

# Merchants Park

Harris County   Houston-Pasadena-The Woodlands, TX   248,886 Sq Ft

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

29.7892, -95.4108



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 23,253    | 175,939   | 482,294   |
| Daytime Pop. | 17,683    | 164,766   | 724,952   |
| Households   | 11,200    | 86,480    | 224,764   |
| Income       | \$241,537 | \$209,162 | \$180,202 |

Source: Synergos Technologies, Inc. 2024

Highly trafficked shopping center drawing an estimated 3.2M+ annual visits (Placer.ai 2025)

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 \$209K+ and 69% with a college education within a 3-mile radius

Located in the heart of the historical Heights area of Houston with high visibility from 20K+ vehicles daily on N Shepherd Dr and 16K+ vehicles daily on West 11th St (Kalibrate 2025)

Surrounded by a dense population of 175K+ 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 1.9M+ annual visits (Placer.ai 2025)

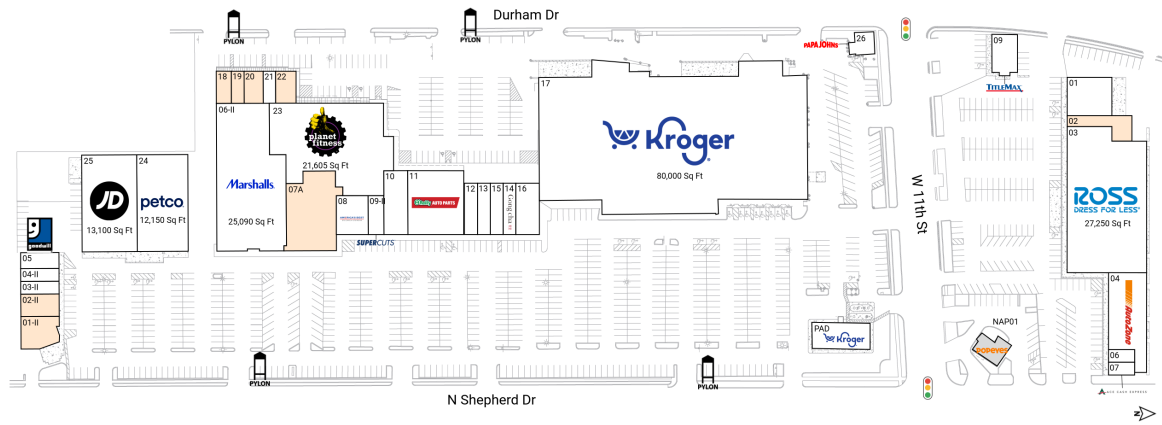


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This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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## Available Spaces

|       |             |      |    |             |      |
|-------|-------------|------|----|-------------|------|
| 01-II | 2,850 Sq Ft | 360° | 18 | 1,179 Sq Ft | 360° |
| 02    | 2,300 Sq Ft | 360° | 19 | 1,000 Sq Ft | 360° |
| 02-II | 2,100 Sq Ft | 360° | 20 | 1,500 Sq Ft |      |
| 07A   | 8,325 Sq Ft | 360° | 22 | 1,445 Sq Ft | 360° |

## Current Tenants

Space size listed in square feet

|       |                                      |        |
|-------|--------------------------------------|--------|
| 01    | Executive Nails and Spa              | 4,200  |
| 03    | Ross Dress for Less                  | 27,250 |
| 03-II | Superior Cuts by Connie              | 1,200  |
| 04    | AutoZone                             | 8,000  |
| 04-II | Shepherd Dental                      | 1,200  |
| 05    | Goodwill                             | 1,500  |
| 06    | Post & Mail 4 U                      | 798    |
| 06-II | Marshalls                            | 25,090 |
| 07    | ACE Cash Express                     | 800    |
| 08    | America's Best Contacts & Eyeglasses | 3,125  |
| 09    | TitleMax                             | 2,400  |
| 09-II | Supercuts                            | 1,500  |
| 10    | Pho Ben                              | 3,789  |
| 11    | O'Reilly Auto Parts                  | 8,855  |
| 12    | Brown Bag Deli                       | 1,600  |
| 13    | Purelux Nail Spa                     | 1,600  |
| 14    | Gong Cha                             | 1,600  |
| 15    | Fastrict Dumplings                   | 1,600  |
| 16    | Castle Dental Center                 | 3,000  |
| 17    | Kroger                               | 80,000 |
| 21    | Amy's Tailors                        | 975    |
| 23    | Planet Fitness                       | 21,605 |
| 24    | Petco                                | 12,150 |
| 25    | JD Sports                            | 13,100 |
| 26    | Papa John's                          | 1,050  |
| PAD   | Kroger                               | 200    |
| NAP01 | Popeyes Louisiana Kitchen            | 0      |

