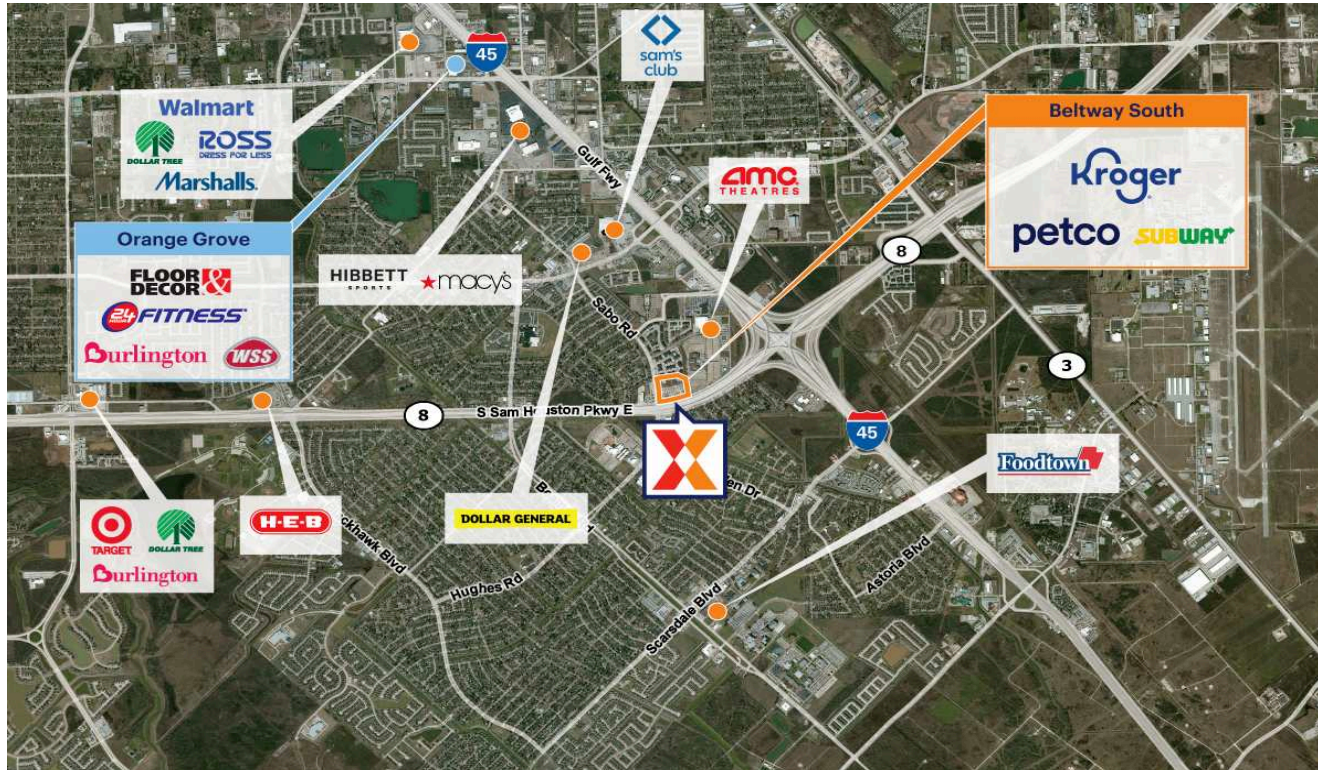


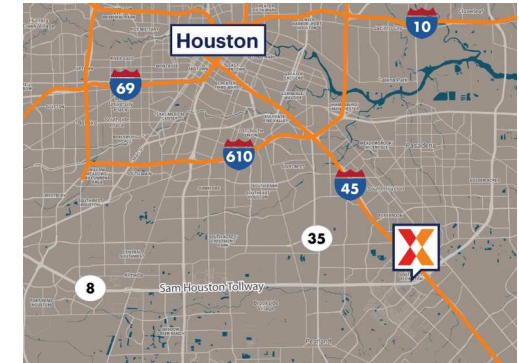
Beltway South

Houston-Pasadena-The Woodlands, TX

29.6026, -95.2147
11601-11799 S. Sam Houston Pkwy. E. | Houston, TX 77089



Center Size: 107,174 SF



Demographics	1 Mile	3 Mile	5 Mile
	16,241	107,704	252,058
	5,885	35,250	85,228
	\$78,560	\$90,807	\$97,935

High visibility from 77K+ vehicles daily on Sam Houston Tollway (Kalibrate 2020)

Kroger-anchored center with strong national retailers such as Petco, GNC & Subway

Surrounded by a dense population of 107K+ residents within a 3-mile radius

Kroger remodeled their store in 2023 to their first-of-its-kind Hispanic concept store that caters to the local community

Proximity to William P. Hobby Airport with 4.7M+ passengers annually (FAA 2023) and Ellington Field Joint Reserve Base with 2.7K+ employees (TX Comptroller 2023)

Pad Site available

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Available Space

03	3,225 SF
06	1,200 SF
12	2,000 SF
15	2,800 SF
17	2,450 SF

Current Retailers

FUEL	Kroger Fuel Center	0 SF
OUT	Future Lease	4,500 SF
01	Dragon Buffet	1,500 SF
02	La Monarca	1,750 SF
04	Nail & Tan 2000	1,200 SF
05	Petco	6,400 SF
07	Liquor Depot	2,000 SF
08	GNC	1,200 SF
09	Cato	5,000 SF
10	Kroger	64,822 SF
11	State Farm	1,600 SF
13	Subway	2,000 SF
14	Shyla Brows & Lashes	1,050 SF
16	Bayou City Dental	1,700 SF
18	Jack in the Box	2,681 SF
19	KFC	2,596 SF

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