Merchants Park

Houston-Pasadena-The Woodlands, TX



29.7913, -95.41 1303-1421 West 11th Street | Houston, TX 77008

Center Size: 246,656 SF



Demographics	1 Mile	3 Mile	5 Mile
***	22,215	165,928	456,479
^	10,772	80,836	210,246
\$	\$218,346	\$186,847	\$161,653

Highly trafficked shopping center drawing an estimated 3M+ annual visits (Placer.ai 2024)

Kroger-anchored center with strong lineup of national and regional retailers including Petco, Ross Dress for Less, Planet Fitness and JD Sports

Affluent and highly educated trade area with an avg household income of 18K+ and 78% with a college education within a 1-mile radius

Located in the heart of the historical Heights area of Houston with high visibility from 19K+ vehicles daily on N Shepherd Dr and 16K+ vehicles daily on West 11th St (Kalibrate 2022)

Surrounded by a dense population of 165K+ within a 3-mile radius

Conveniently located .5-mile to the mixed-use development M-K-T that includes retailers Lovesac, Ray-Ban, La La Land Kind Café & [solidcore], with 1.4M+ annual visits (Placer.ai 2024)

BRIXMOR

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Durham Drive •[]]]]]]]]]]]]]]]] Kroger Planet 21,605 sqft 22,860 80.000 so 20 JD 13,100 sqft petco sqft do ñ. 8 North Shepherd Drive

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Available Space

1	2,850 SF
02	2,300 SF
2	2,100 SF
06	22,860 SF
07A	8,325 SF
20	1,500 SF
22	1,445 SF

Current Retailers

N.A.P. PAD 01 03 3 04 4 5 06A 07 08 09 09A 10 11 12 13 14 15 16 17 18 19 21 23 24	Popeyes Kroger Fuel Center Executive Nails and Spa Ross Dress for Less Superior Cuts by Connie AutoZone Shepherd Dental Goodwill Post & Mail 4 U Ace Cash Express America's Best Contacts & Eyeglasses Supercuts TitleMax Pho Ben O'Reilly Auto Parts Brown Bag Deli Purelux Nail Spa Gong Cha Fastrict Dumplings Castle Dental Kroger Runny's Food Store Liberty Tax Service Amy's Tailor Planet Fitness Petco	0 SF 1 SF 4,200 SF 27,250 SF 1,200 SF 1,200 SF 1,500 SF 3,125 SF 1,500 SF 3,125 SF 1,500 SF 3,789 SF 8,855 SF 1,600 SF 2,605 SF 1,179 SF 1,005 SF 21,605 SF 12,145 SF

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