



Welcome to  
the future  
*of retail.*

WELCOME TO THE SHOPS AT MEMORIAL CITY



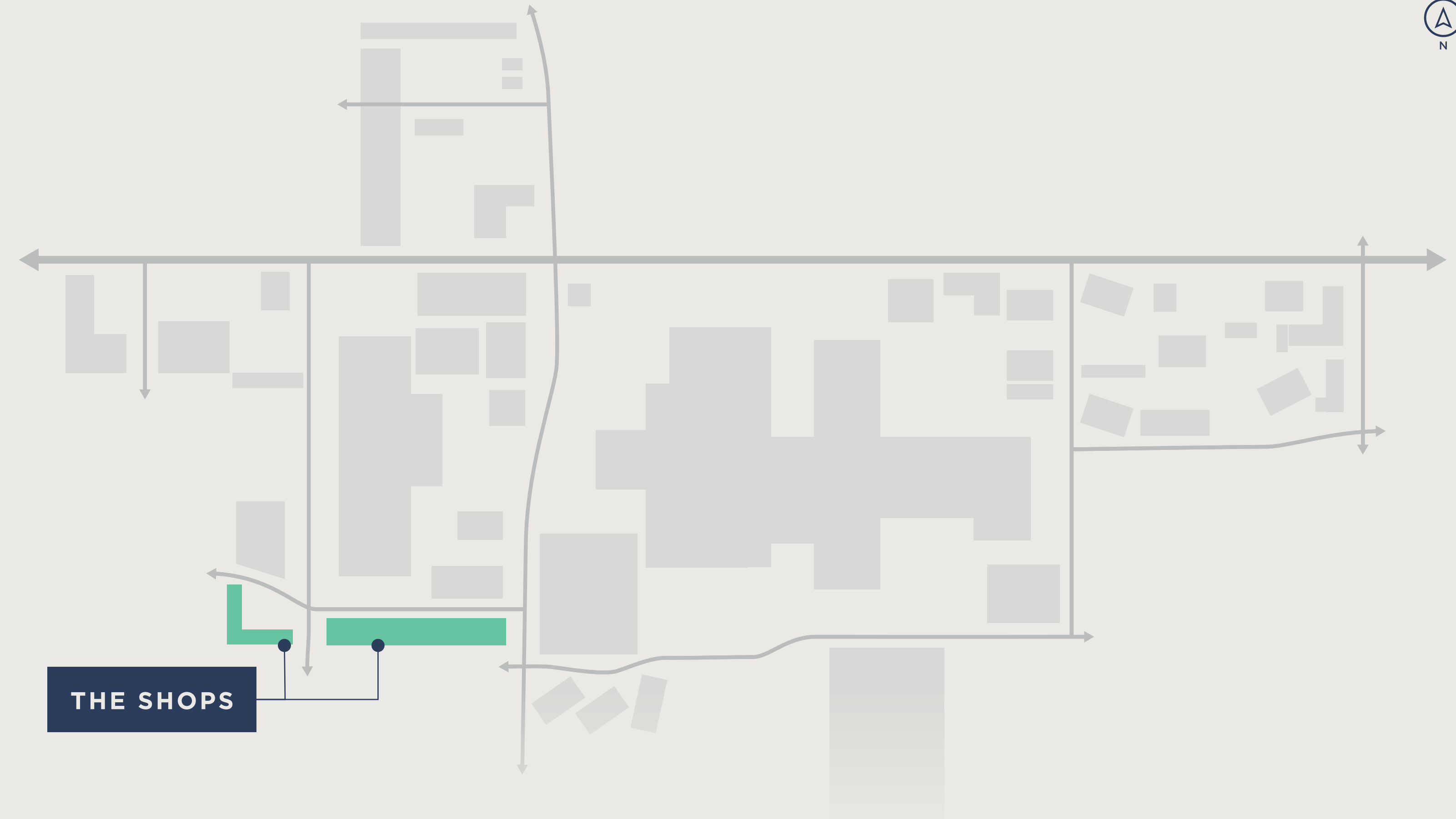
MEMORIAL CITY





# The Shops at Memorial City





## THE SHOPS

# Retail that fits your needs.

Explore The Shops 1 and The Shops 2, a distinguished developmetn known for its vibrant retail atmosphere and strategic location. This newly renovated shopping center is located within walking distance of many local highlights. Come explore our robust shopping scene, featuring renowned fashion brands and local boutiques.

### LOCATION

SWC of Gessner & Kingsride Ln and  
SWC of Frostwood Dr & Kingsride Ln

### FEATURES

- One story, 78,000 square foot center
- 328 Parking Spaces
- Located within walking distance of the Memorial Hermann Memorial City Medical Center and the affluent Memorial Villages

### RETAIL DIVERSITY

The Shops district boasts a wide range of retail options, catering to a diverse consumer base.

### TENANTS

Zalat Pizza, Liberty Taco, Sharkey's Cuts for Kids, Iris Gifts & Decor, UPS Store, and Three Brothers Bakery. Exciting updates to enhance this vibrant community space coming soon.

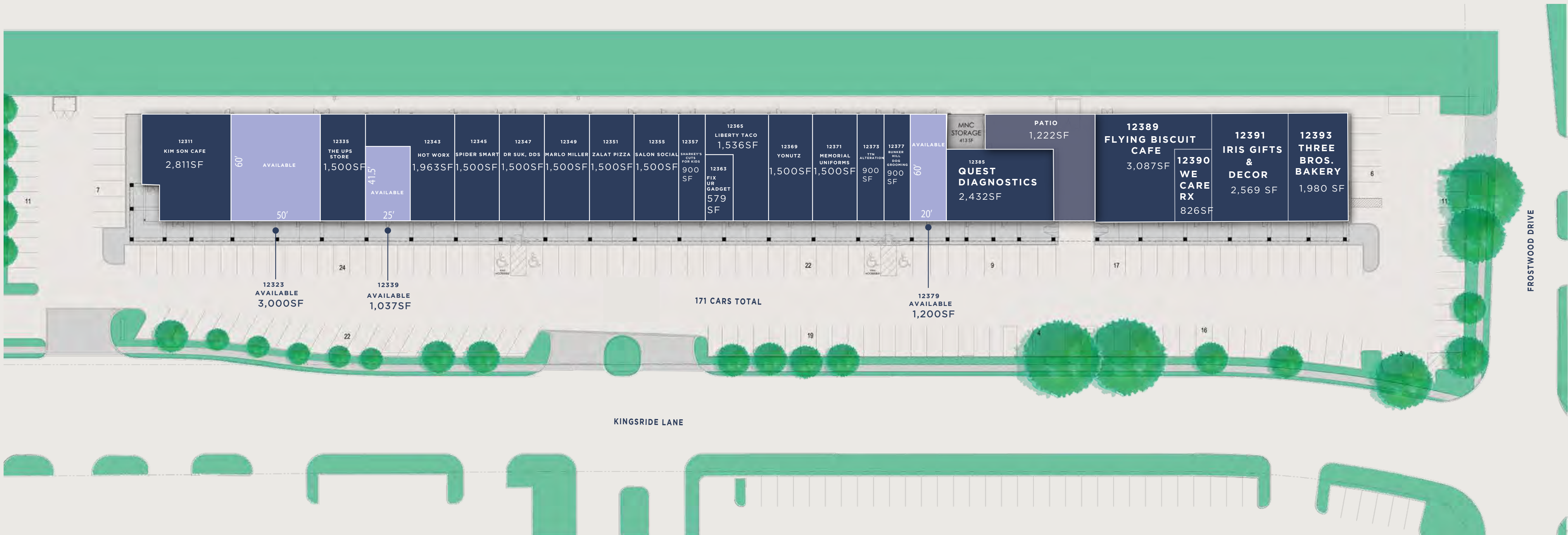


THE SHOPS

# Shops I Site Plan

38,118 SF

Total Property Size





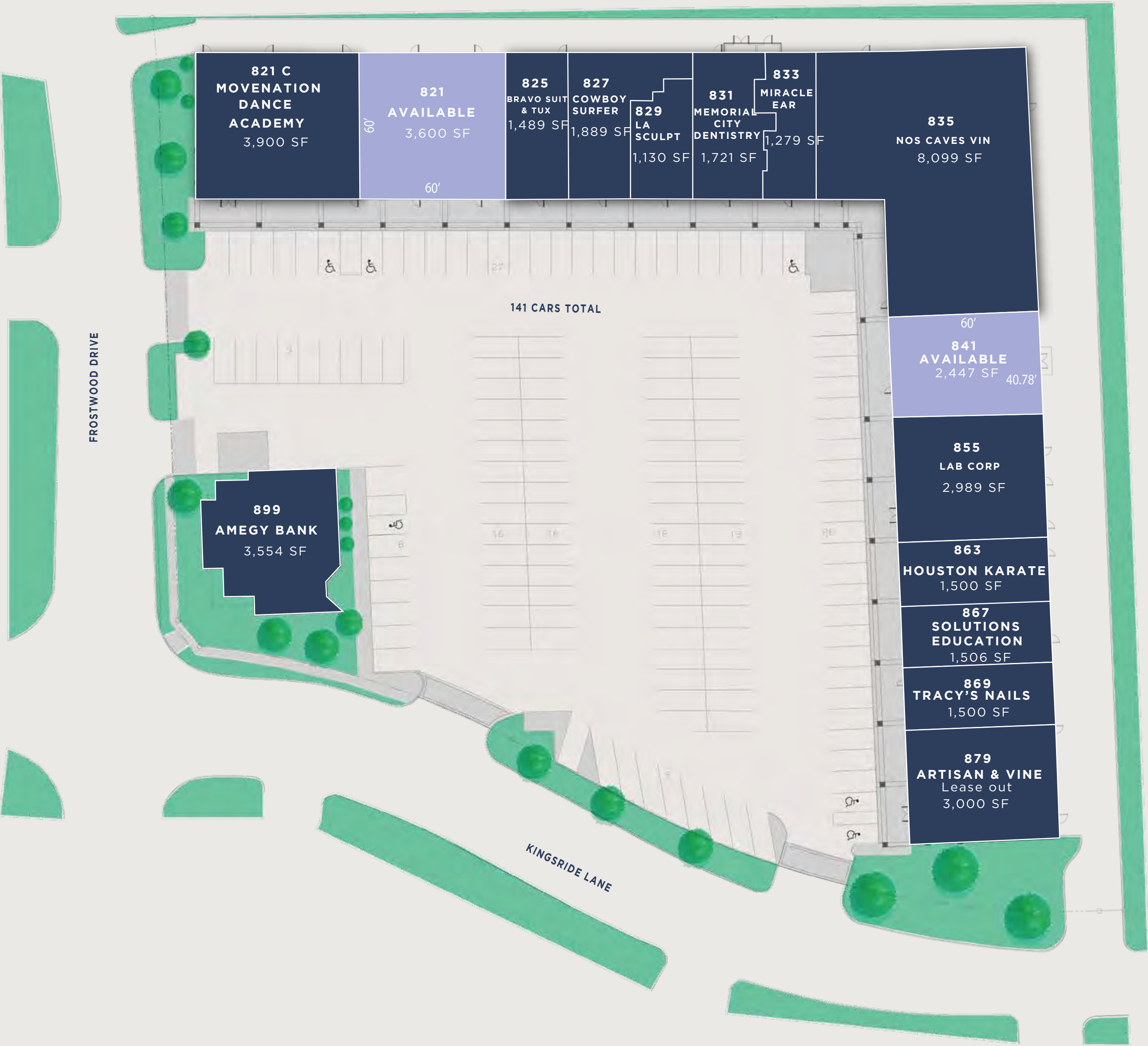


THE SHOPS

# Shops II Site Plan

39,602 SF

Total Property Size







THE SHOPS

# Experience The Shops at Memorial Ctiy





# Grow and connect in West Houston.

It's time to thrive in West Houston, a region marked by substantial growth and potential. Home to over 590,000 households, this area has experienced a significant population surge, indicating not just an increase in numbers, but also a flourishing community.

**155%**

West Houston population growth over 30 years

**7M+**

Growing population in Houston MSA

**\$490B+**

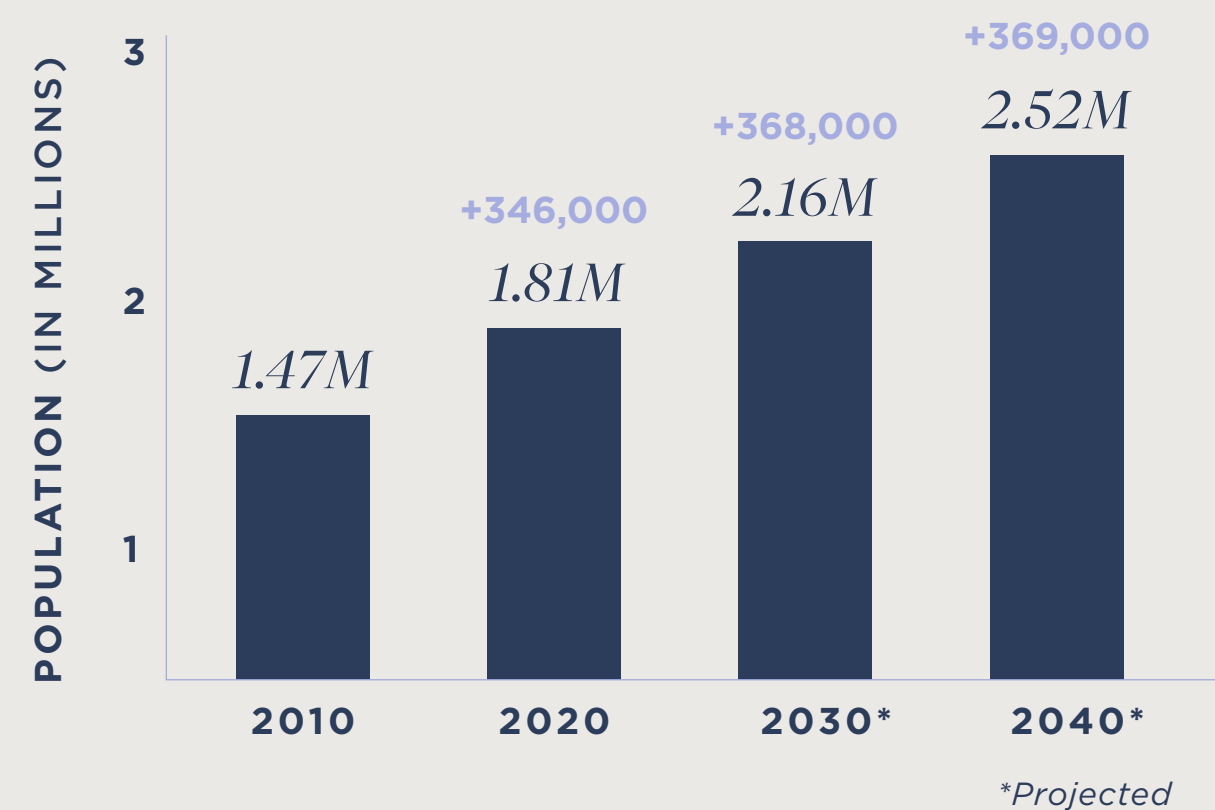
Growing Houston GDP

**1.4M**

Residents within 10 miles

**\$144K**

Average household income within 3 miles



KATY

10 MI

5 MI

3 MI

MEMORIAL CITY

ENERGY CORRIDOR

MEMORIAL VILLAGES

THE HEIGHTS

DOWNTOWN HOUSTON

GALLERIA

HOUSTON MEDICAL CENTER

BELLAIRE

WILLIAM P. HOBBY AIRPORT

MISSOURI CITY

SUGAR LAND

PEARLAND

GEORGE BUSH INTERCONTINENTAL AIRPORT



# The heart of West Houston's economy.



Discover Memorial City, a dynamic retail, office and residential center of West Houston's economy. Nestled in one of Houston's most affluent communities, this vibrant development is more than just a location; it's an energetic city-within-a-city, where consumers and culture connect.



534,880

Combined Daily Cars on Interstate 10 & Beltway 8



14.5M SF

Existing & New/Proposed Mixed-Use Developments



1.7M SF

Memorial City Super-Regional Mall



\$960

Average Sale Per SF at Memorial City Mall



# Come shop, converge, and connect.

At the center of the affluent 77024 zip code, Memorial City is a pivotal point amidst Texas' most influential areas. As a bustling hub, it effortlessly connects you to major employment centers and its vast retail offering, luxurious communities, and landmark urban sites.

25M SF

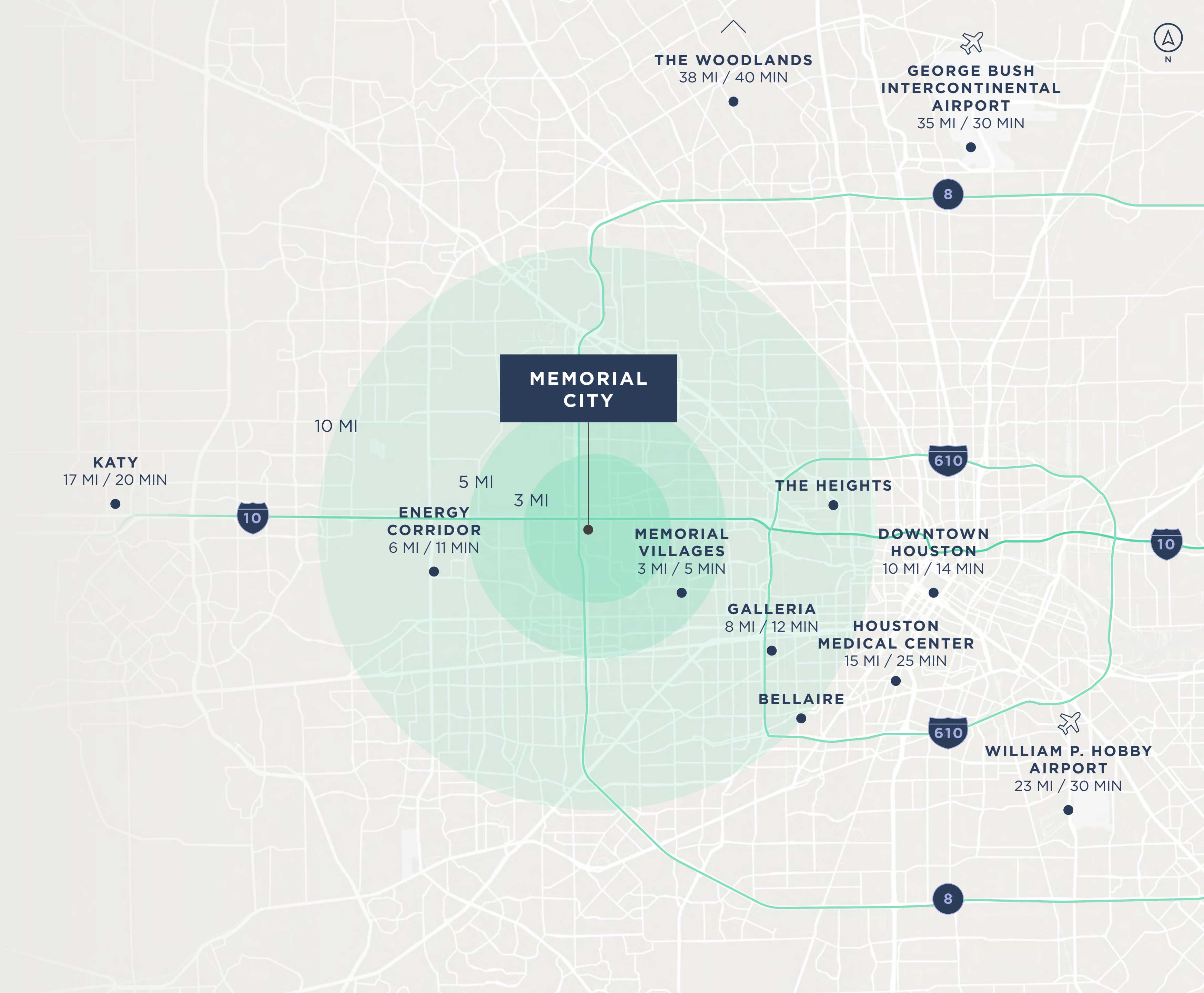
Total Office Space

75,000

Employees, Ranking Third-Largest Center in the Region for Employment

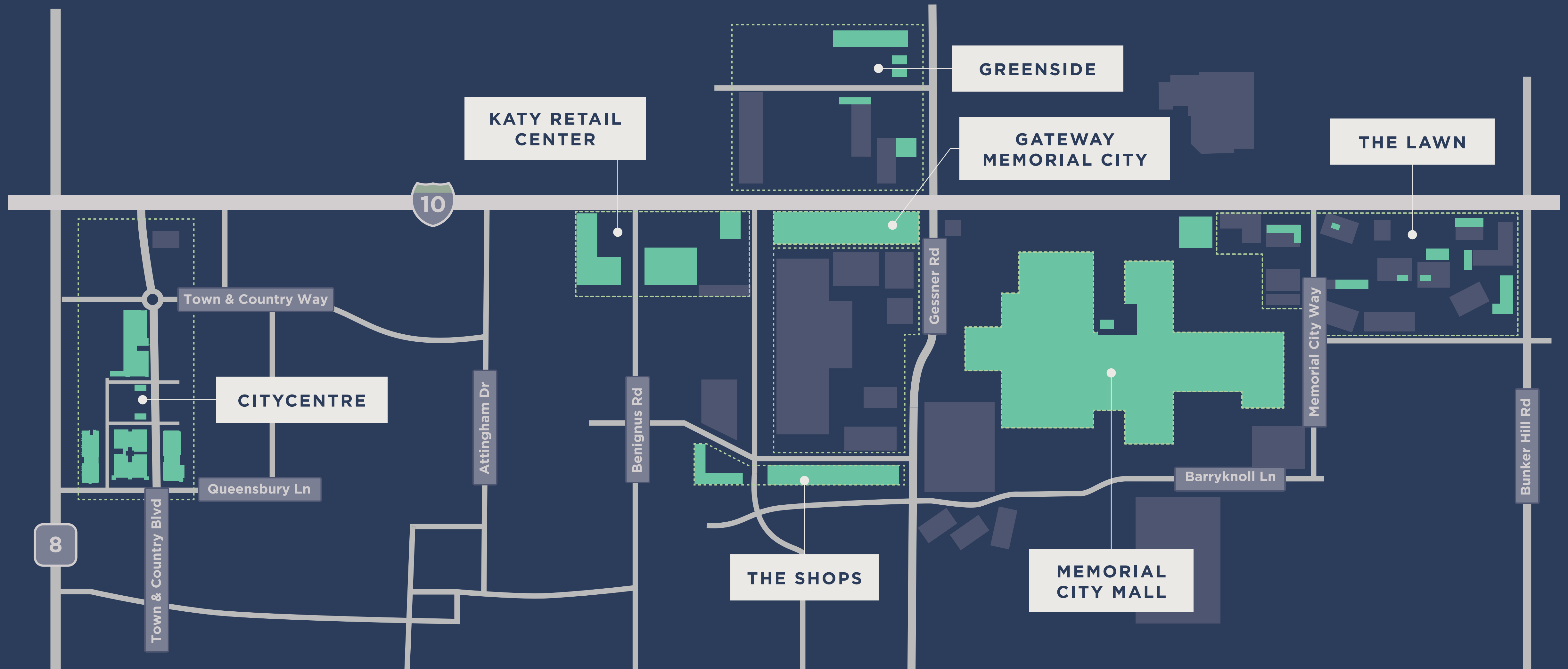
\$250,000

Annual Average Household Income, Ranging as One of the Wealthiest Communities in both Texas and the U.S.





# The *Developments*







# Contact



## OWNER + DEVELOPER

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