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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.

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 area with trees, plants, and a paved walkway. People are shown walking, sitting on benches, and riding bicycles, creating a vibrant, community-oriented atmosphere. The sky is a mix of blue and orange, suggesting a sunset or sunrise.

BUILDING 2

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.



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



**m
kt**



**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.



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.







CREATIVE OFFICE

Set in the heart of The Heights, the creative office at m·k·t is home for inspiration & innovation.





BUILDING 5 : LOBBY COMMONS



FIN

4

ACRES OF GREEN SPACES

30

NEW MERCHANTS & RESTAURANTS

5

REIMAGINED BUILDINGS

200K+

SQUARE FEET OF ADAPTED SPACE



BUILDING 5 : OFFICE ENTRANCE

5 CREATIVELY-ADAPTED BUILDINGS

- 1

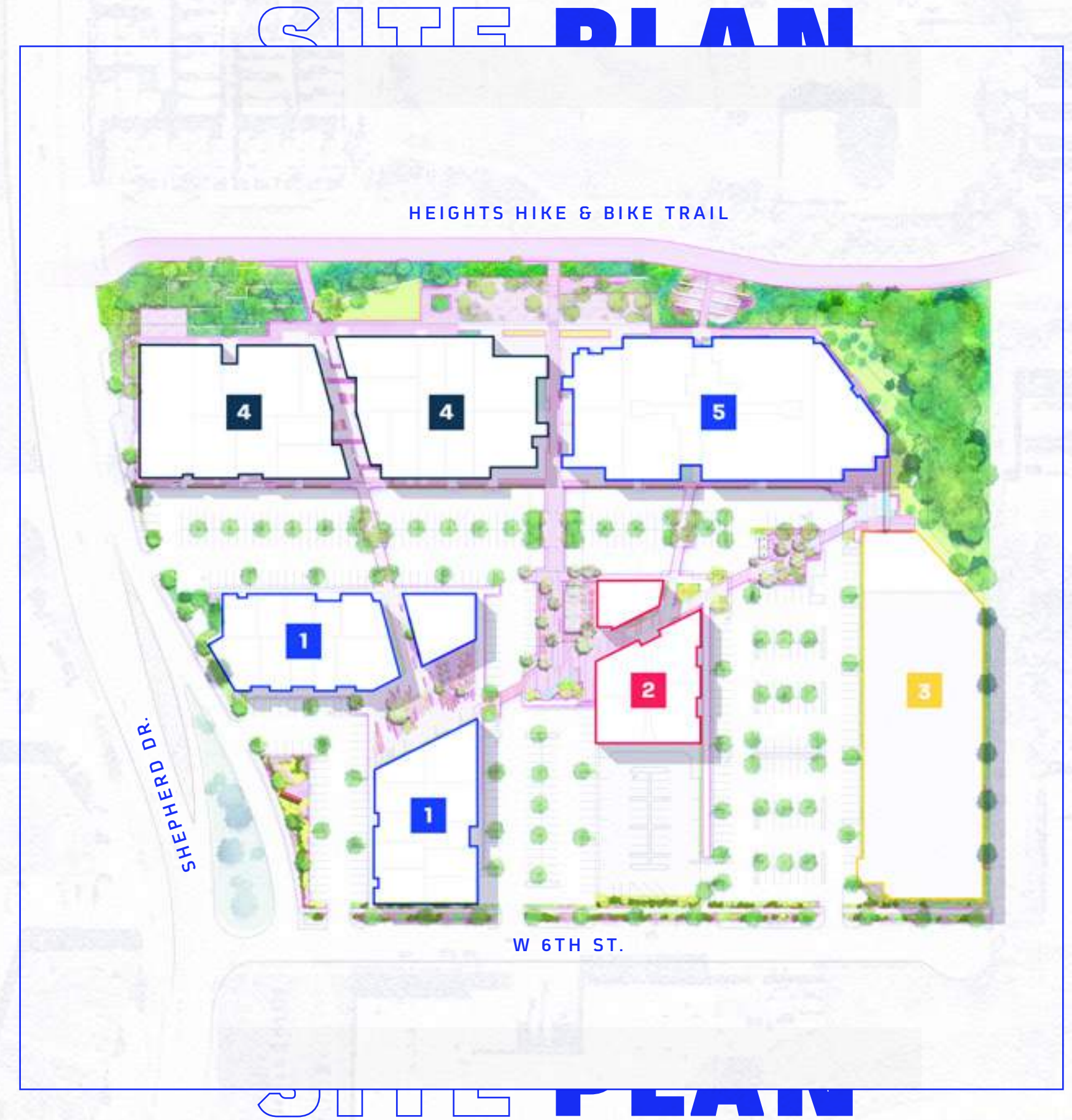
 RETAIL, F&B, PERSONAL SERVICE
40,685^{RSF}
- 2

 RETAIL **2,780^{RSF}** | OFFICE **12,310^{RSF}**
- 3

 OFFICE
44,025^{RSF}
- 4

 RETAIL, FITNESS, F&B
56,479^{RSF}
- 5

 RETAIL, F&B **14,750^{RSF}** | OFFICE **30,650^{RSF}**



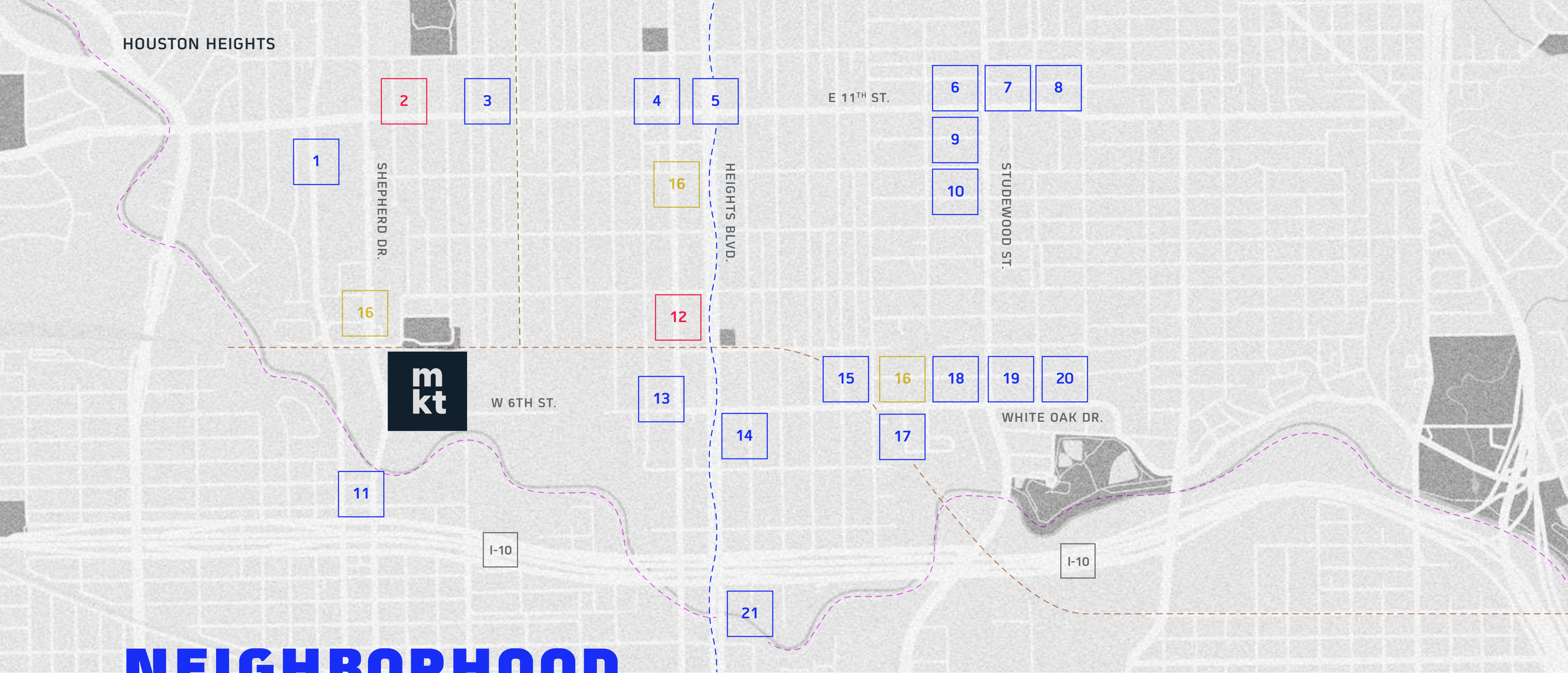


THE NEIGHBORHOOD

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.



HOUSTON HEIGHTS



NEIGHBORHOOD CO-TENANCY

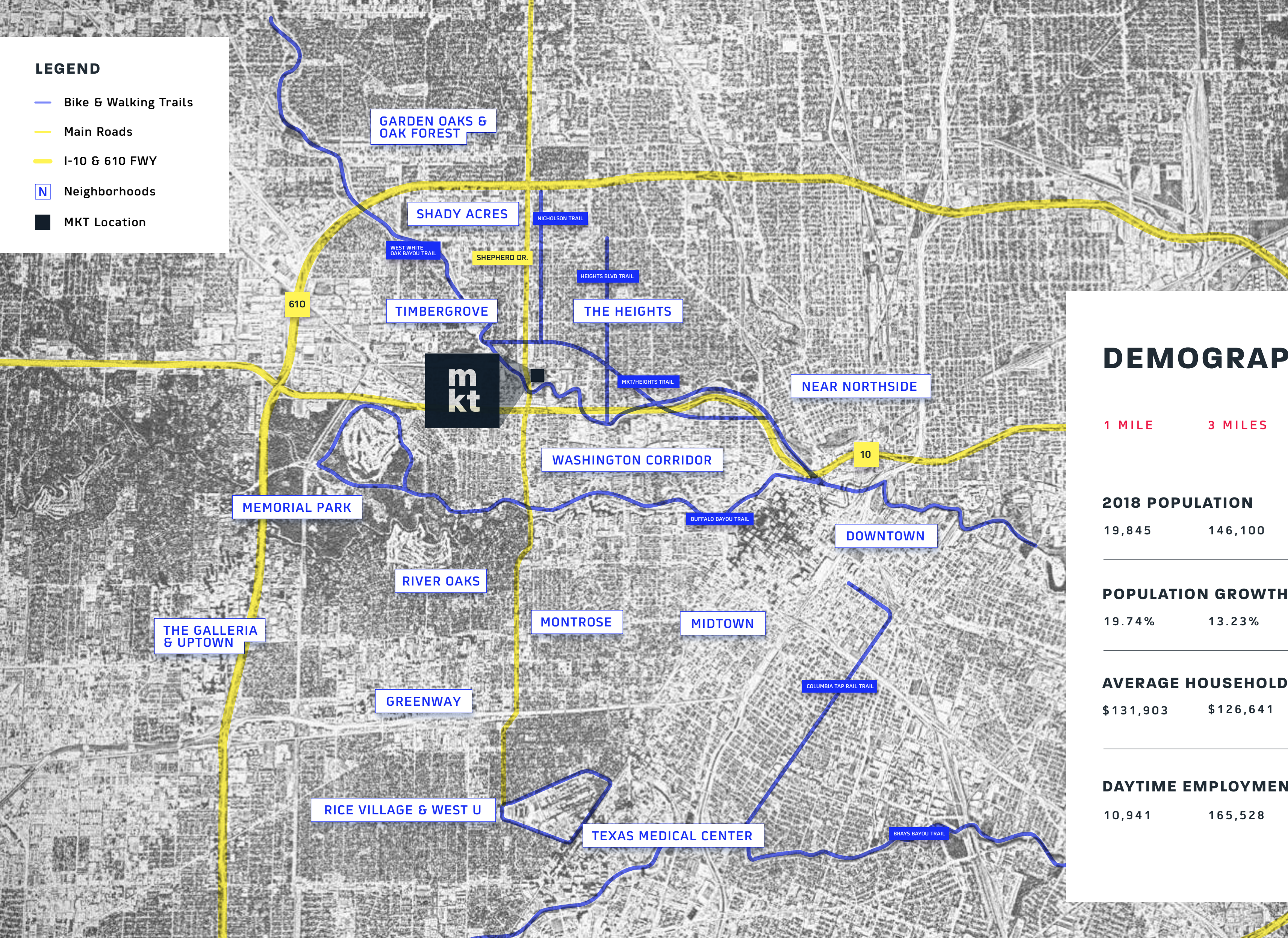
■ Dining
 ■ Retail
 ■ Fitness

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

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

LEGEND

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



DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

2018 POPULATION

19,845	146,100	427,186
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POPULATION GROWTH 2010-2018

19.74%	13.23%	12.50%
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AVERAGE HOUSEHOLD INCOME

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

10,941	165,528	516,562
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TEAM



MICHAEL HSU
OFFICE OF ARCHITECTURE
HSUOFFICE.COM



TRITEN REAL ESTATE PARTNERS
TRITENRE.COM



RADOM CAPITAL
RADOMCAPITAL.COM



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OPPORTUNITIES AVAILABLE

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JLL

OPENING
EARLY 2020

