Merchants Park

Harris County | Houston-Pasadena-The Woodlands, TX | 246,656 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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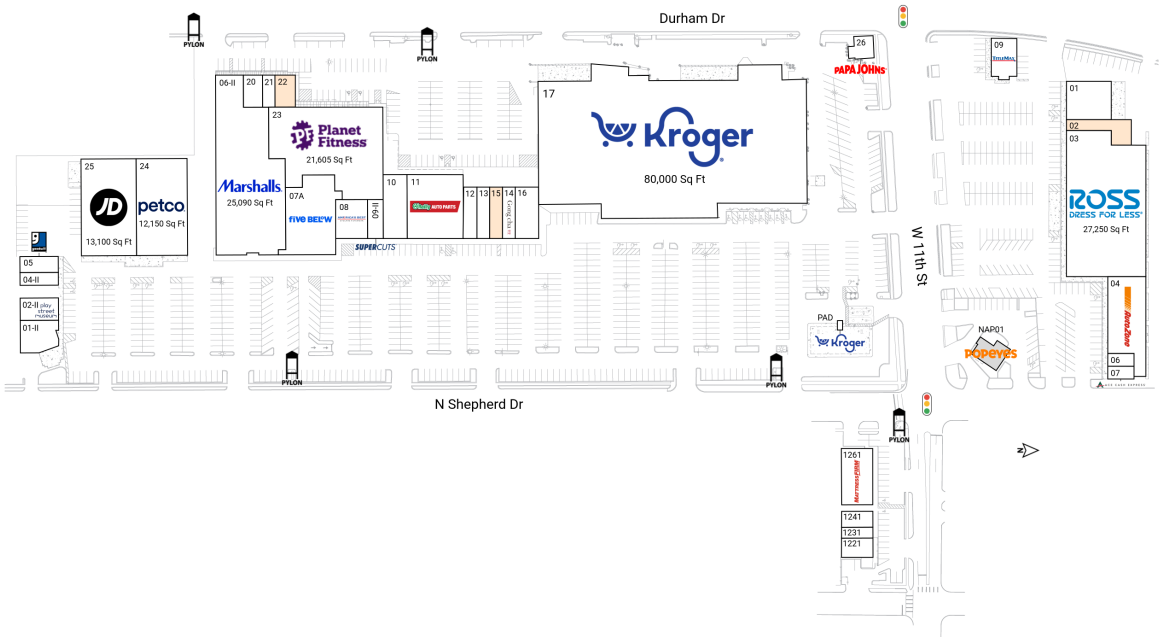

Available Spaces

02	2,300 Sq Ft	360°
15	1,600 Sq Ft	360°
22	1,445 Sq Ft	360°

Current Tenants

Space size listed in square feet

01	Executive Nails and Spa	4,200
01-II	Bafang Dumpling	2,850
02-II	Play Street Museum	3,300
03	Ross Dress for Less	27,250
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
07A	Five Below	8,325
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
16	Castle Dental Center	3,000
17	Kroger	80,000
20	Apparel Up	1,500
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
1221	Pak Tsui and Linh Nguyen	1,590
1231	Cranky Carrot Juice Company	830
1241	American Shaman CBD	1,225
1261	Mattress Firm	4,320
PAD	Kroger	200
NAP01	Popeyes Louisiana Kitchen	0

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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