













# THE OPPORTUNITY

Jones Lang LaSalle Americas, Inc. ("JLL"), on behalf of Triten Real Estate Partners, Radom Capital, and Long Wharf Capital (Collectively "Owner") is pleased to present the opportunity to acquire the fee simple interest in M-K-T Heights ("M-K-T", or "the Property"). The Property is comprised of 218,072 SF of creative office, retail, and restaurant space. The site is spread across 12 acres of land in the infill Heights neighborhood, and has been transformed into a series of pedestrian pathway, park and community gathering areas.







# VIBRANT DESTINATION FOR HOUSTON'S CREATIVE CLASSES





# EXECUTIVE SUMMARY

M-K-T is a landmark redevelopment at the gateway of Houston Heights, transforming five existing warehouse buildings into a vibrant, mixed-use destination with 218,072 square feet of boutique retail, restaurants, creative office, and experiential spaces.

The project blends national names like Ray-Ban, Lululemon, Sweetgreen, Compass, Mendocino Farms, and Rakkan Ramen with beloved local favorites such as Anjouil's, Chloe Dao, The Doll House, and Burdlife Jewelry. Roughly half of the property is dedicated to retail and half to creative office, creating a balanced environment where tenants and visitors connect.

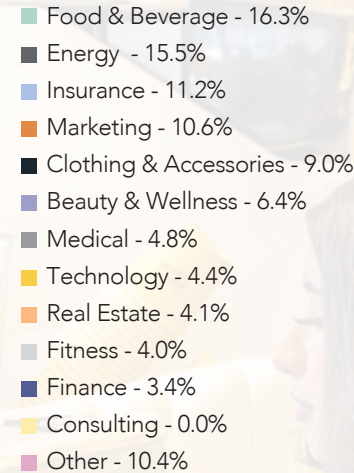
The redevelopment has capitalized on the momentum in the Houston Heights and recent retail trends to strengthen tenancy, including a recent lease signed with Lululemon — a milestone that has further elevated the project's profile and helped attract interest from additional national tenants seeking to establish a presence in one of Houston's most desirable retail corridors. The creative office space has similarly been the beneficiary of Houston's flight-to-quality trend and leasing momentum, successfully completing all of its office leasing post-COVID.

Nearby, the successful capitalization of The Swift Building adaptive re-use project underscores the sustained demand for additional high-quality office and retail space in this pocket of the Heights. This activity further validates M-K-T's position as the premier mixed-use destination in one of Houston's most dynamic submarkets.

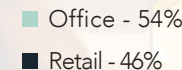
Long known as a hub for Houston's young professionals, the Heights has evolved into an upscale, all-encompassing destination thanks to significant capital investment. M-K-T stands at the center of this transformation—an ultra-trendy commercial and entertainment district that embodies the modern Heights lifestyle.

What sets M-K-T apart is its adaptability, authenticity, and curated amenities. It offers tenants and visitors an environment that is distinctive, dynamic, and future-focused—making it one of Houston's most recognizable and desirable destinations for retail and office alike.

## DIVERSE TENANCY



## REVENUE BY COMPONENT





**218,072** SQUARE FEET

**54%\*** CREATIVE OFFICE / **46%\*** RETAIL & F&B

**93.5%** LEASED

**5.9** YEARS OF WALT

**2020** YEAR BUILT

*\*By Rental Revenue*





# THE M-K-T BRAND

M-K-T is a state-of-the-art, best-in-class mixed-use destination with high-performing, Class A retail and office, creating the ideal commercial environment in one of Houston's hottest neighborhoods.

## DYNAMIC NEIGHBORHOOD

The Heights is Houston's premier residential neighborhood, offering an ultra-trendy, upscale entertainment district.

## STRONG DEMAND DRIVERS & EXCEPTIONAL DEMOGRAPHICS

Population of 174,957 and avg. HH income of \$191,442 (within a 3-mile radius).

## CREATIVE OFFICE

M-K-T's creative and high-quality office layout and finishes make it some of Houston's most attractive product.

## UNIQUE TRAILSIDE ACCESS

1,000 linear feet of frontage on the Heights Hike and Bike Trail, making the site easily accessible to all neighborhood residents.

## SYNERGISTIC MIXED-USE CENTER

Mix of apparel, specialty retail, dining, other services, and office creates a well-balanced experience for tenants and users alike.

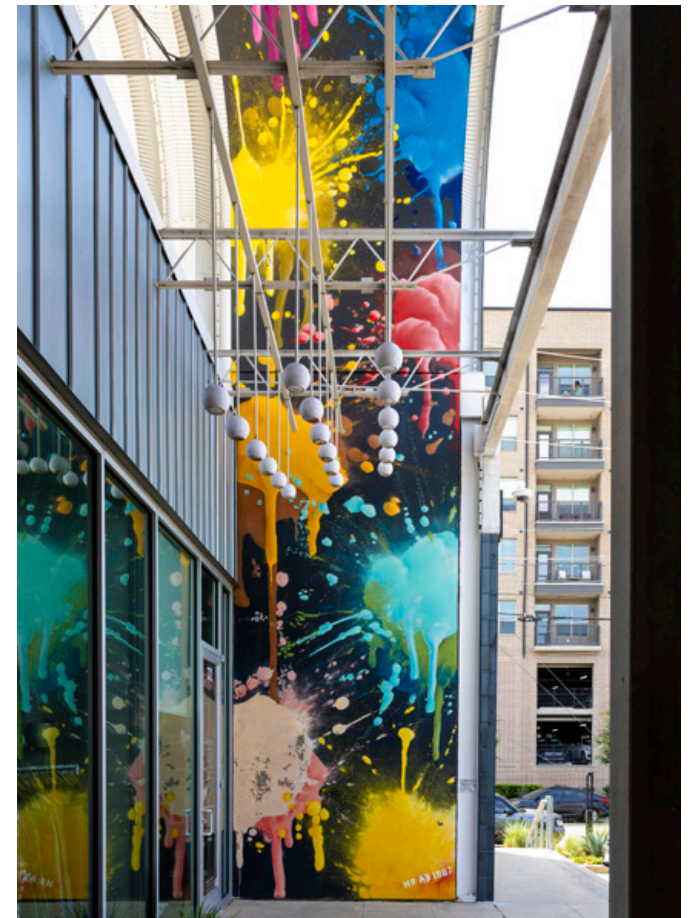
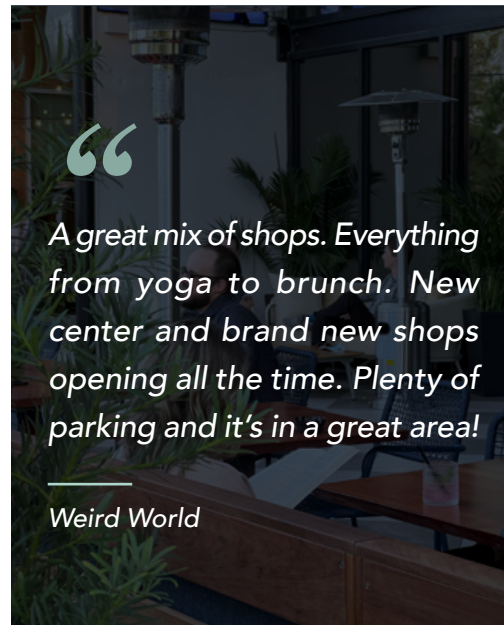
## EMERGING TENANT PROFILE EVOLUTION

Recent success securing premium national retailers signals shifting market perception and unlocks institutional tenant pipeline.

## ONE-STOP DESTINATION

M-K-T provides visitors with the perfect environment to eat, shop, exercise, and work—all within a walkable, community-focused destination.







# EAST FACING AERIAL

SAVOIR *Pinks* PIZZA Incanto

EIGHT ROW DISH SOCIETY CLEAN JUICE  
FLINT KOLACHE SHOPPE  
Lola Tiff's Treats delivery IKE'S LOVE & SANDWICHES

GREATER HEIGHTS HOME VALUES  
\$700K - \$3M

field & tides restaurant + bar THE GYPSY POET artisan pizza  
bellagreen REPUBLIC BOOT CO. Starbucks

Heights High School

1111 STUDEWOOD PLACE  
MID-RISE CONDOS

HEIGHTS MERCANTILE

LOCAL Foods VUORI POSTINO  
marine layer CLOUD CREAMERY  
KENDRA SCOTT gorjana  
chubbies WARBY PARKER

HOME VALUES  
\$700K - \$900K

H A N D O  
The Bearded Baker  
camaraderie

TRATTORIA SOFIA LORO ASIAN SMOKEHOUSE & BAR

mkt

SWIFT BLDG.

HEIGHTS TRAIL & BIKE TRAIL

SHEPHERD DR | 17,500 VPD



COLTIVARE  
PIZZA & GARDEN

anion  
CREEK

HOUSTON *Revival Market* HEIGHTS

LIQUOR **EZ'S** LOUNGE



RITUAL



PERMISSION  
WHISKEY & SERVICE CO.

CHRISTIANS  
TAILGATE

ume  
SUSHI

## SAWYER YARDS

Orangetheory  
FITNESS

Tacodeli Kato

HOLLER

Maine-ly  
SANDWICHES

LOFT  
x18



WOLFGANG PUCK



THE BUTCHER  
SHOP B&B

DOWNTOWN  
HOUSTON

4 MILES AWAY



ELAN HEIGHTS

BETTER  
LUCK  
TOMORROW

SAWYER HEIGHTS LOFTS

TARGET

COURTYARD  
BY MARRIOTT

HILINE HEIGHTS  
APARTMENTS

## LOWER HEIGHTS DISTRICT

Kroger

THE HOME  
DEPOT

Total Wine  
& MORE

ULTA  
BEAUTY

HEIGHTS WEST  
END APARTMENTS

Walmart \*  
Supercenter

STANDARD  
HEIGHTS

ASSEMBLY-AT  
HISTORIC HEIGHTS

EAST BEND  
APARTMENTS

WHITE OAK HIKE & BIKE TRAIL

LA FITNESS. SPROUTS  
FARMERS MARKET

STARBUCKS

CHIPOTLE  
MEXICAN GRILL

DURHAM-DR | 14,314 VPD

10

280,000 VPD



# MIXED-USE PROJECT IN HOUSTON'S MOST COVETED NEIGHBORHOOD





Ray-Ban

sweetgreen

Aflac

UN  
LOCK

X2  
RESOURCES

[solidcore]

AMWINS

HIGHLINE  
PARK

@ lululemon

BLUE  
Sushi Sake Yull

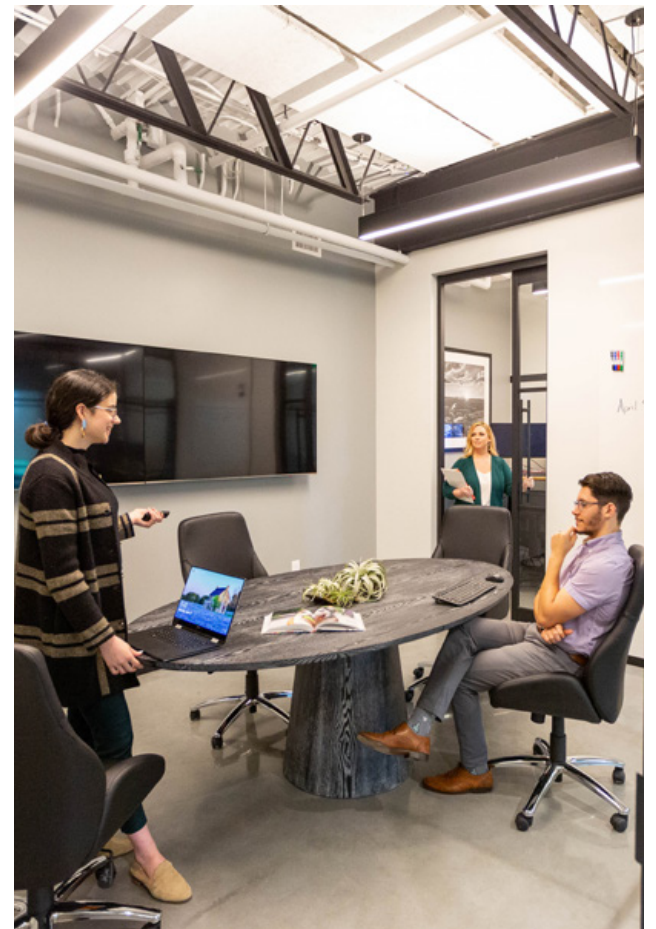
COMPASS

Mendocino Farms

SmartVault

CASA NOMAD

La La Land

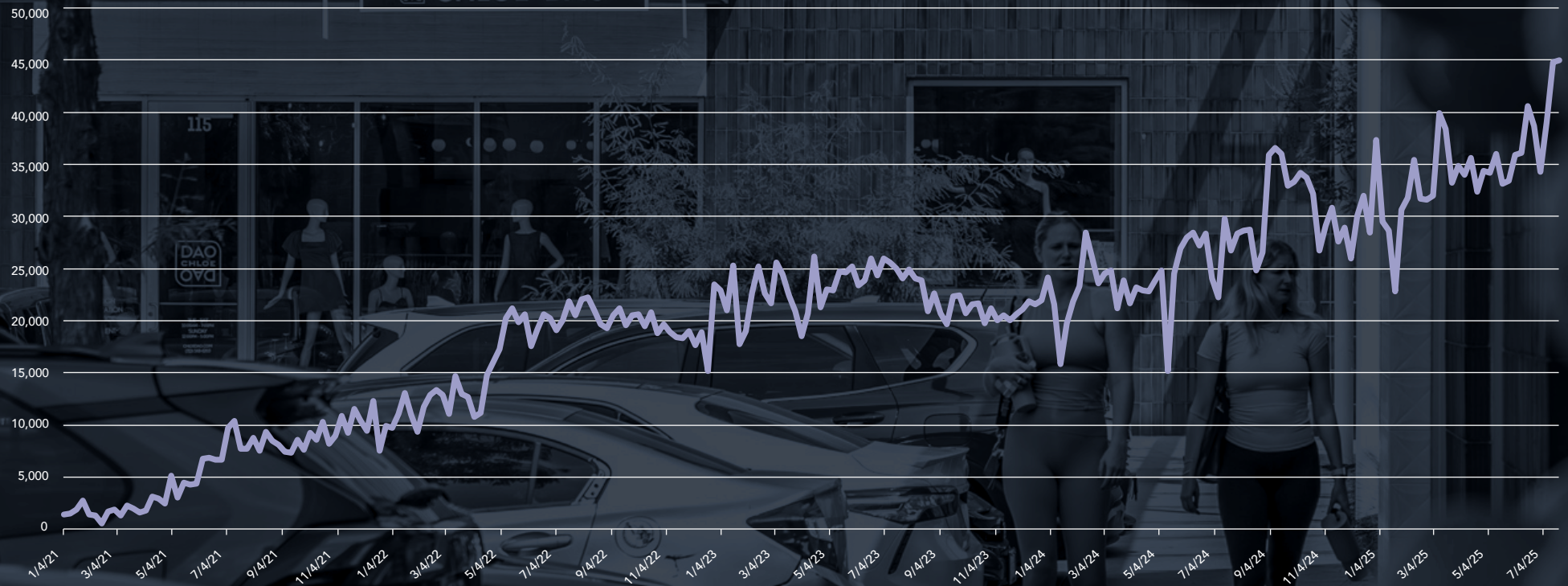




# CONSUMER DEMAND

M-K-T has shown immediate foot traffic and consumer demand growth that is consistent with occupancy gains and already outpaces the measured demand of its competitive set. The average dwell time per visitor at M-K-T is roughly 127 minutes, a statistic that out performs the majority of its competitive set, and further exemplifies the property's standing as the exemplary mixed-use environment in Houston.

## WEEKLY VISITORS



## PERFORMANCE HIGHLIGHTS

(Source: PlacerAI)

**127 MIN**  
AVERAGE DWELL  
PER VISITOR

**1.8M**  
VISITORS  
ANNUALLY

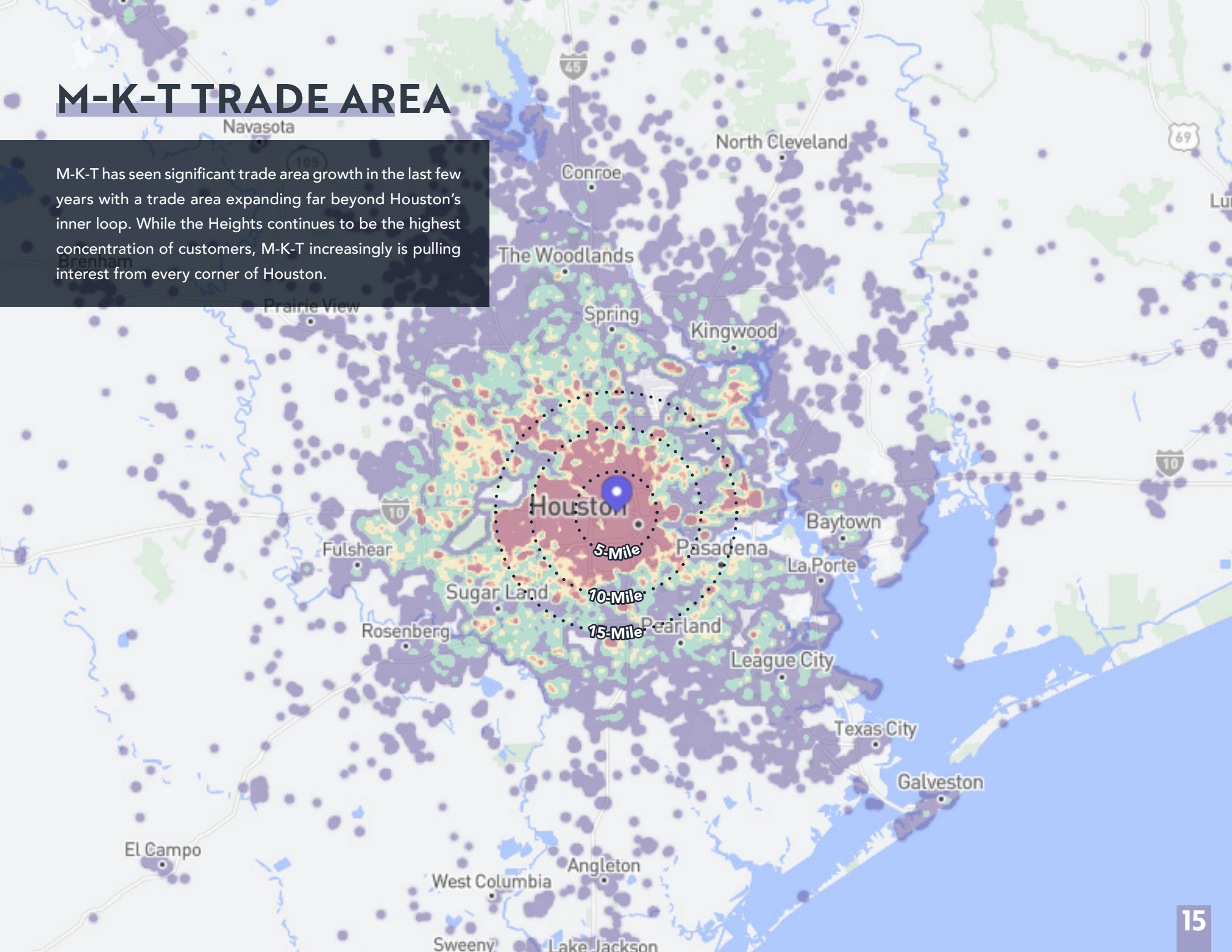
**RANKED 77<sup>TH</sup>**  
PERCENTILE IN TX  
(CATEGORY: SHOPPING CENTERS)

**28.5%**  
INCREASE IN  
VISITORS YOY



# M-K-T TRADE AREA

M-K-T has seen significant trade area growth in the last few years with a trade area expanding far beyond Houston's inner loop. While the Heights continues to be the highest concentration of customers, M-K-T increasingly is pulling interest from every corner of Houston.





# PROPERTY OVERVIEW







HEIGHTS HIKE & BIKE TRAIL

W 6TH ST

SHEPHERD DRIVE | 17,500 VPD

RETAIL

OFFICE



# HEIGHTS OVERVIEW

Incorporated as the independent city of Houston Heights in 1891 and annexed by Houston proper in 1918, The Heights provides a unique small-town subculture just three miles northwest of Downtown Houston. The neighborhood's broad, tree-canopied esplanades, craftsman bungalows and Victorian-style homes dating from the early 1900s, and eclectic bar and restaurant scene epitomizes one of Houston's most unique and affluent communities. With 122 places listed on the National Register of Historic Places, and substantial ongoing retail redevelopment, The Heights is known both for its historic significance and for its active nightlife, shopping, recreation, convenience, and transportation options.

## THE HEIGHTS BY THE NUMBERS



**36**  
MEDIAN AGE



**66%**  
BACHELOR'S DEGREE  
OR HIGHER



**47%**  
RENTERSHIP RATE



**84%**  
WHITE COLLAR  
WORKERS



**\$191,442**  
AVERAGE  
HOUSEHOLD INCOME





## HOUSTON'S MOST WALKABLE NEIGHBORHOOD

M-K-T is classified as “very walkable” and “very bike-able”, by Walkscore.com, with scores of 69 and 80 respectively. In a commuter city like Houston, this far surpasses the city average of a 48 walk score and 49 bike score. Due to its prime location along the Heights hike and bike trail, M-K-T attracts demand from pedestrians who live in the adjacent dense Heights neighborhood and the 2,360 apartments units located within a 1-mile radius. The Heights hike and bike trail foot traffic will continue grow with the expanding residential base in the surrounding area.



## HEIGHTS ANNUAL COMMUNITY EVENTS

First Saturday Arts Market

Heights Farmers Market

*Monthly Year Round*

Crawfish Festival in the Heights

*March*

Spring Home & Garden Tour

Shaggy Dog Rescue Fest

*April*

Great Taste of the Heights

*May*

Heights Fun Run

*June*

White Linen Night

*August*

Bicycle Rally & Scavenger Hunt

*October*

Martinis & Mistletoe Holiday Party

Lights in the Heights

*December*



# CONTACTS

## EXECUTION TEAM

### COLBY MUECK

Senior Managing Director  
713.852.3575  
colby.mueck@jll.com

### RYAN WEST

Senior Managing Director  
713.852.3535  
ryan.west@jll.com

### KEVIN MCCONN

Managing Director  
713.425.5839  
kevin.mcconn@jll.com

### MATT KAFKA

Senior Managing Director  
713.852.3545  
matt.kafka@jll.com

### BARRY BROWN

Senior Managing Director  
469.232.1968  
barry.brown@jll.com

### COLEMAN BENEDICT

Senior Managing Director  
617.848.1567  
coleman.benedict@jll.com

## FINANCING LEAD

### MICHAEL JOHNSON

Managing Director  
713.852.3474  
michael.johnson@jll.com

## ANALYTICAL SUPPORT

### ZAMAR SALAS

Analyst  
+1 832 264 2556  
zamar.salas@jll.com

### DAWSON HASTINGS

Analyst  
+1 713 425 1801  
dawson.hastings@jll.com



4200 Westheimer Rd, Suite 1400 | Houston, Texas 77027  
[us.jll.com/capitalmarkets](http://us.jll.com/capitalmarkets)

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