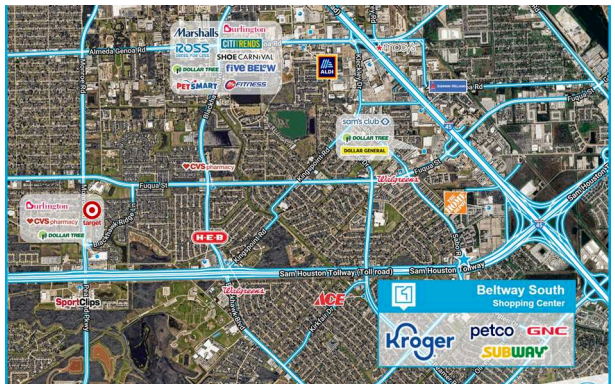
ShopOne Centers
110 East 42nd Street
12th Floor
New York, NY 10017

BELTWAY SOUTH

11601-11799 S. Sam Houston Parkway E., Houston, TX 77089
TOTAL GLA: 114,099

BRIEF DESCRIPTION

Beltway South is a 114,099 square foot grocery-anchored neighborhood shopping center in southeast Houston, TX. The center is anchored by a recently remodeled Kroger. Positioned at I-45 & Sam Houston Tollway, the center benefits from direct exposure to 285,000 VPD. Beltway South draws its healthy consumer base from dense single family residential and newer multi-family, as well as commercial developments along the Beltway corridor.







DEMOGRAPHICS

2026 ESTIMATES	POPULATION	HOUSEHOLDS	HH INCOME
1-Mile	15,462	5,633	$86,437
3-Mile	110,125	36,703	$102,570
5-Mile	249,046	85,730	$109,545

TRAFFIC COUNTS	
Total	110,000
S. Sam Houston Tollway	95,000
Sabo Road	15,000

PROPERTY HIGHLIGHTS

BULLET POINTS

- County: Harris
- Type: Retail
- Year Built: 1998
- Metro Area: Houston

CONTACTS

LEASING

Chris Gardyasz
Chris.Gardyasz@ShopOne.com
646.893.0037

LEASING TEAM

leasing@ShopOne.com
567.361.1111

ShopOne

ShopOne Centers
110 East 42nd Street
12th Floor
New York, NY 10017

BELTWAY SOUTH

11601-11799 S. Sam Houston Parkway E., Houston, TX 77089
TOTAL GLA: 114,099



SUITE	GLA	TENANT
11605	2,681	Jack In The Box
11615	6,400	Petco
11619	1,200	Howdy Boba
11623	2,000	Liquor Depot
11629	1,200	Available
11635	5,000	CATO
11701	64,822	Kroger
11705	1,600	State Farm
11709	2,000	Little Pandas Urgent Care
11711	6,925	Mavis Tires and Brakes
11713	2,000	Subway
11717	1,050	Shyla Brows & Lashes
11721	2,800	Available
11723	1,700	Bayou City Dental
11725	2,450	Cosmo Nail Bar
11791	2,586	KFC
12123	1,500	Dragon Chinese Cuisine
12125	3,225	Available
12127	1,750	La Monarca Michoacana
12155	1,200	Nail & Tan 2000