



MIXED-USE OFFERINGS



CBRE OPEN
REALTY ADVISORS

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

M-K-T is a collection of five reimagined industrial buildings transformed into a modern mixed-use destination. The project features chef-driven dining, local and national retail, and creative office space in the heart of The Houston Heights — one of the city's most historic and dynamic neighborhoods.

Our local development team challenged the notion that successful mixed-use projects must erase the past. Instead, we embraced it — carrying forward a sense of community while contributing to the neighborhood through preserved scale, distinctive re-adapted architecture, and unmatched site-wide 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	2.9M	1.4	45 MIN	696
POST OAK PLAZA	1.2M	1.4	59 MIN	1,386
M-K-T	2.2M	1.3	60 MIN	31,089
HEIGHTS MERCANTILE	870,000	1.3	53 MIN	8,030

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 corridor has been transformed into the vibrant M-K-T Heights Hike and Bike Trail, which outlines the project's 3-acre linear park.

The M-K-T Heights Hike and Bike Trail connects into Houston's expansive 50-mile network of greenways and trails, linking the Heights to Downtown and nearby neighborhoods. Serving as the property's main artery, the trail seamlessly connects M-K-T to its top user demographic as well as daily neighborhood visitors.





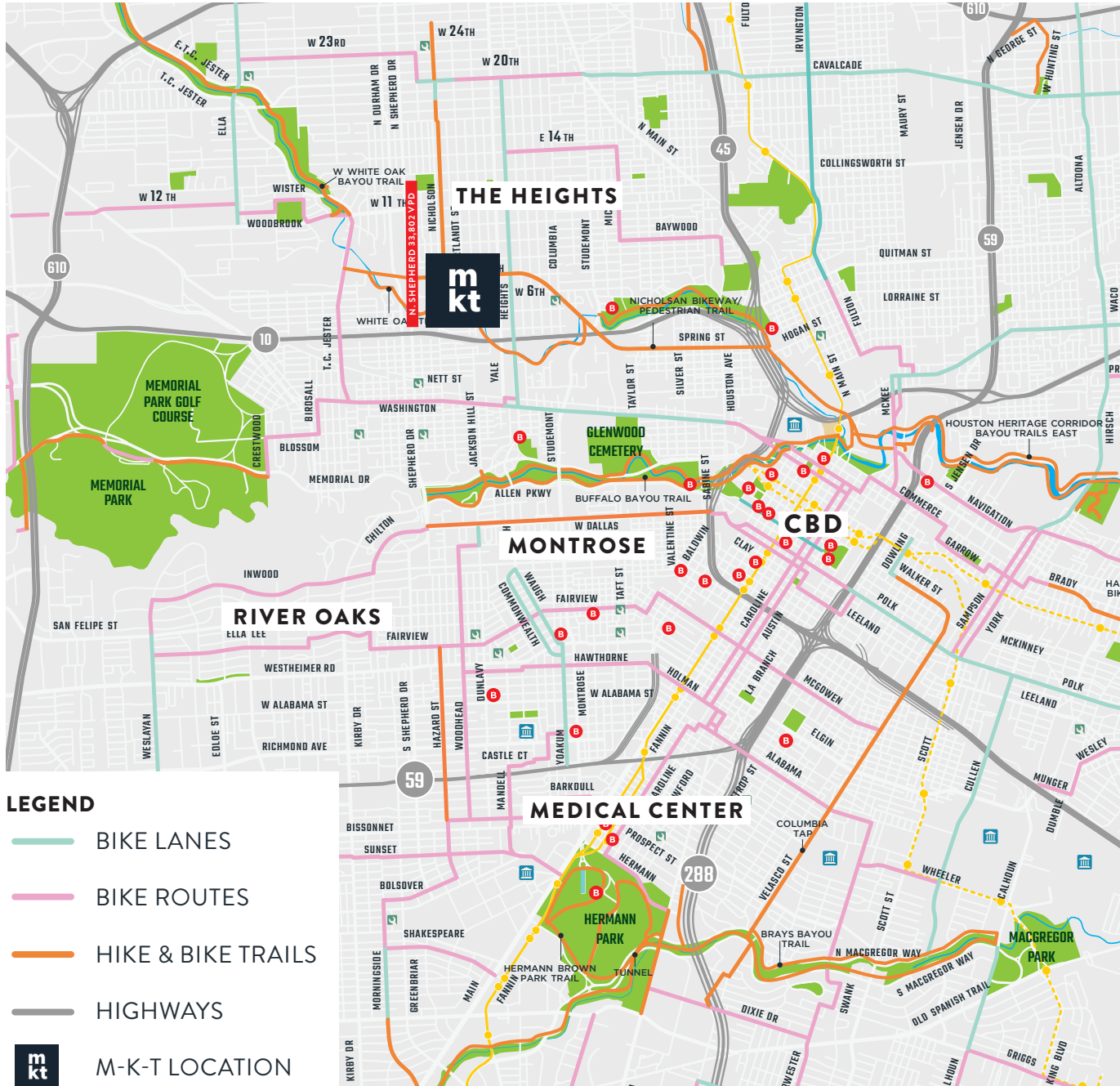
THE NEIGHBORHOOD

The Heights is the unmistakable heart of Houston's urban renaissance. Located just five minutes west of Downtown and ten minutes east of The Galleria, the neighborhood is home to three historic districts, a thriving art scene, and a strong sense of community.

Within a ten-minute drive, The Heights provides access to over 500,000 of Houston's most innovative residents.



LOCATION & ACCESS



DEMOGRAPHICS

2 MILE 5 MILES 10 MILES

2025 POPULATION

98,218 507,332 1,663,193

POPULATION GROWTH 2020-2025

4.1% 3.1% 2.2%

AVERAGE HOUSEHOLD INCOME

\$169,385 \$133,356 \$101,253

MEDIAN AGE

37.9 38.1 36.5

NEIGHBORHOOD CO-TENANCY

18TH STREET & SHEPHERD

- Snooze
- Sweet 1000
- Sweetgreen
- LAUCHA

HISTORIC 19TH STREET

- hasold's
- manokia's
- BOOMTOWN COFFEE
- COMMON BOND
- olive
- MANREADY MERCANTILE
- hopdoddy
- JINJA
- Thal Spice
- BOOROOM
- RIFE BOX
- THE RIFE BOX

11TH STREET & YALE

- HILLEN IN THE HEIGHTS
- DISH SOCIETY
- FLINT
- CRIBE
- MASON
- Lola
- bellagreen
- Liberty Kitchen & OYSTERCOTE

MERCHANTS PARK

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

M-K-T

- HUI LAU SHAN
- NETJIAN
- lululemon
- BLUE
- MGA
- anjouil's
- SM&L
- Light Squeeze
- LANGRAND
- Hi. skin
- trainingmate
- SmartVault
- [solidcore]
- LOVESAC
- AMWINS
- PIPPO & PLOO
- THE SKIN CLINIC
- DANCE WITH ME
- THE DOLL HOUSE
- W&W GANG
- SUITSHOP
- SHAMPO

HEIGHTS BIKE & HIKE TRAIL

6TH STREET / WHITE OAK DR

- Golden
- handles d ouzo
- REVIVAL
- bungaloom
- TACOS A GO GO
- ONION CREEK
- COLT VARE
- JuiceLand
- Sam's

HEIGHTS MERCANTILE

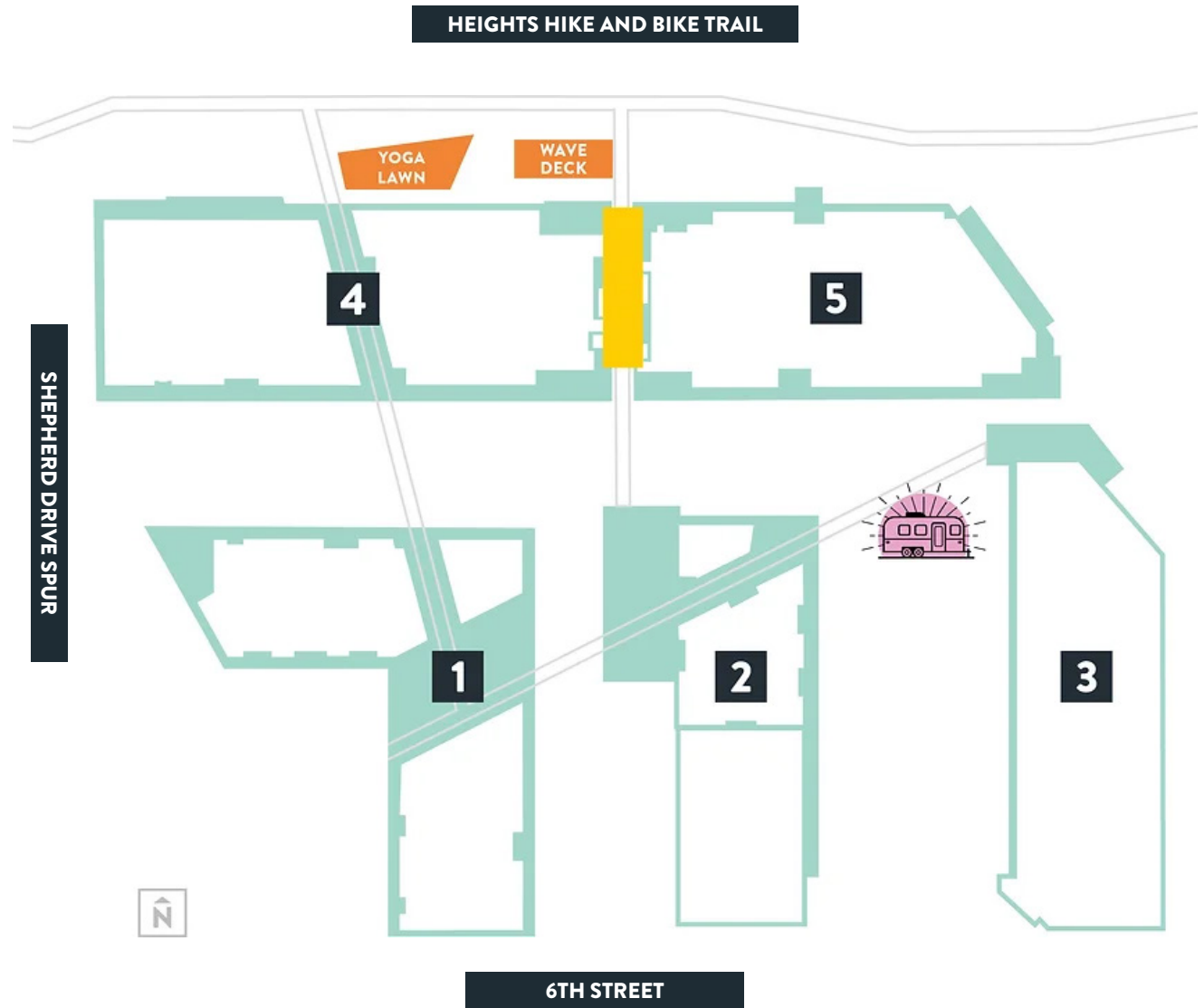
- KENDRA SCOTT
- LOCAL
- Aesop
- POSTINO
- gorjana
- marine layer
- Yellow Rose
- BE
- CLOUD 10
- WARBY PARKER
- Melange Creperie
- SAINT LO
- STUDS

Other Landmarks: FAIRFIELD, THE SWIFT BLDG, STANDARD

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

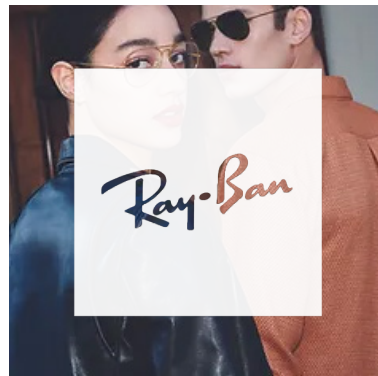


UNIQUE AND SOUGHT-AFTER RETAIL

The Heights is one of Houston's most desirable communities, enriched by avant-garde chefs, artists, and merchants.

M-K-T reflects this spirit by blending thoughtful architecture with independent brands, unmatched walkability, and abundant green space. A curated mix of innovative national and local retailers — including Ray-Ban, Chloe Dao, Sweetgreen, LoveSac, and Lululemon — proudly call M-K-T home.

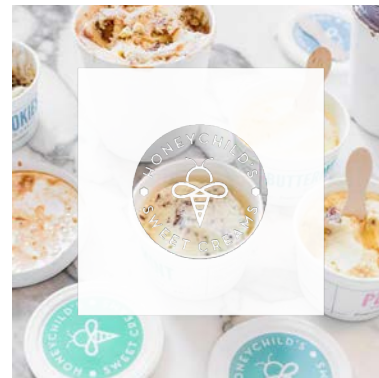
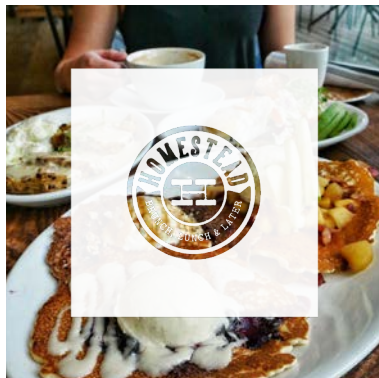






HOUSTON'S BEST CULINARY MINDS

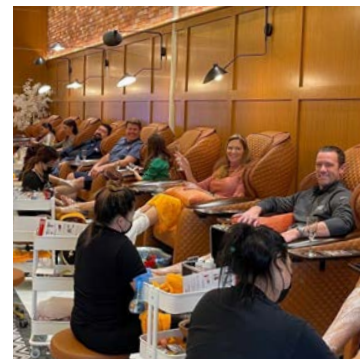
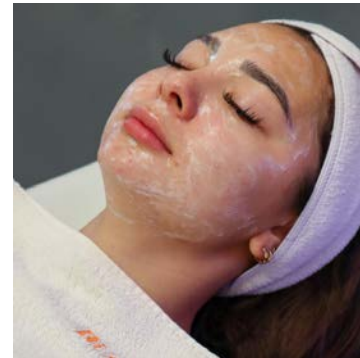
M-K-T features a wide assortment of food and beverage options including first-to-market national concepts and locally-inspired, chef-driven restaurants including Berg Hospitality's Buttermilk Baby, da Gama Canteen, Blue Sushi Sake Grill, Sweetgreen, Mala Sichuan, La La Land Café, Mendocino Farms, and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

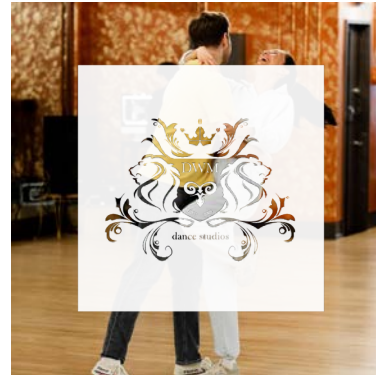




WELLNESS AND FUN FOR EVERYONE

M-K-T was designed as a destination where wellness and lifestyle come together. The property offers a wide range of health-focused options that cater to visitors' personal needs — from unique fitness and HIIT studios to skincare, aesthetics, laser treatments, eye care, and dental services.





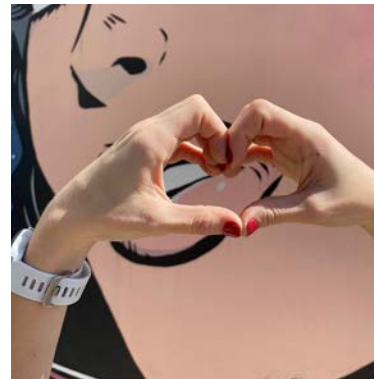
FAN-FAVORITE PROGRAMMING

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



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

OVER 30,000
INSTAGRAM
FOLLOWERS



TEAM

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MICHAEL HSU OFFICE OF ARCHITECTURE

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TRITEN REAL ESTATE PARTNERS

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