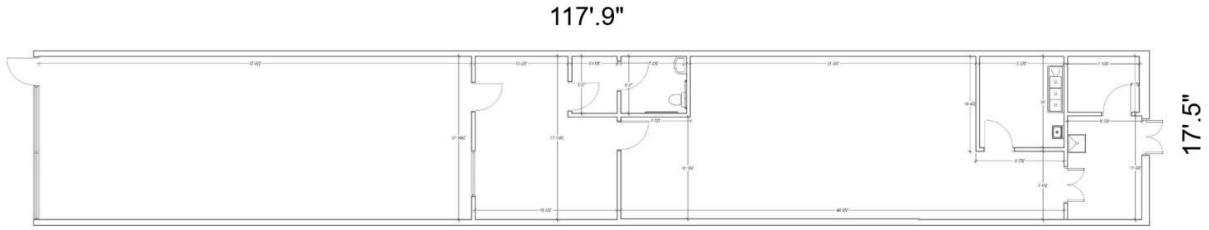
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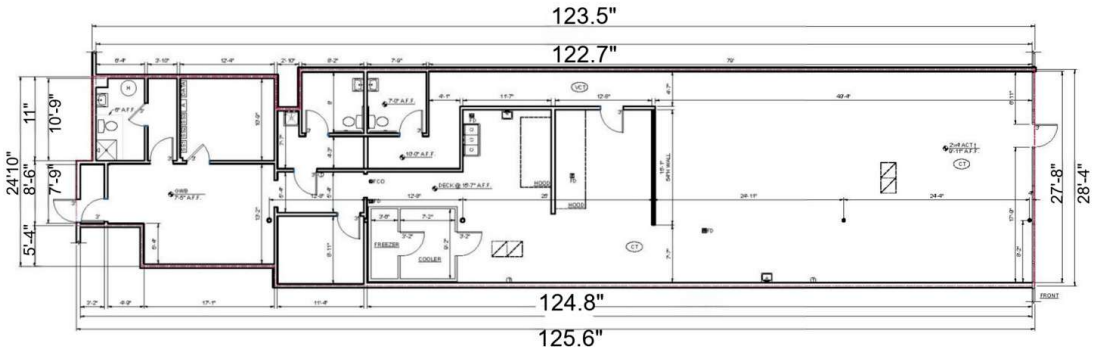
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Suite 3814



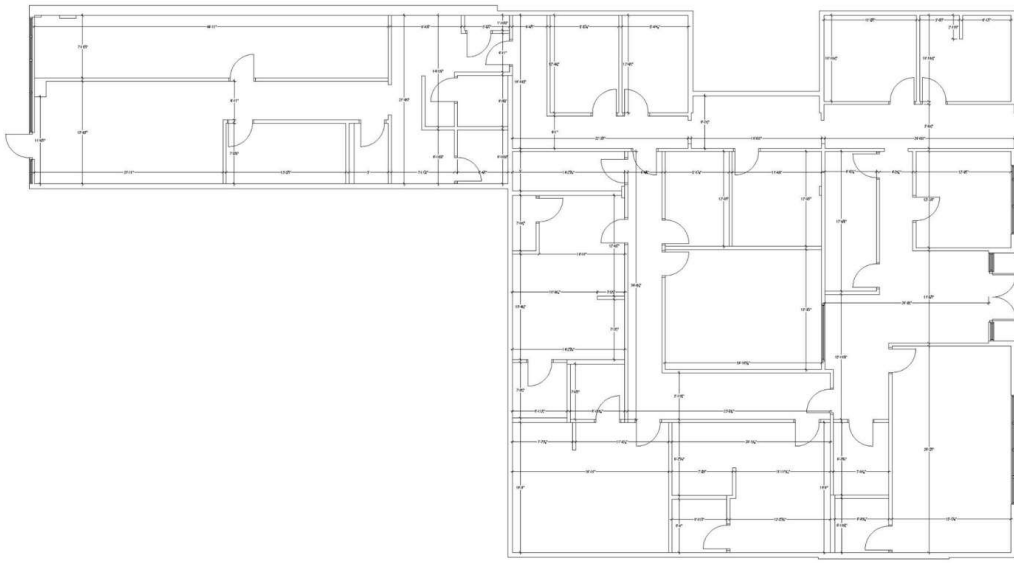
Suite 3820

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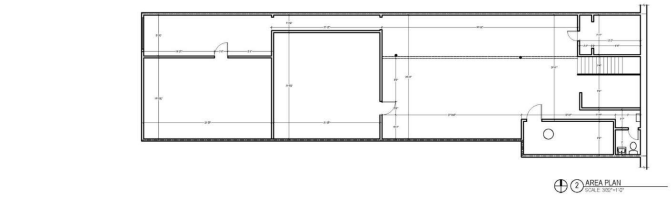
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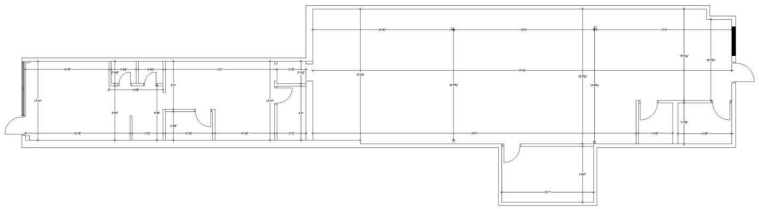
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Suite 3910



Suite 3830



Suite 3912

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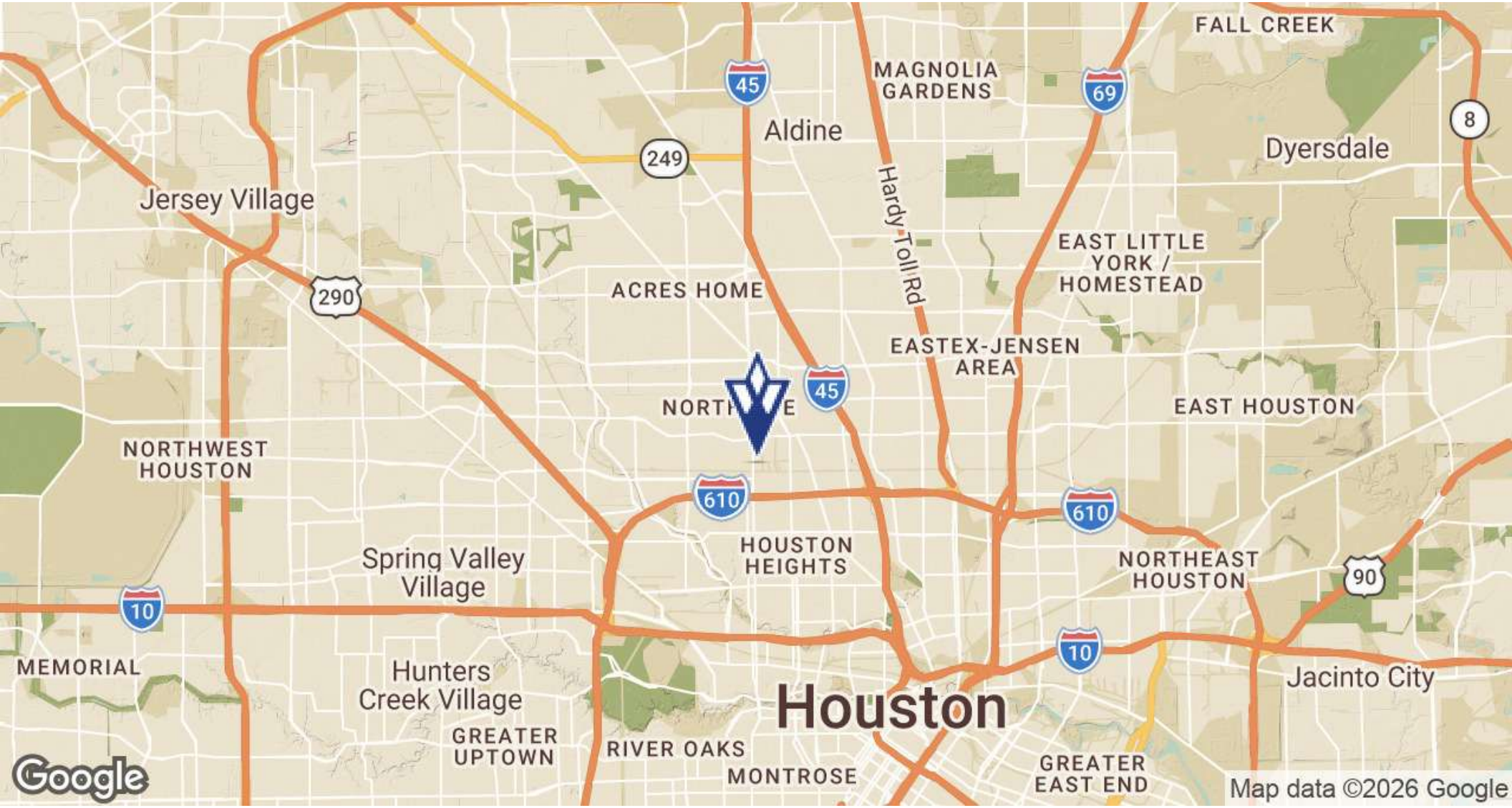
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TREC

Information About Brokerage Services

2-10-2025

EQUAL HOUSING OPPORTUNITY

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.

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 listng 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/Brokm 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

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