



WE ARE SEEKING BEST IN CLASS

**RETAIL, RESTAURANT,
OFFICE & FITNESS**

USERS TO CULTIVATE A NEW COMMUNITY.

m•k•t is a collection of adapted industrial buildings in the heart of The Heights; one of Houston's most historic and dynamic neighborhoods.

Our local development team challenged the notion that successful mixed-use projects have to demolish the past. Our partnership is committed to contributing to the neighborhood through restrained scale and distinctive architecture.



PLAN

4

ACRES OF GREEN SPACES

30

NEW MERCHANTS & RESTAURANTS

5

REIMAGINED BUILDINGS

200K+

SQUARE FEET OF ADAPTED SPACE



5 CREATIVELY-ADAPTED BUILDINGS

- 1
 RETAIL, F&B, PERSONAL SERVICE
40,685 RSF
- 2

RETAIL 2,780 <small>RSF</small>	OFFICE 12,310 <small>RSF</small>
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- 3
 OFFICE
44,025 RSF
- 4
 RETAIL, FITNESS, F&B
56,479 RSF
- 5

RETAIL, F&B 14,750 <small>RSF</small>	OFFICE 30,650 <small>RSF</small>
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m•k•t is Houston Heights' largest trail-oriented, mixed-use project, designed by the acclaimed Michael Hsu Office of Architecture.

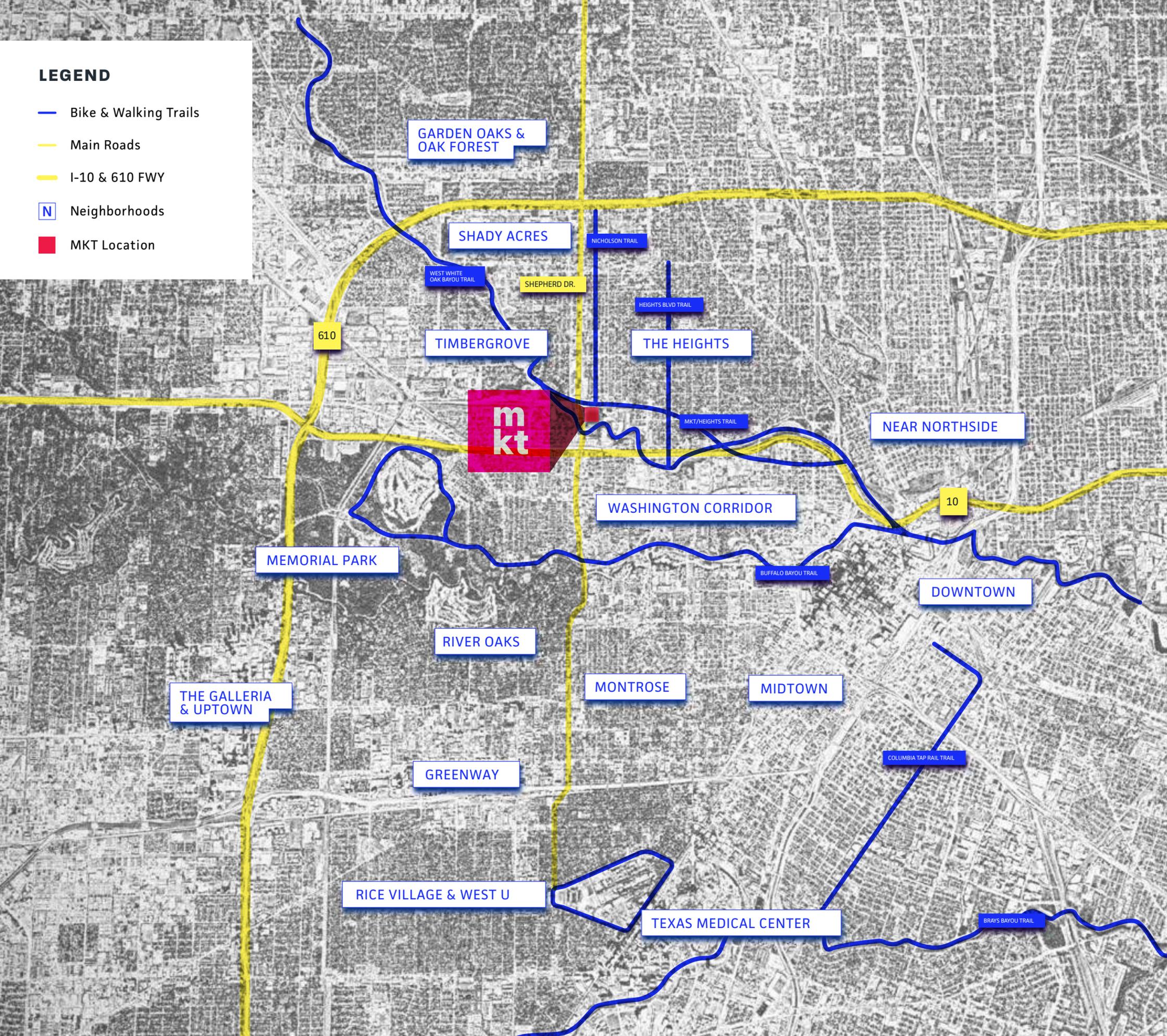
An architectural rendering of a modern, multi-story building with a prominent facade of vertical, dark-colored panels. The building is surrounded by a lush, landscaped plaza with trees, walkways, and people. The sky is a mix of blue and orange, suggesting a sunset or sunrise. In the foreground, there are people walking, a person on a bicycle, and a person sitting on a bench. The overall atmosphere is vibrant and community-oriented.

BUILDING 2

LOCATION

LEGEND

- Bike & Walking Trails
- Main Roads
- I-10 & 610 FWY
- N Neighborhoods
- MKT Location



DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

2018 POPULATION

19,845 146,100 427,186

POPULATION GROWTH 2010-2018

19.74% 13.23% 12.50%

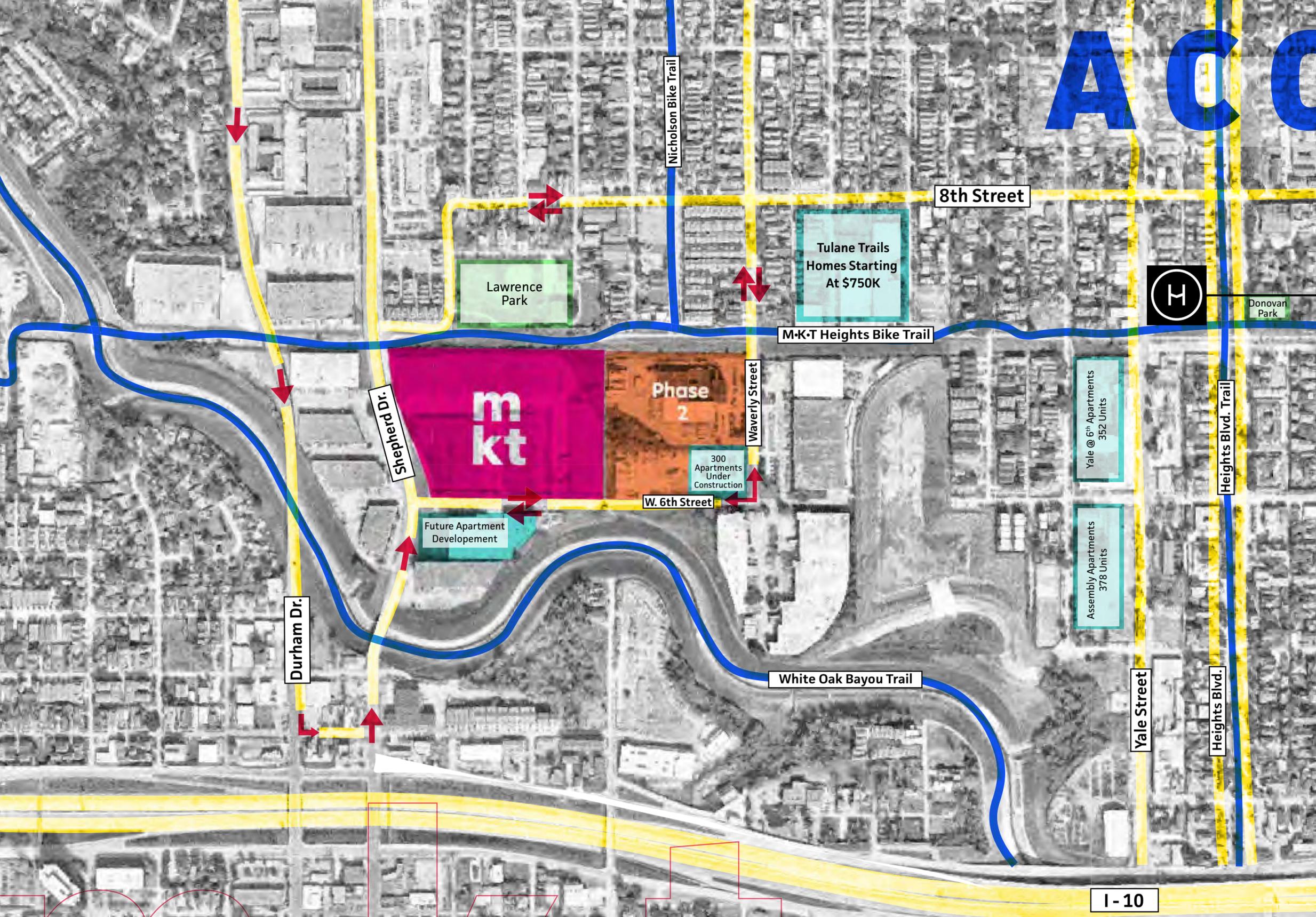
AVERAGE HOUSEHOLD INCOME

\$131,903 \$126,641 \$110,266

DAYTIME EMPLOYMENT

10,941 165,528 516,562

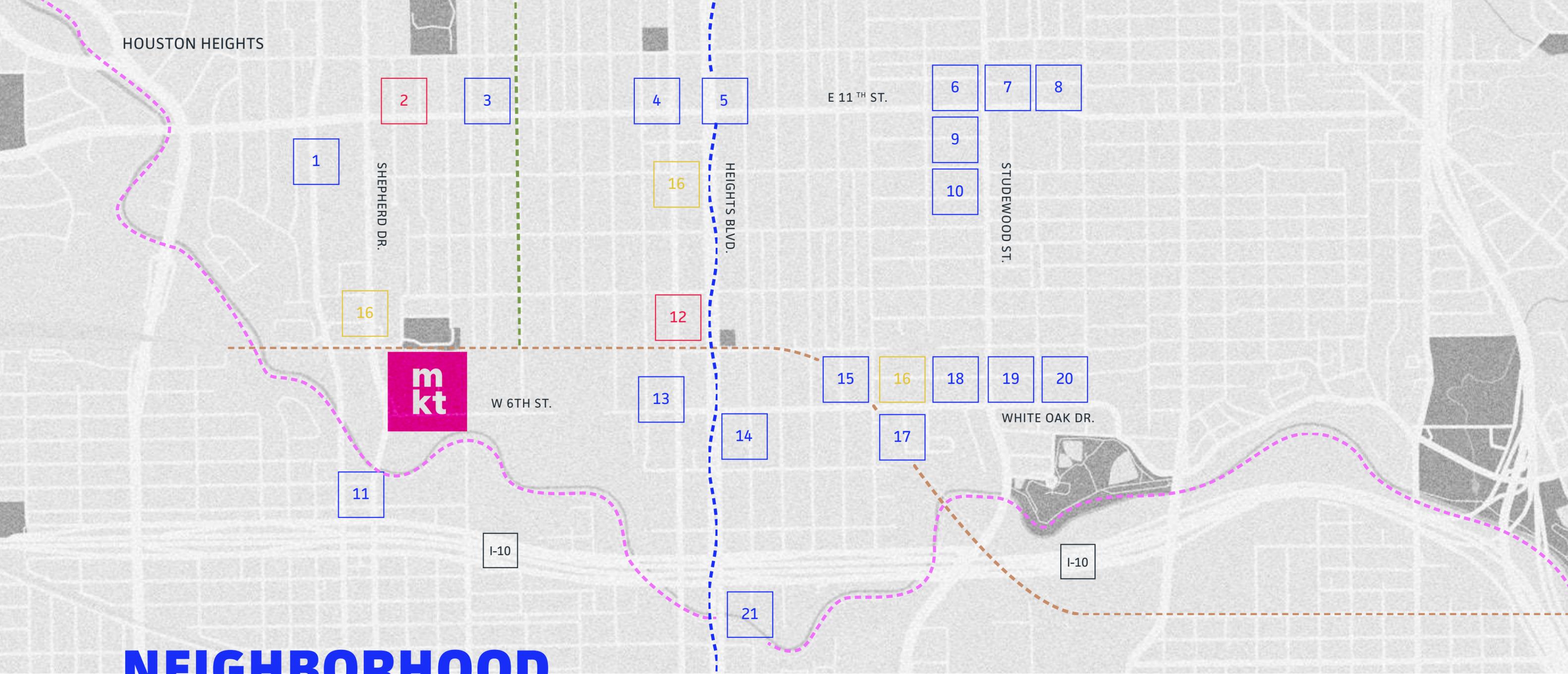
ACCESS



Heights Mercantile

Legend

- Bike & Walking Trails
- Main Roads
- I-10 & 610 FWY
- Parks
- Apartments
- MKT Location



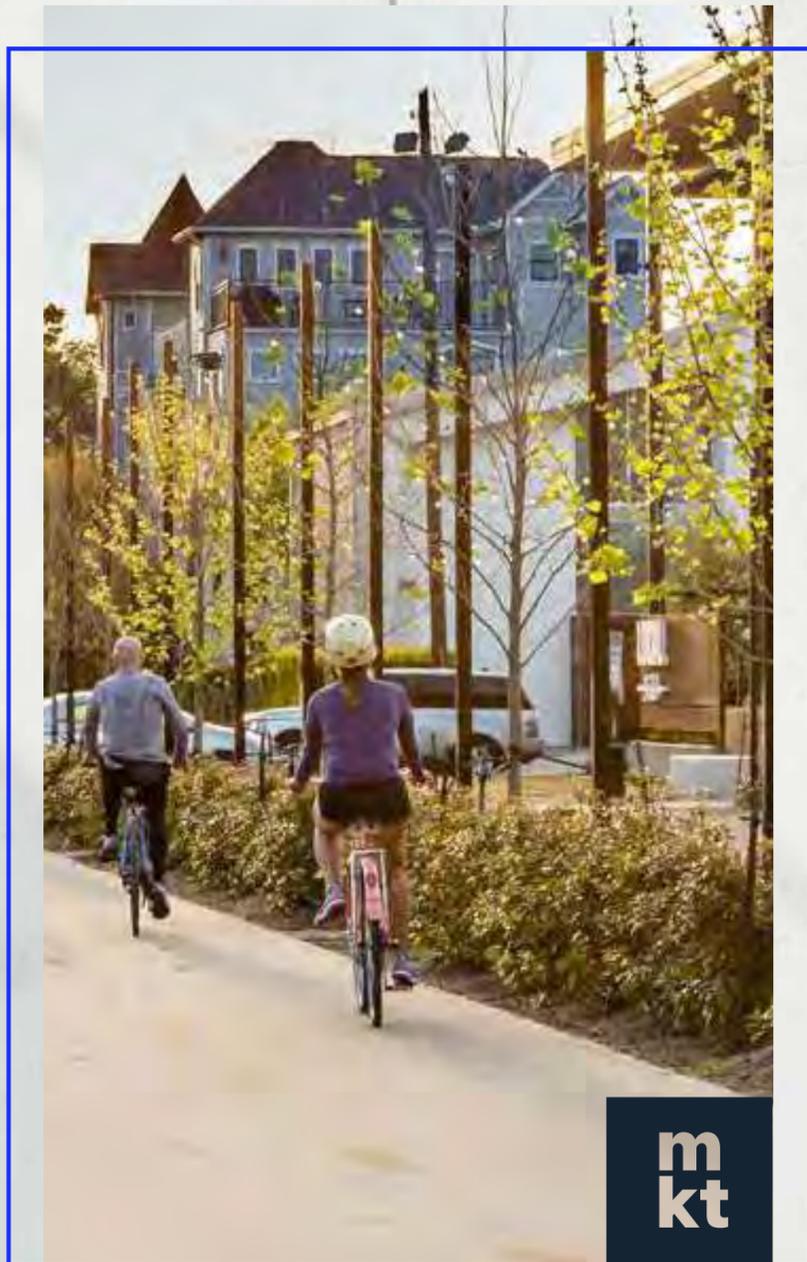
NEIGHBORHOOD CO-TENANCY

■ Dining
 ■ Retail
 ■ Fitness

- - - West White Oak Bayou Trail
 - - - MKT/Heights Trail
 - - - Nicholson Bike Trail
 - - - Heights Blvd Trail

- 1 Kroger
- 2 Blackbird Izakaya
- 3 Presidio
- 4 Calle Onze
- 5 Eight Row Flint
- 6 Red Dessert Dive
- 7 Liberty Kitchen & Oyster Bar
- 8 A 2nd Cup
- 9 BCK: Kitchen & Cocktail Adventures
- 10 Good Dog Houston - Heights
- 11 Nourish Juice Bar + Kalos Coffee Co
- 12 Heights Mercantile
- 12 Will Leather Goods
- 12 Warby Parker
- 12 Rye 51
- 12 Marine Layer
- 12 Lululemon
- 12 Aesop
- 12 Eye Society
- 12 Paloma Beauty
- 13 Lee's Fried Chicken & Donuts
- 14 Revival Market
- 15 Coltivare Pizza & Garden
- 16 Black Swan Yoga
- 16 O Athletik
- 16 Citizen Pilates
- 17 Golden Bagels & Coffee
- 18 Tacos A Go Go
- 19 Ritual
- 20 The Ready Room
- 21 Pokeworks

**1,000 LINEAR FEET
OF FRONTAGE ON THE HEIGHTS
MKT BIKE TRAIL**



THE TRAIL



A GATEWAY TO HOUSTON'S GREENBELT

m·k·t is named after the historic Missouri-Kansas-Texas (MKT) railroad line. This abandoned rail line was transformed into the vibrant MKT Heights Hike and Bike Trail that will form the project's 3-acre linear park.

m·k·t sits at the epicenter of Houston's award-winning trail system, linking 150-miles of greenways and trails. Ridership on the MKT Bike Trail has increased significantly and continues to grow as the trail network is further expanded.



AN URBAN BOARDWALK



Durham Drive

6th Street

Building 3

Building 2

Building 1

Building 5

Building 4

Shepherd Drive

M·K·T Heights Bike Trail



THE HEIGHTS



HOUSTON HAS TURNED ITS ATTENTION BACK TO THE WALKABLE NEIGHBORHOODS IN THE INNER LOOP.

THE HEIGHTS HAS EMBODIED THIS URBAN RENAISSANCE & AN ABANDONED RAILROAD IS NOW THE NEIGHBORHOOD'S FAVORITE ARTERY.



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 500,000 of the most innovative Houstonians.



UNIQUE RETAIL

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

Innovative brands such as Warby Parker, Lululemon, Marine Layer, Forth & Nomad, Aesop and Saint Lo already call this neighborhood home. m•k•t combines the area's affinity for thoughtful architecture and independent brands with unmatched walkability and green spaces.







HOUSTON'S **BEST CULINARY** MINDS

The city's best chefs have chosen The Heights to debut nationally-acclaimed experiences including Coltivare, Better Luck Tomorrow, Field & Tides and Melange Creperie.

m•k•t will feature 8 thoughtfully-selected food and beverage destinations including first-to-market national concepts paired with locally-inspired, chef-driven restaurants.





CULINARY CREATIVITY



**OPENING
2020**

TEAM



MICHAEL HSU
OFFICE OF ARCHITECTURE

HSUOFFICE.COM



TRITEN REAL ESTATE PARTNERS

TRITENRE.COM



RADOM CAPITAL

RADOMCAPITAL.COM



LONG WHARF CAPITAL

LONGWHARF.COM



SHOP COMPANIES

SHOPCOMPANIES.COM

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