



RETAIL OFFERING



**OPEN**  
REALTY ADVISORS

## WE ARE SEEKING BEST-IN-CLASS RETAIL, RESTAURANT, & FITNESS USERS TO JOIN OUR STELLAR COMMUNITY

M-K-T is a collection of five adapted industrial buildings that function as a modern mixed-use destination featuring chef-driven dining options, local and national retail offerings, and creative office space in the heart of The Houston Heights; one of the area's most historic and dynamic neighborhoods.

M-K-T's local development team challenged the notion that successful mixed-use projects must demolish the past. Our team is committed to carrying on the sense of community and to contributing to the neighborhood through retained scale, readapted and distinctive architecture, and unmatched sitewide offerings.





## 4.7 MILES

of connected Heights Hike  
and Bike Trail

## 4 ACRES

of green space designed specifically  
for visitors with native Texas plants

## 5 BUILDINGS

uniquely adapted to create your  
daily new destination

## OVER 40

national and local merchants  
and restaurants to discover

## +200K

square feet of adapted space

M-K-T IS HOUSTON HEIGHTS' LARGEST TRAIL-ORIENTED, MIXED-USE PROJECT DESIGNED BY THE ACCLAIMED MICHAEL HSU OFFICE OF ARCHITECTURE.

## CURRENT STATS

PROPERTY	VISITS 12 MONTHS	VISIT FREQUENCY	DWELL TIME	INSTAGRAM
HIGHLAND VILLAGE	2.2M	2.5	57 MIN	586
POST OAK PLAZA	1.7M	2.0	65 MIN	613
M-K-T	1.1M	2.6	80 MIN	26,089
HEIGHTS MERCANTILE	641,123	2.1	65 MIN	6,865

# THE TRAIL

## A GATEWAY TO HOUSTON'S GREENBELT

M-K-T is named after the historic Missouri-Kansas-Texas M-K-T railroad line. This abandoned rail line was transformed into the vibrant M-K-T Heights Hike and Bike Trail that outlines the project's 3-acre linear park.

The M-K-T Heights Hike and Bike Trail links 50 miles of greenways and trails and connects the Heights to downtown Houston and nearby neighborhoods. The hike and bike trail is the main artery of the property connecting the site with its top-user demographic and daily neighborhood visitors.



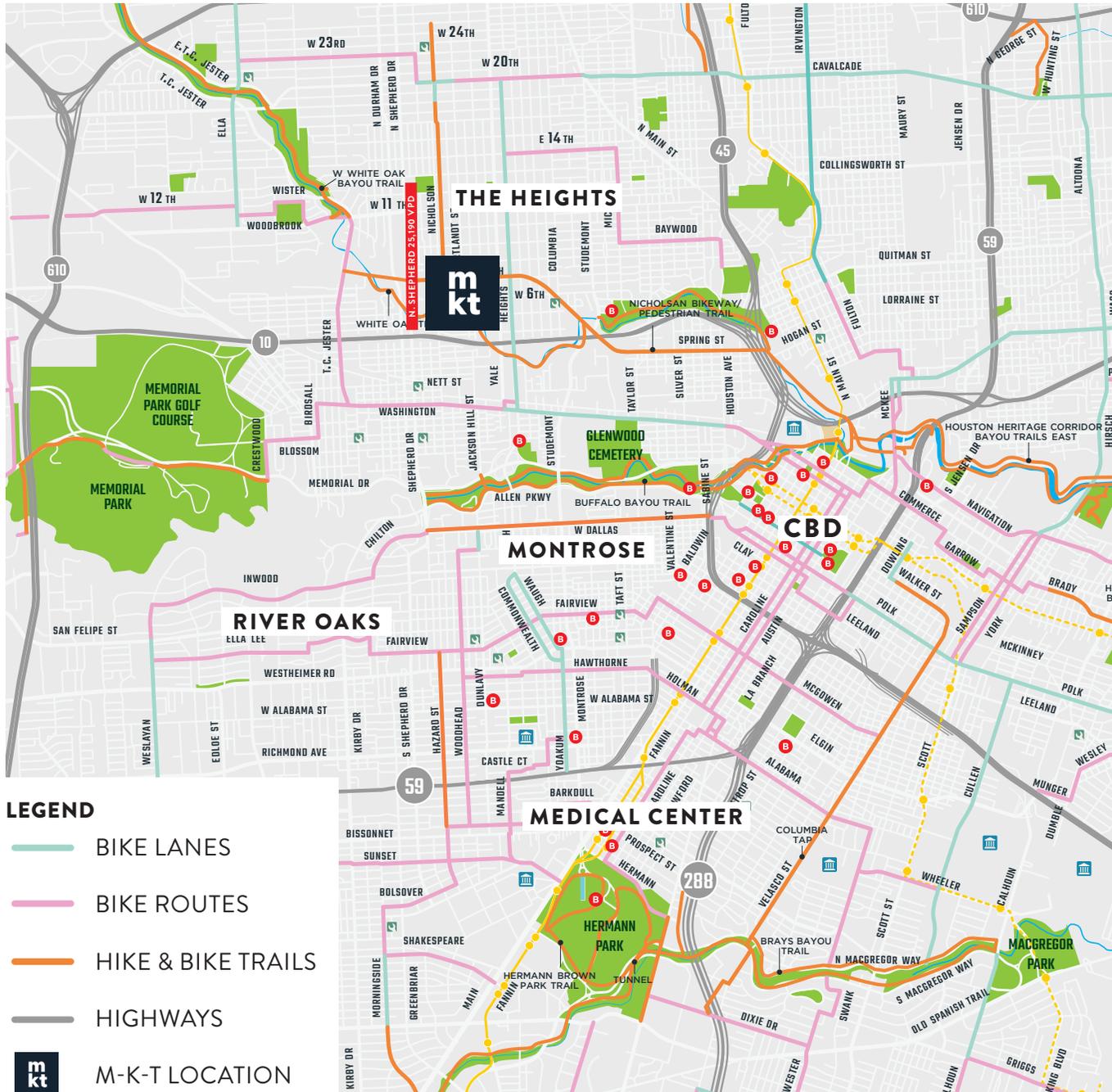


## THE NEIGHBORHOOD

The Heights is the unmistakable center of Houston's urban renaissance. It is five minutes west of Downtown Houston and ten minutes east of the Galleria. The Heights is home to three historic districts, a buzzing art scene and a strong sense of community. The Heights is within a ten minute drive for over 500,00 of the most innovative Houstonians.



# LOCATION & ACCESS



# DEMOGRAPHICS

**1 MILE      3 MILES      5 MILES**

**2023 POPULATION**

25,124      173,035      473,100

**POPULATION GROWTH 2010-2023**

4.8%      2.7%      1.8%

**AVERAGE HOUSEHOLD INCOME**

\$162,057      \$142,117      \$122,250

**DAYTIME POPULATION**

26,235      245,928      694,267

# NEIGHBORHOOD CO-TENANCY

**18TH STREET & SHEPHERD**

- Snooze
- Supercuts
- SWEAT 1000
- LA LUCHA

**HISTORIC 19TH STREET**

- harolds
- manahia's
- BOONTOWN COFFEE
- COMMON BOND
- olive
- MANREADY MERCANTILE
- hoppoddy
- Thal Spice
- EMERSON ROSS
- RIDE
- TRIBE BOX

**11TH STREET & YALE**

- HELLEN IN THE HEIGHTS
- DISH SOCIETY
- EIGHT BOW
- CRIFE
- MAISCI
- bellagreen
- Liberty Kitchen & Oysterette

**MERCHANTS PARK**

- BIG LOTS
- petco
- Kroger
- O'Reilly
- UT Physicians
- SALLY BEAUTY
- PAPA JOHN'S
- Starbucks

**M-K-T**

- YUMCHA BAR
- CINETIAN
- Yaba Yaba
- Semper
- BLUE
- huenmn
- BURDLIFE
- FOCUS
- RAKKAN RAMEN
- MENDOCINO FARMS
- YUMCHA BAR
- MAA
- HOMESTEAD
- da Cama
- MGA
- Ray Bar
- CARLOHA
- PEDEGO
- GRACE LOVES LACE
- XCL
- HIGHLINE PARK
- Treadwell
- anjouil's
- SMYL
- Hi. skin
- DANCE WITH ME
- SmartVault
- DAO CHAI OYD
- LOVESAC
- HUSH TAN

**HEIGHTS BIKE & HIKE TRAIL**

**6TH STREET / WHITE OAK DR**

- Golden
- handles d o u z o
- REVIVAL
- bungalow
- TACOS AGOCO
- ONION CREEK
- COLT VARE
- JuiceLand
- Sam's

**HEIGHTS MERCANTILE**

- RYE 51
- POSTINO
- chubbies
- LOCAL
- Outdoor Voices
- CLOUD
- Aēsop
- marine layer
- WARBY PARKER
- Melange Creperie
- DEFINE
- LEMON LAINE
- the impeccable pig

**FAIRFIELD**

**mkt**

**WHITE OAK BAYOU**

**THE STANDARD**

**HEIGHTS BLVD**

**YALE STREET**

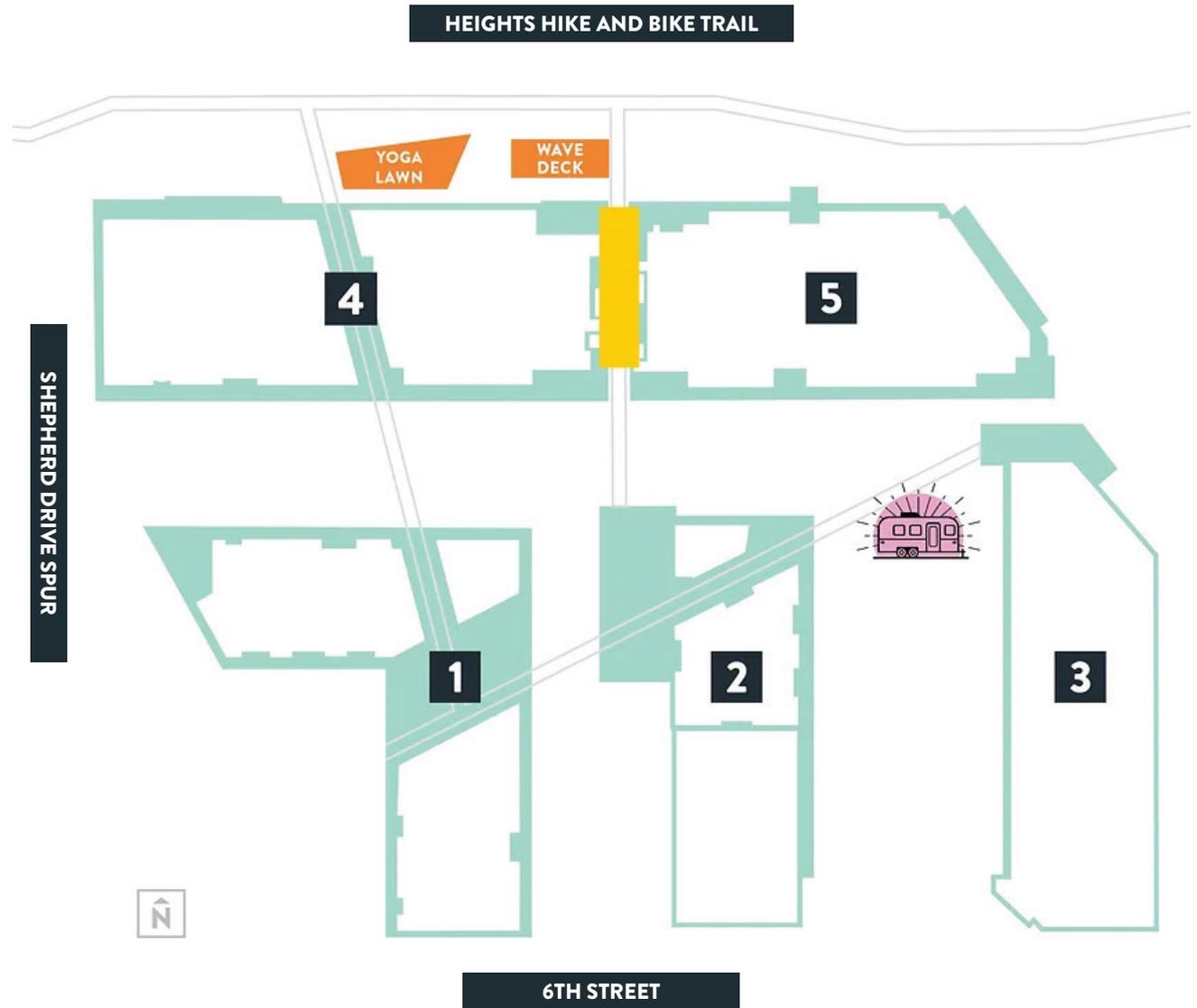
**S. DURHAM DRIVE**

**N. SHEPHERD DRIVE**

# SITE PLAN

## 5 UNIQUELY ADAPTED BUILDINGS

- 1** CLOTHING & ACCESSORIES, F&B, WELLNESS  
40,685 RSF
- 2** F&B | CREATIVE OFFICE  
2,780 RSF | 12,310 RSF
- 3** CREATIVE OFFICE  
44,025 RSF
- 4** CLOTHING & ACCESSORIES, F&B, WELLNESS  
56,479 RSF
- 5** F&B | CREATIVE OFFICE  
14,750 RSF | 30,650 RSF



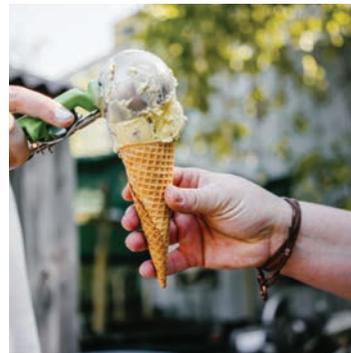
## UNIQUE AND SOUGHT-AFTER RETAIL

The Heights is among the city's most desirable communities and has been enlivened by avant-garde chefs, artists, and merchants.

M-K-T combines the area's affinity for thoughtful architecture and independent brands with unmatched walkability and green space. Innovative national and local brands such as Ray-Ban, Chloe Dao, Sweetgreen, LoveSac, and Mendocino Farms all call M-K-T home.

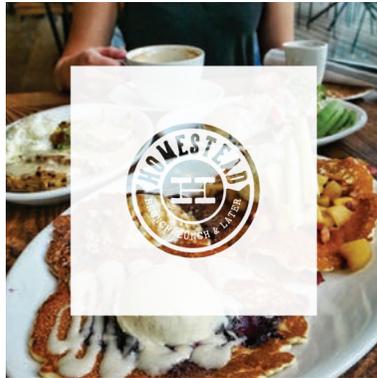






## HOUSTON'S BEST CULINARY MINDS

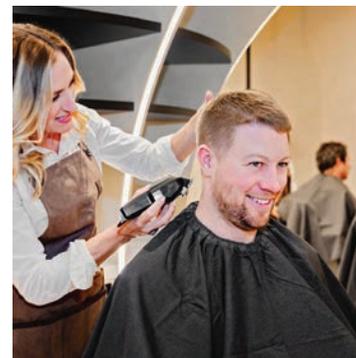
M-K-T features a wide assortment of food and beverage options including first-to-market national concepts and locally-inspired, chef-driven restaurants including Berg Hospitality's Buttermilk Baby, da Gama Canteen, Blue Sushi Sake Grill, Sweetgreen, Mala Sichuan, La La Land Café, Mendocino Farms, and more.

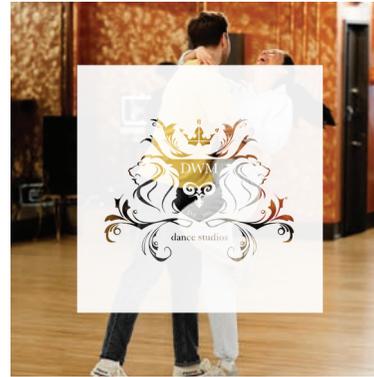




## WELLNESS AND FUN FOR EVERYONE

M-K-T was created to provide a location where all needs are met and in an environment that promotes a healthy lifestyle. The wellness offerings on site span drastically to cover each visitor's personal needs. M-K-T features unique fitness and HITT brands along with skincare, aesthetics, laser hair, eye care, and dental services.





# FAN-FAVORITE PROGRAMMING

M-K-T FEATURES  
OVER 175 UNIQUE  
AND REOCCURING  
ON-SITE EVENTS  
ANNUALLY



REGULAR EVENTS  
HIKE BIKE & FRIGHT FEST  
M-K-T SUNSET MARKET  
HOUSTON PLANT MARKET  
TRAIL MIX VARIETY SHOW  
FRIDAY NIGHT FEVER  
M-K-T FINER THINGS CLUB

OVER 26,000  
INSTAGRAM  
FOLLOWERS



## TEAM

Michael Hsu  
Office Of Architecture

### **MICHAEL HSU OFFICE OF ARCHITECTURE**

HSUOFFICE.COM



### **TRITEN REAL ESTATE PARTNERS**

TRITENRE.COM



### **RADOM CAPITAL**

RADOMCAPITAL.COM



### **LONG WHARF CAPITAL**

LONGWHARF.COM

## OPPORTUNITIES AVAILABLE

### **RETAIL**

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REALTY ADVISORS

### **CREATIVE OFFICE**

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