



RETAIL OFFERING



Triten
REAL ESTATE PARTNERS

Radom
CAPITAL

WE ARE SEEKING BEST-IN-CLASS RETAIL, RESTAURANT, & FITNESS USERS TO JOIN OUR STELLAR COMMUNITY

M-K-T is a collection of five adapted industrial buildings that function as a modern mixed-use destination featuring chef-driven dining options, local and national retail offerings, and creative office space in the heart of The Houston Heights; one of the area's most historic and dynamic neighborhoods.

M-K-T's local development team challenged the notion that successful mixed-use projects must demolish the past. Our team is committed to carrying on the sense of community and to contributing to the neighborhood through retained scale, readapted and distinctive architecture, and unmatched sitewide offerings.





4.7 MILES

of connected Heights Hike
and Bike Trail

4 ACRES

of green space designed specifically
for visitors with native Texas plants

5 BUILDINGS

uniquely adapted to create your
daily new destination

OVER 40

national and local merchants
and restaurants to discover

+200K

square feet of adapted space

M-K-T IS HOUSTON HEIGHTS' LARGEST TRAIL-ORIENTED, MIXED-USE PROJECT DESIGNED BY THE ACCLAIMED MICHAEL HSU OFFICE OF ARCHITECTURE.

CURRENT STATS

PROPERTY	VISITS 12 MONTHS	VISIT FREQUENCY	DWELL TIME	INSTAGRAM
HIGHLAND VILLAGE	2.2M	2.5	57 MIN	586
POST OAK PLAZA	1.7M	2.0	65 MIN	613
M-K-T	1.1M	2.6	80 MIN	26,089
HEIGHTS MERCANTILE	641,123	2.1	65 MIN	6,865



THE TRAIL

A GATEWAY TO HOUSTON'S GREENBELT

M-K-T is named after the historic Missouri-Kansas-Texas M-K-T railroad line. This abandoned rail line was transformed into the vibrant M-K-T Heights Hike and Bike Trail that outlines the project's 3-acre linear park.

The M-K-T Heights Hike and Bike Trail links 50 miles of greenways and trails and connects the Heights to downtown Houston and nearby neighborhoods. The hike and bike trail is the main artery of the property connecting the site with its top-user demographic and daily neighborhood visitors.



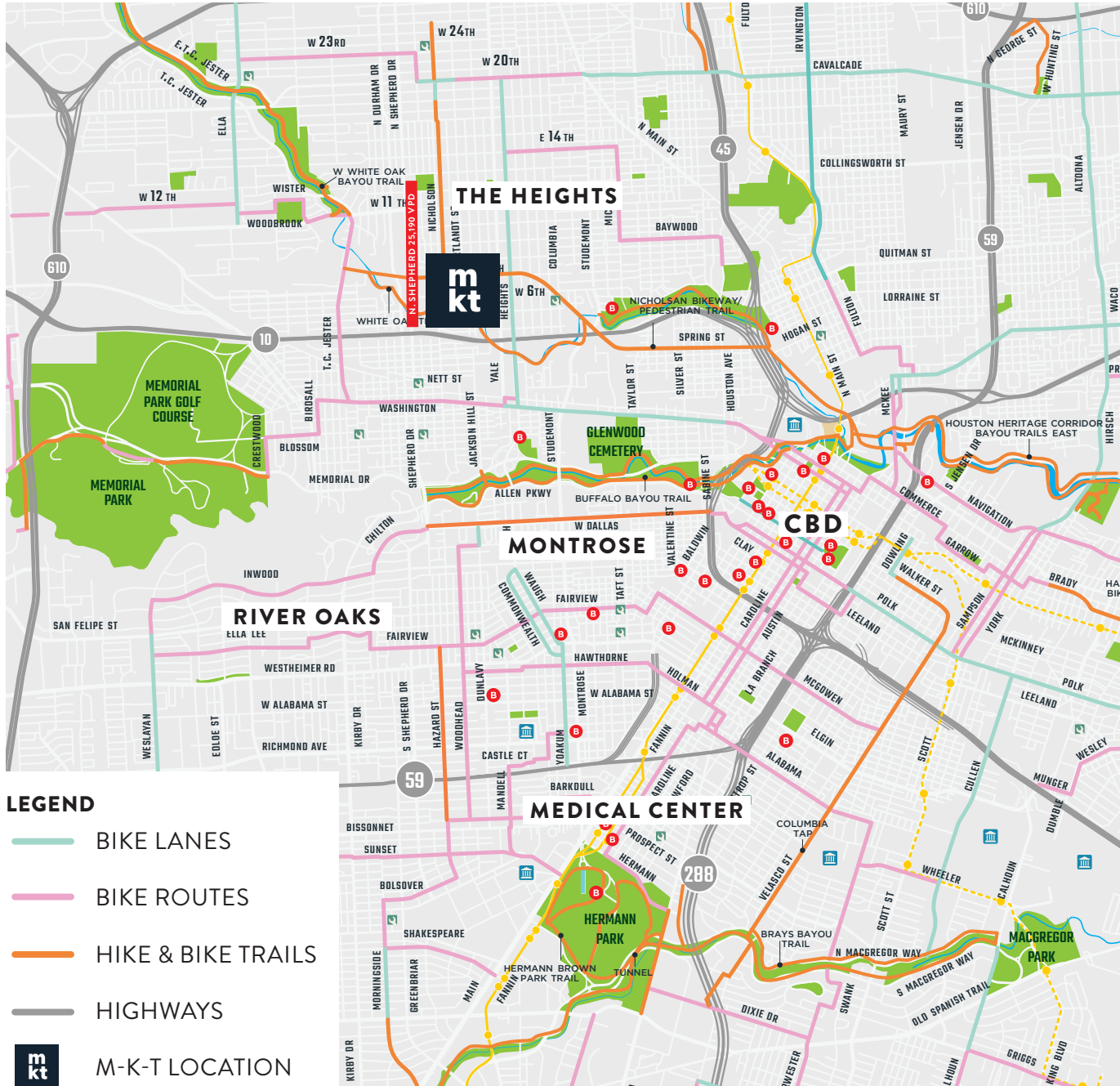


THE NEIGHBORHOOD

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 500,00 of the most innovative Houstonians.



LOCATION & ACCESS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 POPULATION	25,124	173,035	473,100
POPULATION GROWTH 2010-2023	4.8%	2.7%	1.8%
AVERAGE HOUSEHOLD INCOME	\$162,057	\$142,117	\$122,250
DAYTIME POPULATION	26,235	245,928	694,267

NEIGHBORHOOD CO-TENANCY



18TH STREET & SHEPHERD

Snooze
SWEAT 1000
LA LUCHA

HISTORIC 19TH STREET

holdo
manahia's
BOONTOWN COFFEE
COMMON BOND
RIDE
olive
MANREADY MERCANTILE
hoppoddy
Thal Spice
EMERSON ROSS
RICE BOX
TACOS

11TH STREET & YALE

HELLEN IN THE HEIGHTS
DISH SOCIETY
EIGHT BOW
CRIFE
bellagreen
Liberty Kitchen & Oysterette

MERCHANTS PARK

BIG LOTS
petco
Kroger
O'Reilly
UT Physicians
SALLY BEAUTY
PAPA JOHN'S
Starbucks

M-K-T

YUMCHA
CINETIAN
Yaba Yaba
Semper
BLUE
MGA
XCL
HIGHLINE PARK
Treadwell
anjouil's
SMYL
GRACE LOVES LACE
Hi. skin
DANCE WITH ME
SmartVault
DAO CHASE OYD
LOVESAC
HUSH TAN
Buckle Bunny
DECODE
huemn
BURDLIFE
FOCUS
RAKKAN RAMEN
MENDOCINO FARMS
santitas market

mkt

FAIRFIELD

6TH STREET / WHITE OAK DR

Golden
handles do uzo
REVIVAL
bungalow
TACOS AGOCO
ONION CREEK
COLT VARE
JuiceLand
Sam's

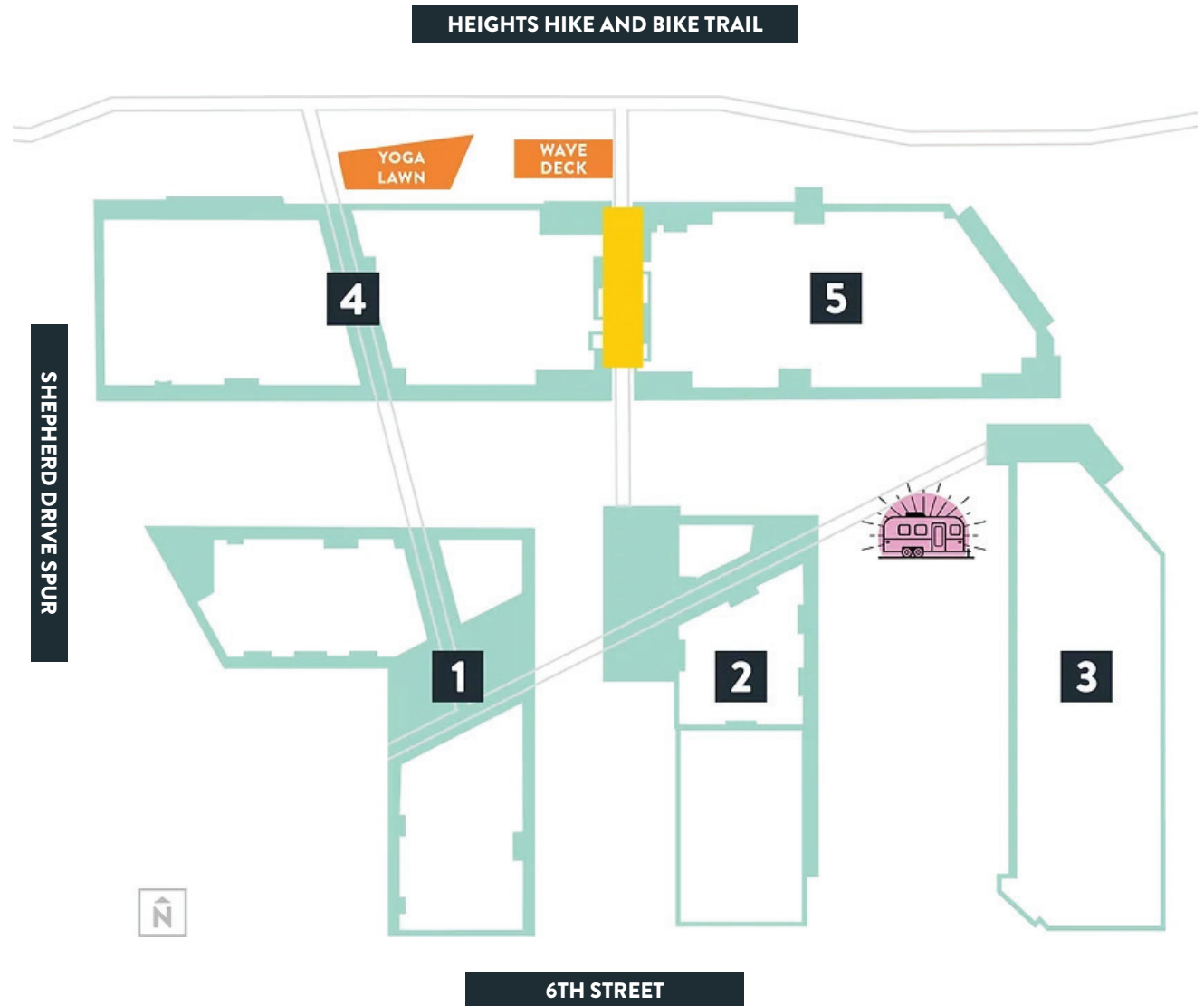
HEIGHTS MERCANTILE

RYE 51
LOCAL
Aēsop
PACORA BEAUTY
POSTINO
Outdoor Voices
marine layer
DEFINE
the impeccable pig
chubbies
CLOUD
WARBY PARKER
Melange Creperie
LEMON LAINE
FS

SITE PLAN

5 UNIQUELY ADAPTED BUILDINGS

- 1** CLOTHING & ACCESSORIES, F&B, WELLNESS
40,685 RSF
- 2** F&B | CREATIVE OFFICE
2,780 RSF | 12,310 RSF
- 3** CREATIVE OFFICE
44,025 RSF
- 4** CLOTHING & ACCESSORIES, F&B, WELLNESS
56,479 RSF
- 5** F&B | CREATIVE OFFICE
14,750 RSF | 30,650 RSF

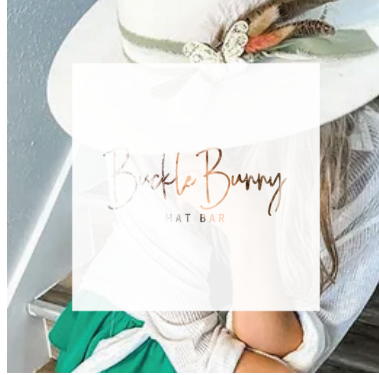


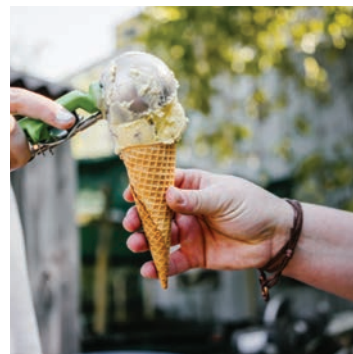
UNIQUE AND SOUGHT-AFTER RETAIL

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

M-K-T combines the area's affinity for thoughtful architecture and independent brands with unmatched walkability and green space. Innovative national and local brands such as Ray-Ban, Chloe Dao, Sweetgreen, LoveSac, and Mendocino Farms all call M-K-T home.

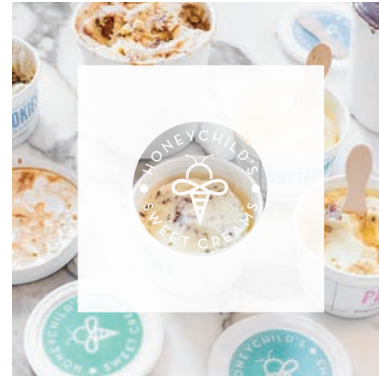






HOUSTON'S BEST CULINARY MINDS

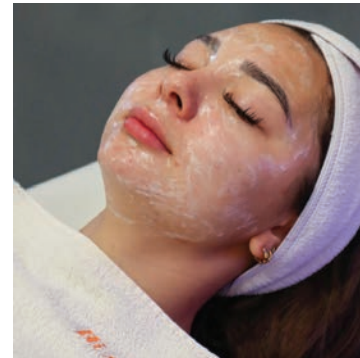
M-K-T features a wide assortment of food and beverage options including first-to-market national concepts and locally-inspired, chef-driven restaurants including Berg Hospitality's Buttermilk Baby, da Gama Canteen, Blue Sushi Sake Grill, Sweetgreen, Mala Sichuan, La La Land Café, Mendocino Farms, and more.





WELLNESS AND FUN FOR EVERYONE

M-K-T was created to provide a location where all needs are met and in an environment that promotes a healthy lifestyle. The wellness offerings on site span drastically to cover each visitor's personal needs. M-K-T features unique fitness and HITT brands along with skincare, aesthetics, laser hair, eye care, and dental services.





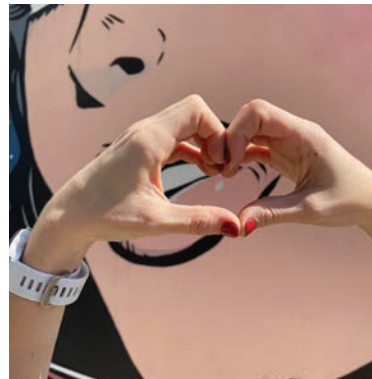
FAN-FAVORITE PROGRAMMING

M-K-T FEATURES
OVER 175 UNIQUE
AND REOCCURING
ON-SITE EVENTS
ANNUALLY



REGULAR EVENTS
HIKE BIKE & FRIGHT FEST
M-K-T SUNSET MARKET
HOUSTON PLANT MARKET
TRAIL MIX VARIETY SHOW
FRIDAY NIGHT FEVER
M-K-T FINER THINGS CLUB

OVER 26,000
INSTAGRAM
FOLLOWERS



TEAM

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Office Of Architecture

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HSUOFFICE.COM



TRITEN REAL ESTATE PARTNERS

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