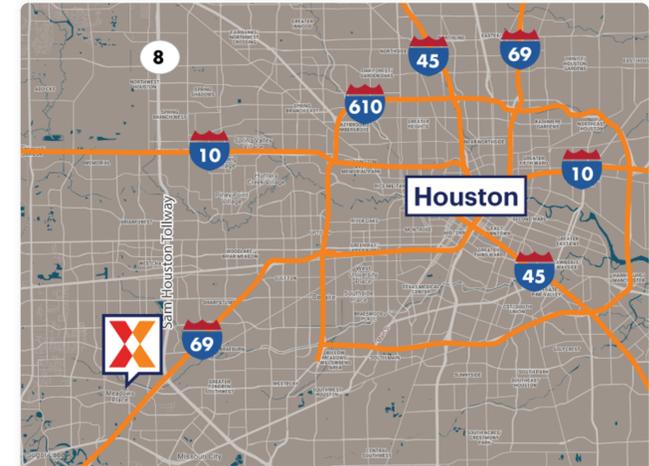
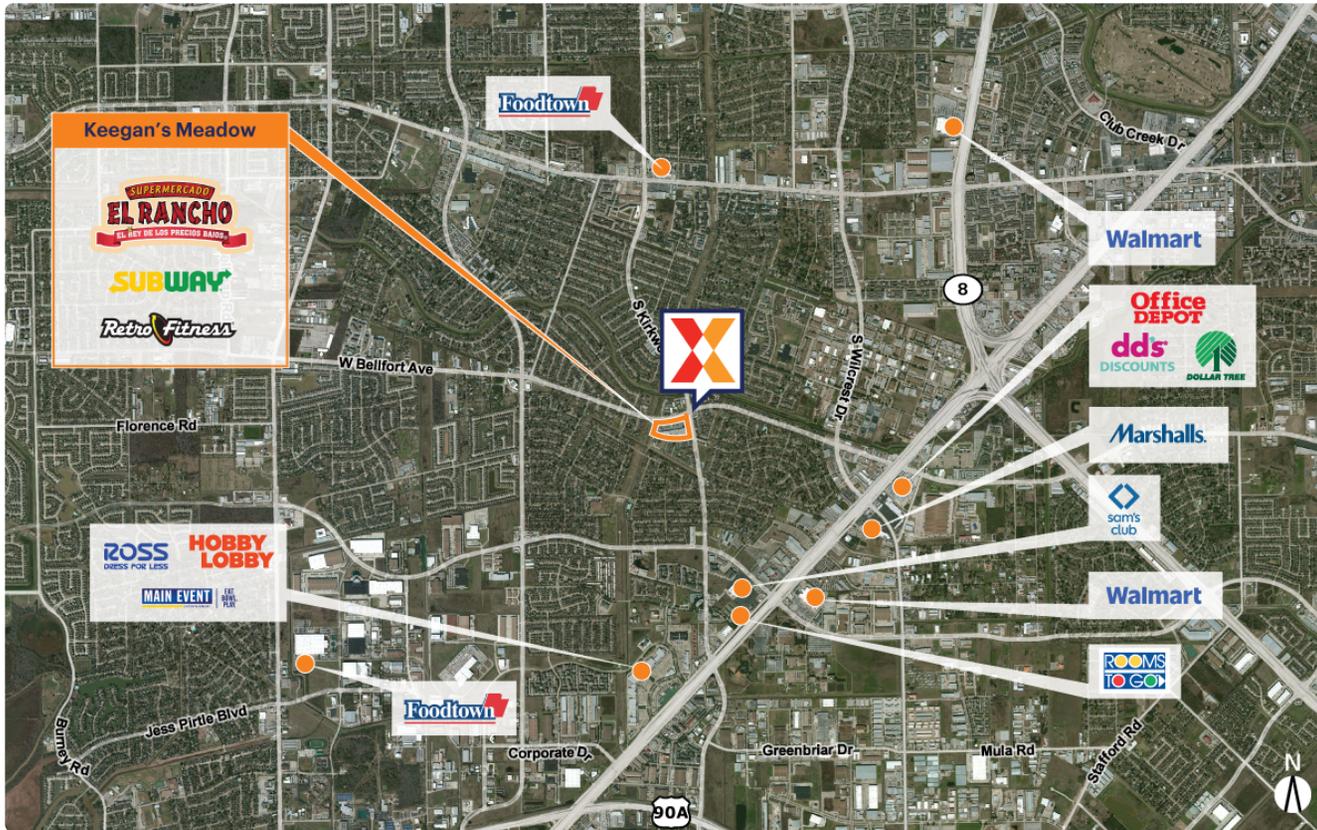


Keegan's Meadow

11753 West Bellfort | Stafford, TX 77477

Harris County Houston-Pasadena-The Woodlands, TX 125,100 Sq Ft

29.6567, -95.5848



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|----------|----------|----------|
| Population | 24,304 | 155,954 | 429,964 |
| Daytime Pop. | 19,364 | 174,396 | 450,417 |
| Households | 8,381 | 52,944 | 148,900 |
| Income | \$89,825 | \$84,508 | \$90,732 |

Source: Synergos Technologies, Inc. 2024

High visibility from 33K+ vehicles daily on West Bellfort St and 18K+ vehicles daily on S Kirkwood Rd (Kalibrate 2019)

Strong daytime population of 166K+ within a 3-mile radius

Surrounded by a dense population of 155K+ residents within 3 miles

El Rancho-anchored center with top national brands including Meineke, Bank of America, Metro by T-Mobile and Subway.

Convenient access to Sam Houston Tollway and I-69



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Available Spaces

- 05 1,125 Sq Ft
- 14 1,200 Sq Ft 360°
- 22 1,206 Sq Ft 360°

Current Tenants Space size listed in square feet

| | | |
|----|-------------------------------------|--------|
| 01 | El Rancho Supermercado | 53,250 |
| 03 | Subway | 1,237 |
| 04 | Metro by T-Mobile | 1,125 |
| 06 | ACE Cash Express | 1,237 |
| 07 | Avalon Liquor's | 2,800 |
| 08 | Keegan's Family Clinic | 2,400 |
| 09 | Boost Mobile | 1,200 |
| 10 | Lelan's Nails | 1,200 |
| 11 | LN Beauty Express Hair Design | 1,200 |
| 12 | Tonike Postal & Tax Services | 1,200 |
| 13 | Speed Queen | 4,000 |
| 15 | Bank of America | 3,500 |
| 16 | I Heart Boba | 1,600 |
| 17 | King Dollar | 10,355 |
| 18 | Retro Fitness | 15,006 |
| 19 | Total Wireless | 2,600 |
| 20 | Protect Insurance | 600 |
| 21 | Rodeo Dental | 6,500 |
| 23 | Sicily Pizza & Pasta | 1,050 |
| 24 | Meineke Car Care Centers/Econo Lube | 5,609 |
| 25 | Pronto Muffler Shop | 1,800 |
| 26 | Parkglen Animal Clinic | 2,100 |

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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