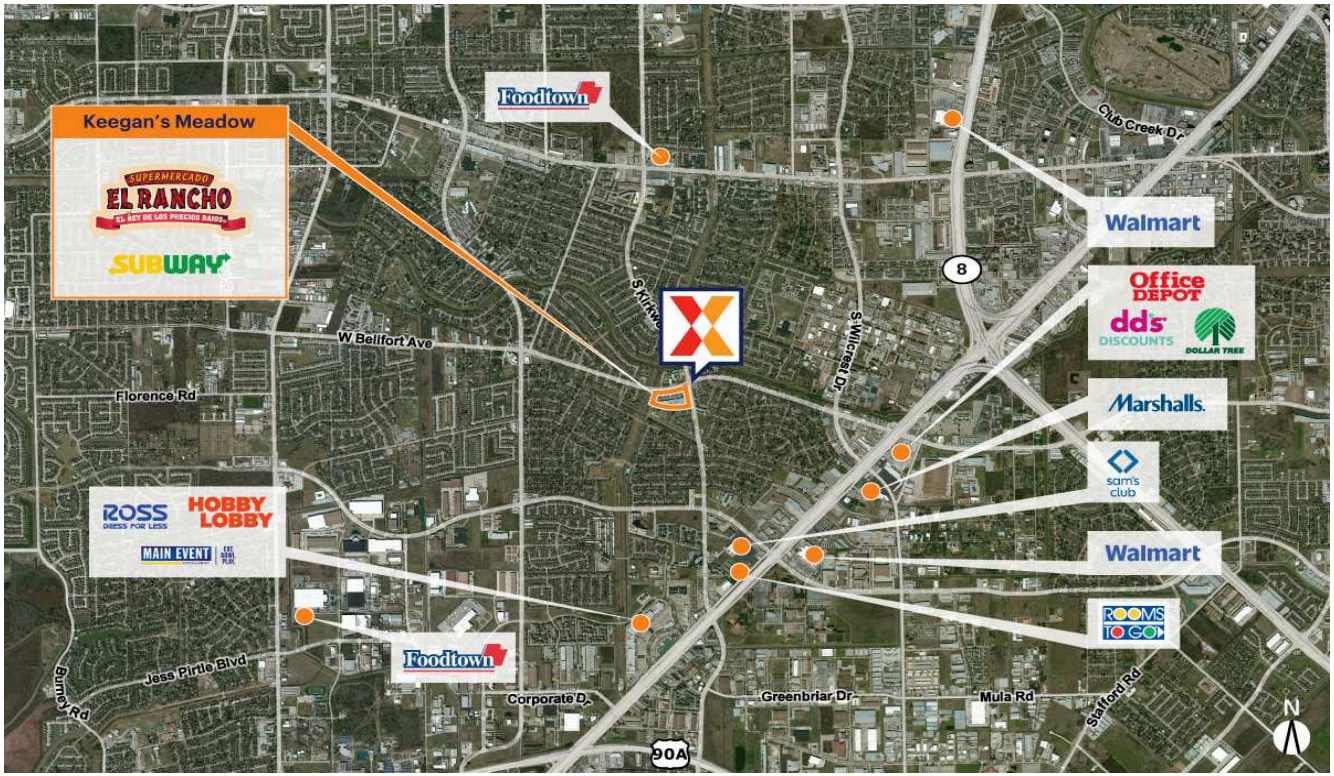
# Keegan's Meadow

Houston-Pasadena-The Woodlands, TX

29.6573, -95.5851
11753 West Bellfort | Stafford, TX 77477




**Center Size:** 125,100 SF

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| | 24,628 | 155,337 | 426,168 |
| | 8,444 | 52,665 | 147,511 |
| | $80,438 | $77,109 | $82,374 |

High visibility from 33K+ vehicles daily on West Bellfort St and 18K+ vehicles daily on S Kirkwood Rd (Kalibrate 2019)

Strong daytime population of 166K+ within a 3-mile radius

Surrounded by a dense population of 155K+ residents within 3 miles

El Rancho-anchored center with top national brands including Meineke, Bank of America, Metro by T-Mobile and Subway.

Convenient access to Sam Houston Tollway and I-69



**Lexi Rangel** (713) 660-4302 | lexi.rangel@brixmor.com | BRIXMOR.com

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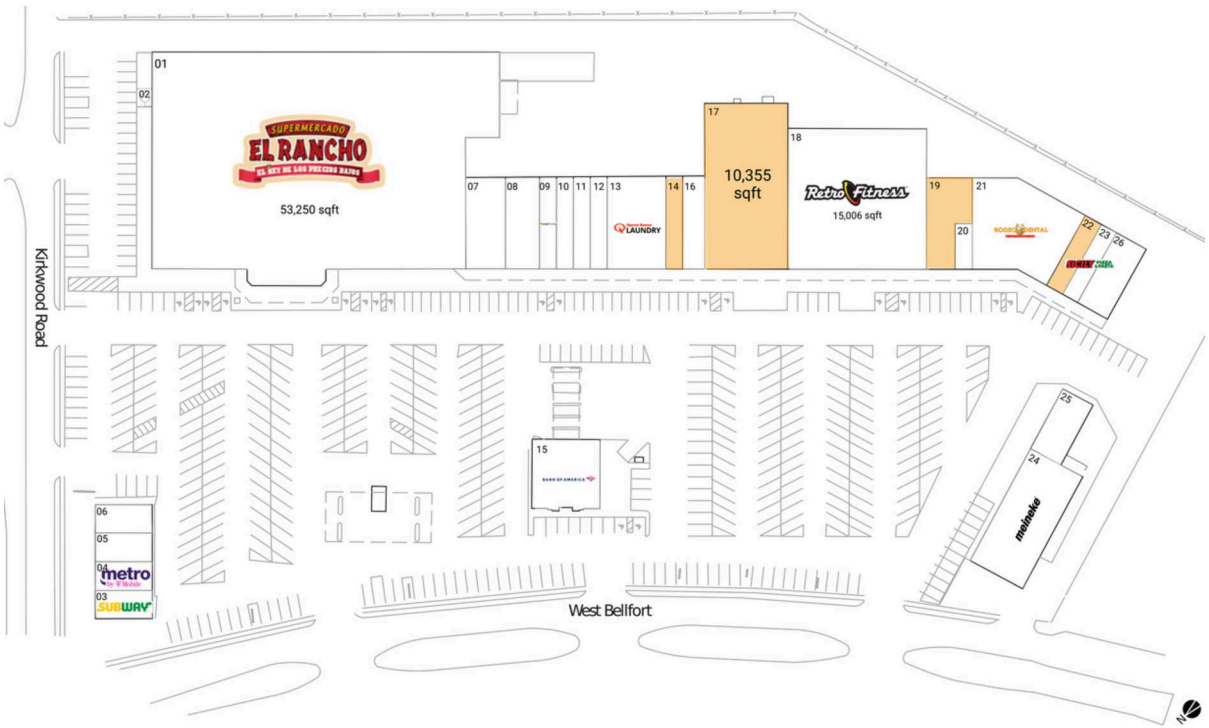


## Available Space

| | |
|---|---|
| 14 | 1,200 SF |
| 17 | 10,355 SF |
| 19 | 2,600 SF |
| 22 | 1,206 SF |

## Current Retailers

| | | |
|---|---|---|
| 01 | El Rancho | 53,250 SF |
| 02 | Watermill Express | 198 SF |
| 03 | Subway | 1,237 SF |
| 04 | Metro by T-Mobile | 1,125 SF |
| 05 | United Insurance and Services | 1,125 SF |
| 06 | Ace Cash Express | 1,237 SF |
| 07 | Avalon Liquor's | 2,800 SF |
| 08 | Keegan's Family Clinic | 2,400 SF |
| 09 | Boost Mobile | 1,200 SF |
| 10 | Lelan's Nails | 1,200 SF |
| 11 | Beauty Express | 1,200 SF |
| 12 | Tonike Postal & Tax Services | 1,200 SF |
| 13 | Speed Queen Laundry | 4,000 SF |
| 15 | Bank of America | 3,500 SF |
| 16 | I Heart Boba | 1,600 SF |
| 18 | Retro Fitness | 15,006 SF |
| 20 | Protect Insurance | 600 SF |
| 21 | Rodeo Dental and Orthodontics | 6,500 SF |
| 23 | Sicily Pizza & Pasta | 1,050 SF |
| 24 | Meineke | 5,609 SF |
| 25 | Muffler Shop | 1,800 SF |
| 26 | Parkglen Animal Clinic, P.C. | 2,100 SF |



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