

EAST
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A NEW HUB ON THE EDGE



EAST BLOCKS

BORN FROM INDUSTRY

AT THE EPICENTER OF
HOUSTON'S WALKABILITY.

A burgeoning mixed-use destination, 50 years in the making, will celebrate Houston's multicultural milieu — delivered with rare grit and renewed energy along Downtown's historic east edge.



WELCOME TO EAST BLOCKS

WONDER THIS WAY.

In a city renowned for its bootstrap ambition and makeover mindset, transformation is part of Houston's DNA. Now, East Blocks is stepping up to join the ranks. By assembling the warehouses at the center of Houston's Entertainment District, it becomes the catalyst for finally making this industrial canvas of railways and rich culture come alive. A move applauded by the City of Houston and highly anticipated by local residents and businesses.

At the gateway to East Downtown, East Blocks will rethink 10 contiguous blocks of buildings in a unified, walkable urban destination for the people of H-Town and beyond.



10
BUILDINGS

200K+ SF

RETAIL

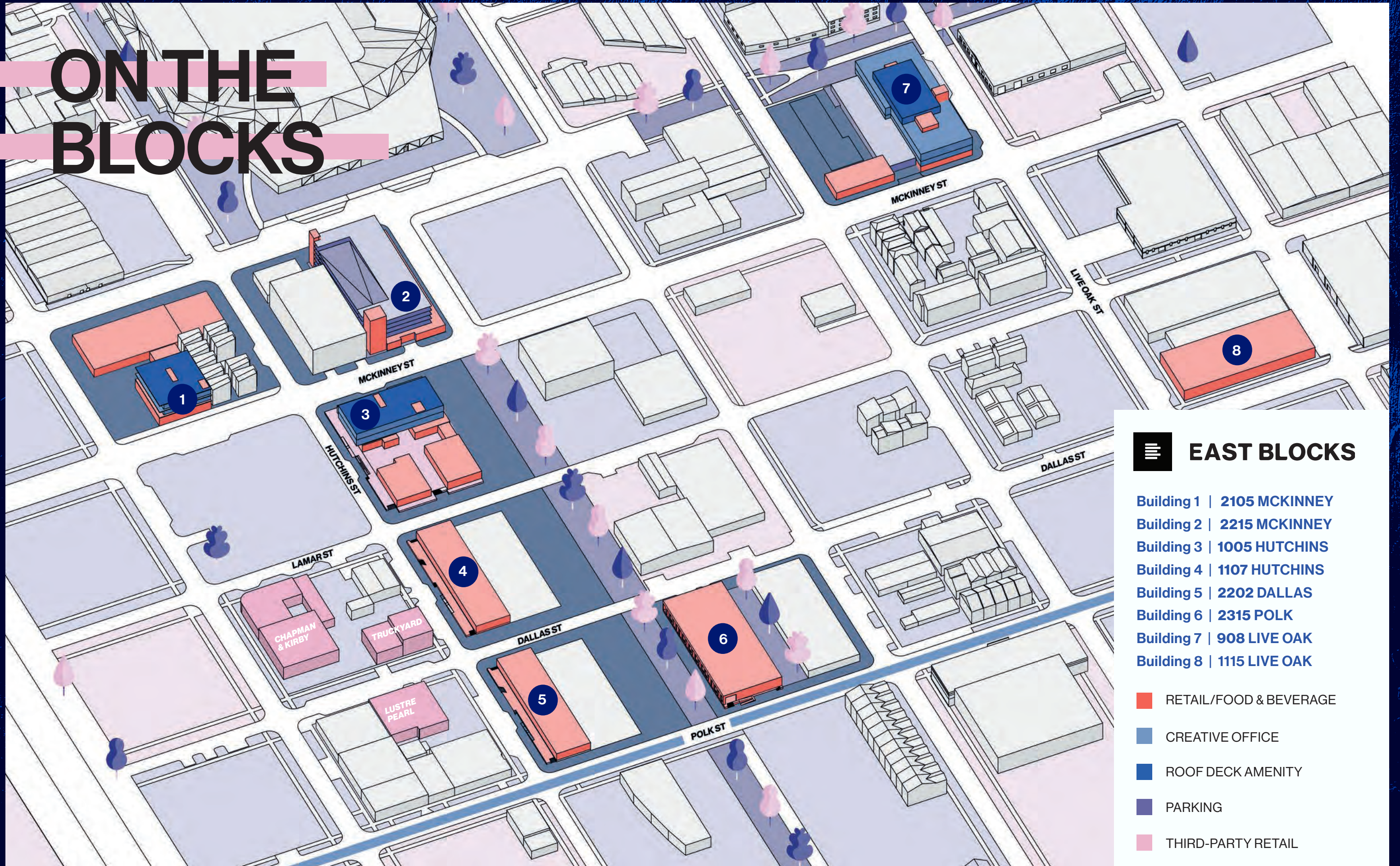
120K+ SF

OFFICE

651

PARKING SPACES

ON THE BLOCKS



EAST BLOCKS

- Building 1 | 2105 MCKINNEY
- Building 2 | 2215 MCKINNEY
- Building 3 | 1005 HUTCHINS
- Building 4 | 1107 HUTCHINS
- Building 5 | 2202 DALLAS
- Building 6 | 2315 POLK
- Building 7 | 908 LIVE OAK
- Building 8 | 1115 LIVE OAK

-  RETAIL/FOOD & BEVERAGE
-  CREATIVE OFFICE
-  ROOF DECK AMENITY
-  PARKING
-  THIRD-PARTY RETAIL

OPPORTUNITY KNOCKS

WHERE VISION MEETS VIBE.

Phase 1 launches with the building blocks for East Downtown's new vibe—and our tenants' ultimate success stories. Reimagining retail, F+B, roof-deck amenities, creative office and district parking. With a projected groundbreaking in Q1 2024 and a 2025 delivery, East Blocks will add to the momentum of East Downtown's only-here character and culturally connected locale.



PHASE 1 OVERVIEW

-  **BUILDINGS: 10**
-  **RETAIL: 200K+ SF**
-  **OFFICE: 120K+ SF**
-  **PARKING: 651 SPACES**

**TOTAL
320,000+ SF**

BEHOLD HOUSTON

A CITY ON THE MOVE.



HOUSTON ADDED 176,000 JOBS, CLOSED ON 108,000 SINGLE-FAMILY HOMES, ABSORBED 21,000 APARTMENT UNITS, AND DELIVERED 280,000 NEW VEHICLES (DURING THE ONE-YEAR PERIOD)."

—GREATER HOUSTON PARTNERSHIP
(2021-2022 CENSUS)

HOME TO

650+

Urban Green Spaces

26

Fortune 500 HQs

7

Professional Major League Teams

40+

Colleges & Universities

18

Cultural Powerhouses

14

James Beard Award Chefs
(with one newly added for 2023)

LARGEST
CITY
IN TEXAS

4TH

LARGEST CITY IN THE US
(Projected to pass Chicago by 2025)

7.3M
POPULATION

(Houston Metro Area)

3M+

JOBS

15.9%

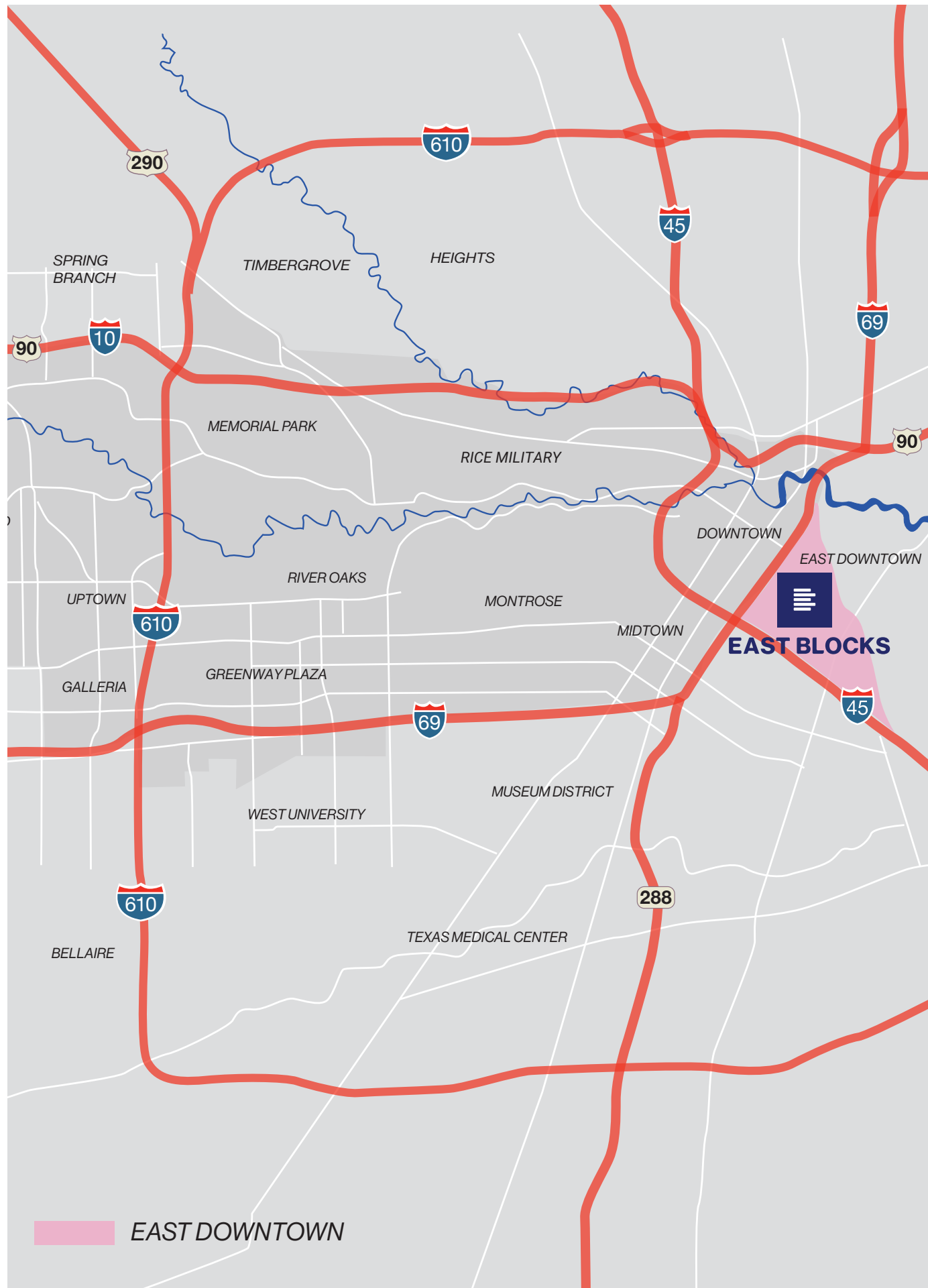
POPULATION GROWTH
(2010-2020)

145
LANGUAGES
SPOKEN

2ND
FASTEST
GROWING
METRO AREA
IN AMERICA
(U.S. Census)

22M+
ANNUAL VISITORS

MOST DIVERSE
CITY IN
THE NATION



EADO APPEAL

A BOOMING NEIGHBORHOOD IN THE HEART OF THE CITY.

East Downtown's rapid growth over the past decade has made it a hotbed for some of the city's buzziest dining gems, mural walls, indie galleries, live music, dance, and entertainment and sporting venues. The neighborhood links to more miles of rail, trails and bus routes than any other part of Houston.

34.8
Median Age

4K+
People Per Mile

\$405K
Median Home Price

\$53K+
Avg Annual Income

102,574
Residents

3,576
Housing Units

US Census



EAST BLOCKS

TOYOTA CENTER

GRB CONVENTION CENTER

MARRIOTT MARQUIS

MINUTE MAID PARK

SHELL ENERGY STADIUM

DISCOVERY GREEN

US-59: 213,790 CPD

HUTCHINS ST.

Emancipation Ave N of Polk St: 7,425 CPD

WALKER ST.

MCKINNEY ST.

Emancipation Ave S of Polk St: 10,251 CPD

Polk St E of Emancipation Ave: 2,757 CPD

EMANCIPATION AVE.

LAMAR ST.

ST CHARLES ST.

DALLAS ST.

POLK ST.

LIVE OAK ST.

Polk St W of Emancipation Ave: 2,929 CPD

DAYTIME POPULATION (US CENSUS)

1 Mile: 84,535
3 Miles: 273,566
5 Miles: 531,325

TRAFFIC COUNTS (TXDOT 2022)

US-59: 213,790 CPD
I-45: 206,428 CPD
Leeland St E of US-59: 3,449 CPD
Pease St W of US-59: 10,891 CPD

ENTERTAINMENT DISTRICT

PLAY BALL.

East Downtown puts you minutes from some of the city's most sought-after entertainment destinations with something for everyone.

MINUTE MAID PARK

Host to nearly **5M** fans (2023)
\$28M+ in alcohol sales (2022 season)

TOYOTA CENTER

Host to over **1.7M** fans (2023)
 Spanning 6 city blocks

SHELL ENERGY STADIUM

Host to over **570K** fans (2023)
1st MLS stadium in a city's downtown

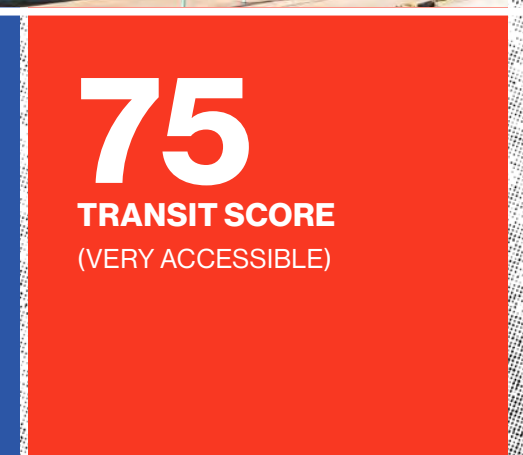
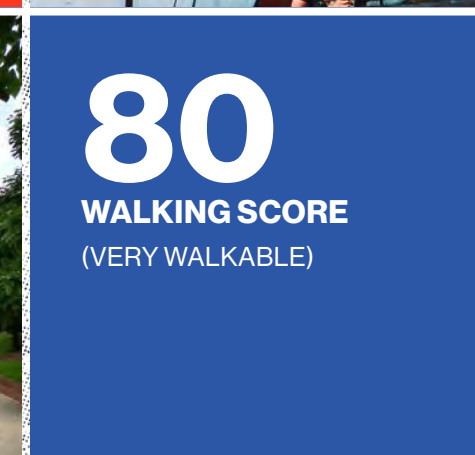
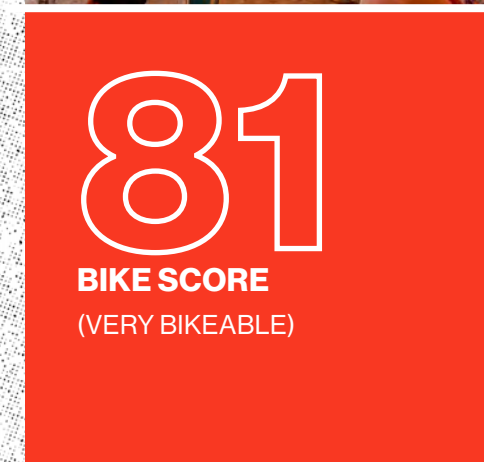
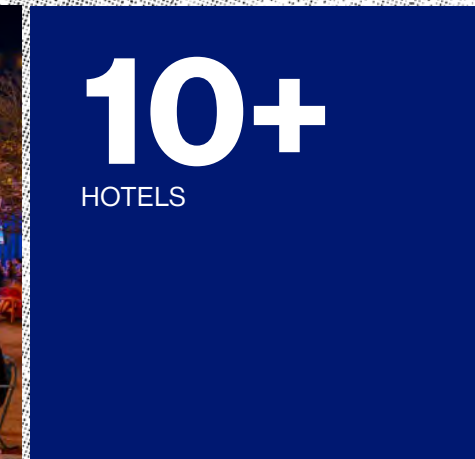
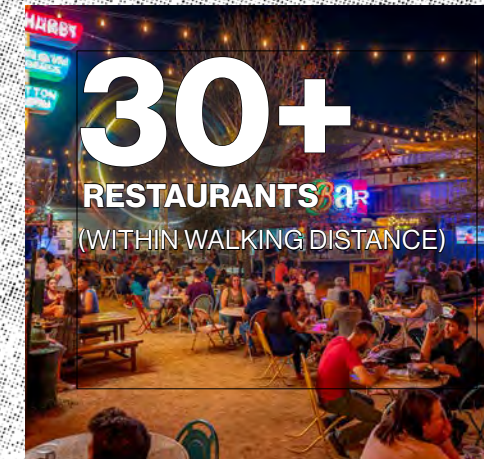
DISCOVERY GREEN

Park welcoming **20M+** visitors (since 2008)

GEORGE R BROWN CONVENTION CENTER (GRBCC)

Host to **3M** visitors annually
1.8M SF (one of America's 10 largest convention centers)

NEARBY STATS



ALCOHOL SALES IN THE NEIGHBORHOOD (OCT 2022 – OCT 2023)

PITCH 25	\$4.135M
SUNSET ROOFTOP LOUNGE	\$2.77M
TRUCK YARD	\$4.2M
CHAPMAN & KIRBY	\$3.913M
BAUHAUS HOUSTON	\$871K
LITTLE WOODROWS EADO	\$3.3M
WAREHOUSE LIVE	\$900K
SHELL ENERGY STADIUM	\$2.9M
MISS CAROUSEL / VINNY'S / INDIANOLA	\$1.56M
NANCY'S HUSTLE	\$1.035M
TINY CHAMPIONS	\$1.055M



BIKE LANES TRANSIT LANES

NEARBY ATTRACTIONS

- A. TOYOTA CENTER - 1510 Polk St
- B. GEORGE R BROWN CONVENTION CENTER - 1001 Avenida de las Americas
- C. DISCOVERY GREEN - 1500 McKinney St
- D. MARRIOTT MARQUIS - 1777 Walker St
- E. MINUTE MAID PARK - 501 Crawford St
- F. JW MARRIOTT - 806 Main St
- G. SHELL ENERGY STADIUM - 2200 Texas Ave
- H. PROMENADE PARK

EAST BLOCKS

- Building 1 - 2105 Mckinney
- Building 2 - 2215 Mckinney
- Building 3 - 1005 Hutchins
- Building 4 - 1107 Hutchins
- Building 5 - 2202 Dallas
- Building 6 - 2315 Polk
- Building 7 - 908 Live Oak
- Building 8 - 1115 Live Oak

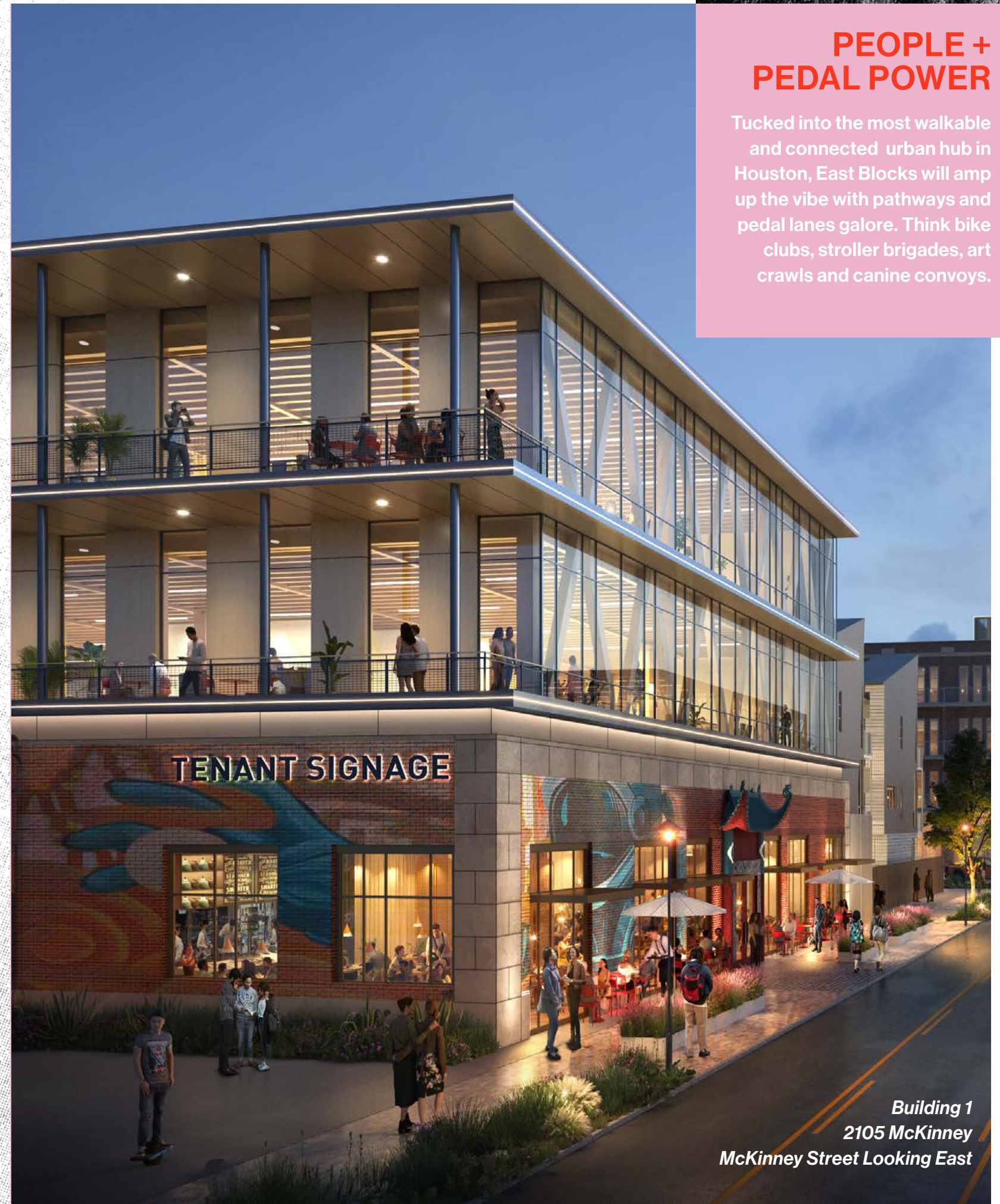
EAST BLOCKS UNITE

URBAN LIFE IN 360 DEGREES.

East Blocks will turn East Downtown's warehouses into H-Town's most walkable neighborhood. Stitching several blocks together with renewed vision. Turning cars in for micro mobility and replacing old railways with parks. Restaurants and cocktail bars, coffee shops, creative office and retail storefronts will fuel the urban streetscape.

PEOPLE + PEDAL POWER

Tucked into the most walkable and connected urban hub in Houston, East Blocks will amp up the vibe with pathways and pedal lanes galore. Think bike clubs, stroller brigades, art crawls and canine convoys.



Building 1
2105 McKinney
McKinney Street Looking East



EAST BLOCKS



Building 3
1005 Hutchins
Hutchins Street Looking East



EAST BLOCKS



Building 7
908 Live Oak
Live Oak Street Looking West



EAST BLOCKS



Building 7
908 Live Oak
Live Oak Looking West



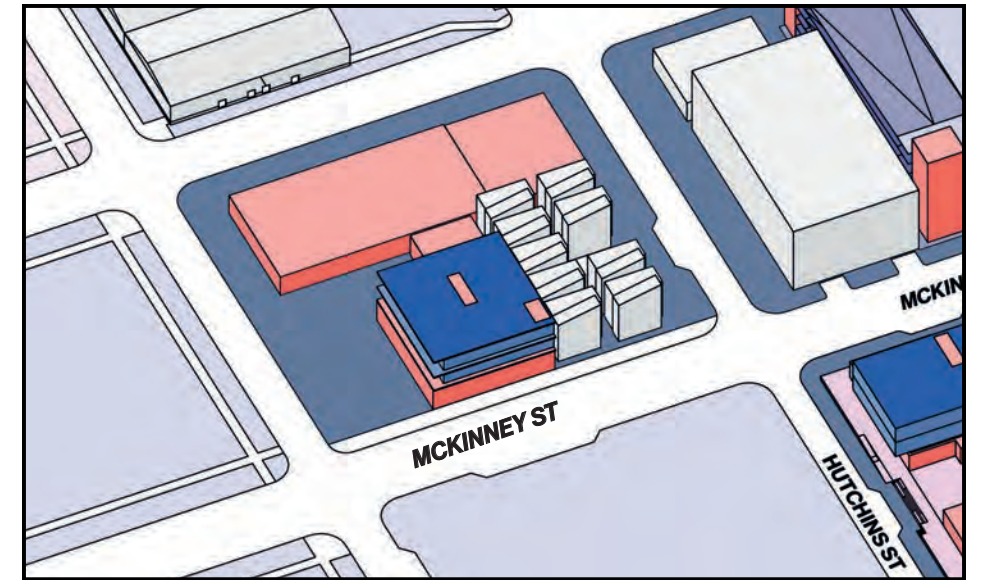
EAST BLOCKS



*Building 1
2105 McKinney
McKinney Street Looking North*

2105 MCKINNEY

BUILDING 1 OVERVIEW.



TOTAL RENTABLE 25,518 SF

LEVEL 01 RETAIL 8,838 SF

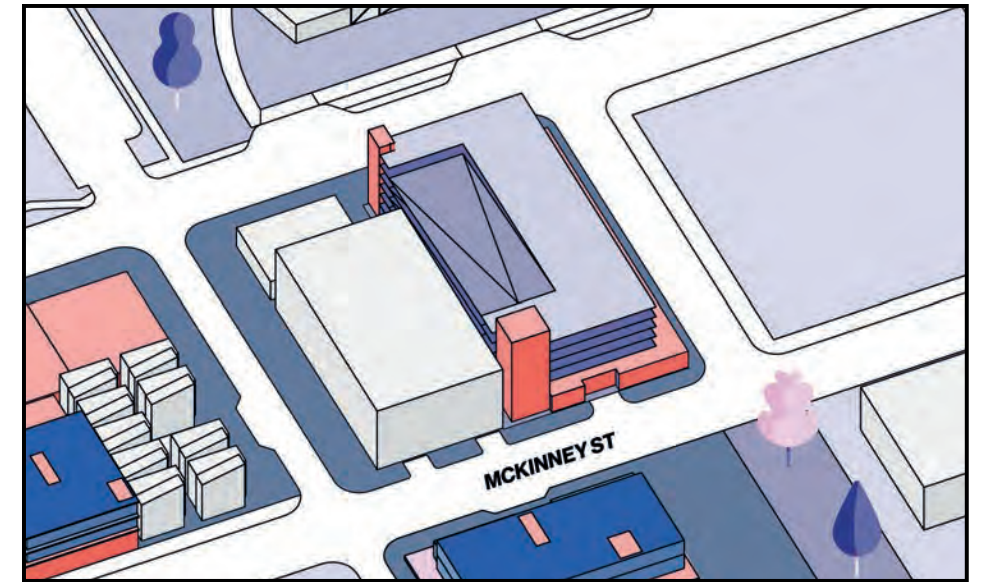
LEVEL 02 OFFICE 7,525 SF
815 SF
OUTDOOR
BALCONY

LEVEL 03 OFFICE 7,525 SF
815 SF
OUTDOOR
BALCONY



2215 MCKINNEY GARAGE

BUILDING 2 OVERVIEW.



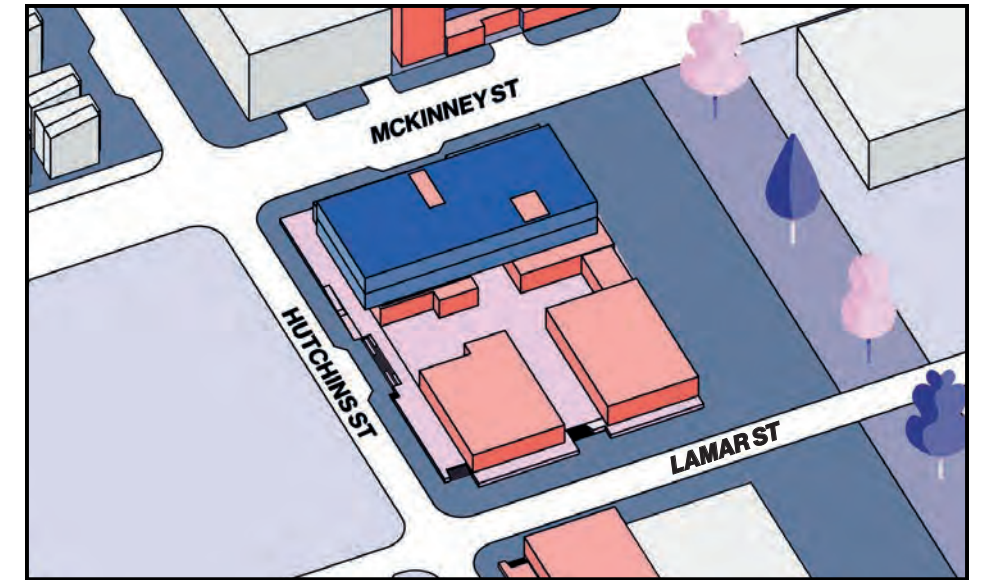
TOTAL RENTABLE 16,436 SF

LEVEL 01 RETAIL	16,436 SF 6 PARKING SPACES
LEVEL 02	54 PARKING SPACES
LEVEL 03-06	340 SPACES 85 PER LEVEL
LEVEL 07	52 PARKING SPACES



1005 HUTCHINS

BUILDING 3 OVERVIEW.



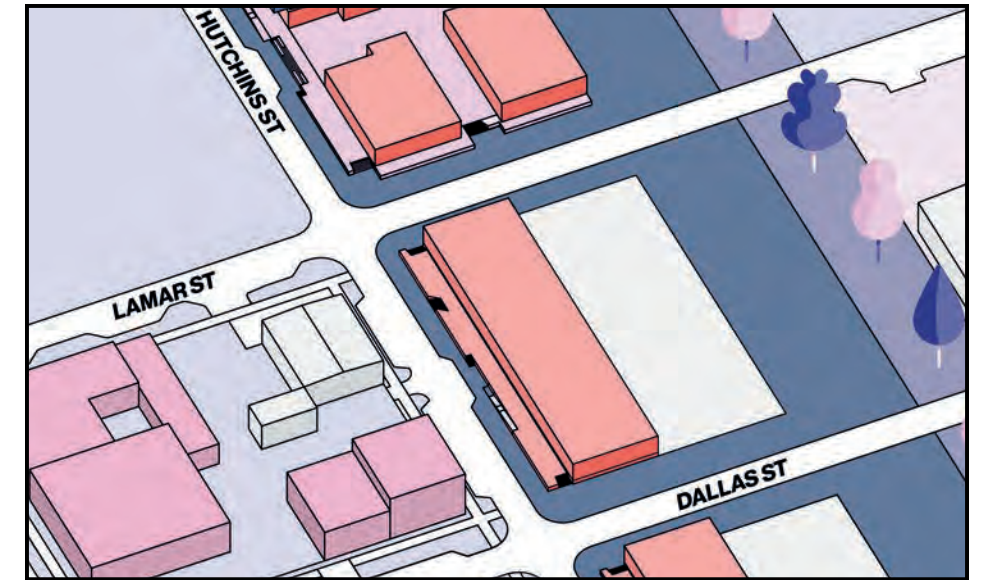
TOTAL RENTABLE 43,358 SF

LEVEL 01 RETAIL	22,156 SF
LEVEL 02 OFFICE	10,601 SF
LEVEL 03 OFFICE	10,601 SF



1107 HUTCHINS

BUILDING 4 OVERVIEW.



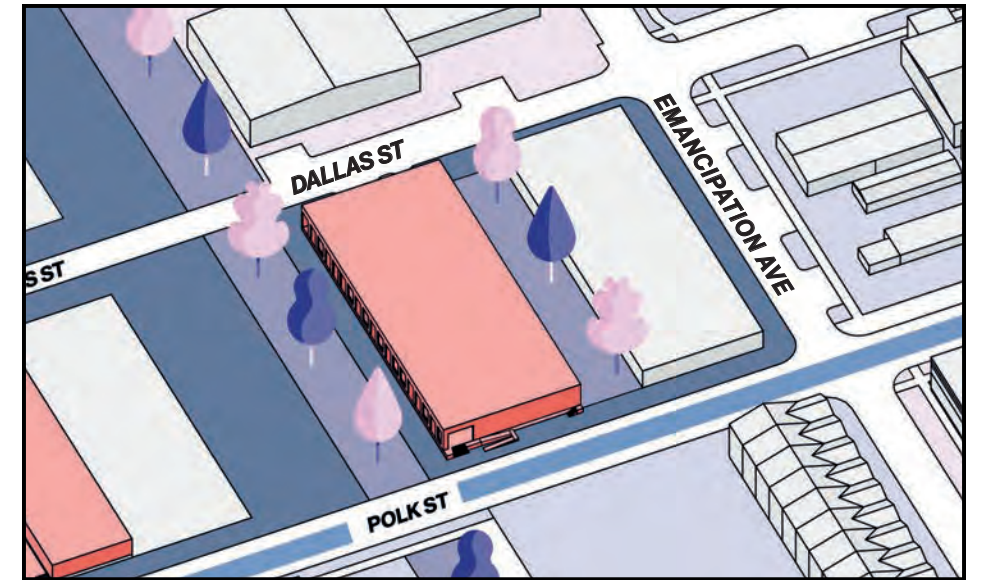
TOTAL 13,481 SF

LEVEL 01 RETAIL 13,481 SF



2315 POLK

BUILDING 6 OVERVIEW.



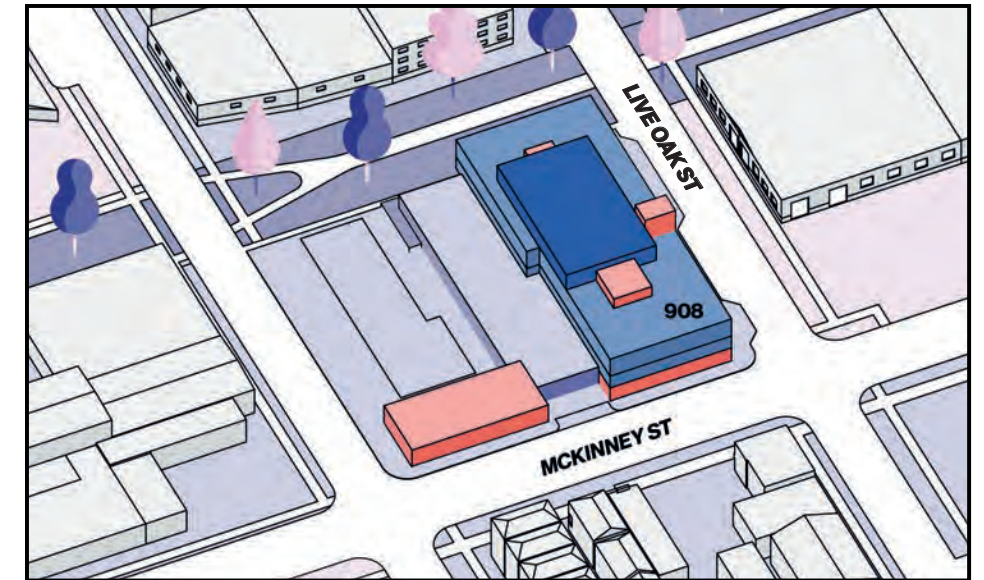
TOTAL RENTABLE 18,230 SF

LEVEL 01 RETAIL 18,230 SF



908 LIVE OAK

BUILDING 7 OVERVIEW.



TOTAL RENTABLE 72,376 SF

LEVEL 01 RETAIL 21,053 SF
31 PARKING SPACES

LEVEL 02 OFFICE 22,693 SF

LEVEL 03 OFFICE 22,693 SF

ROOF



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Wile Interests 

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