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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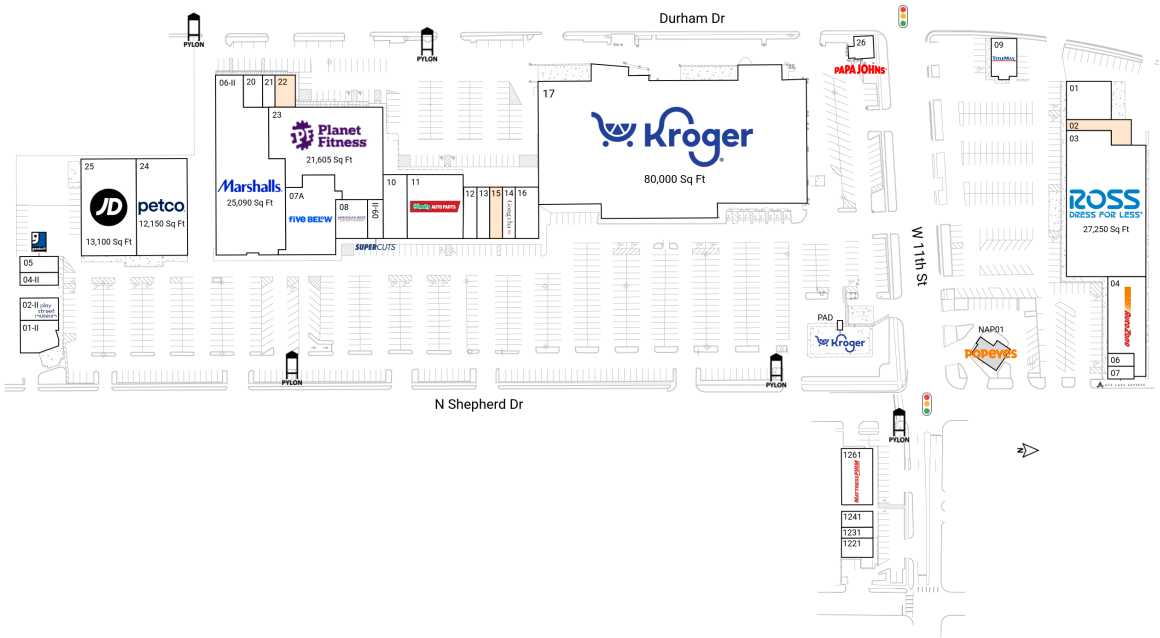
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Available Spaces

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

Current Tenants

Space size listed in square feet

01	Executive Nails and Spa	4,200	13	Purelux Nail Spa	1,600
01-II	Bafang Dumpling	2,850	14	Gong Cha	1,600
02-II	Play Street Museum	3,300	16	Castle Dental Center	3,000
03	Ross Dress for Less	27,250	17	Kroger	80,000
04	AutoZone	8,000	20	Apparel Up	1,500
04-II	Shepherd Dental	1,200	21	Amy's Tailors	975
05	Goodwill	1,500	23	Planet Fitness	21,605
06	Post & Mail 4 U	798	24	Petco	12,150
06-II	Marshalls	25,090	25	JD Sports	13,100
07	ACE Cash Express	800	26	Papa John's	1,050
07A	Five Below	8,325	1221	Pak Tsui and Linh Nguyen	1,590
08	America's Best Contacts & Eyeglasses	3,125	1231	Cranky Carrot Juice Company	830
09	TitleMax	2,400	1241	American Shaman CBD	1,225
09-II	Supercuts	1,500	1261	Mattress Firm	4,320
10	Pho Ben	3,789	PAD	Kroger	200
11	O'Reilly Auto Parts	8,855	NAP01	Popeyes Louisiana Kitchen	0
12	Brown Bag Deli	1,600			

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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