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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.

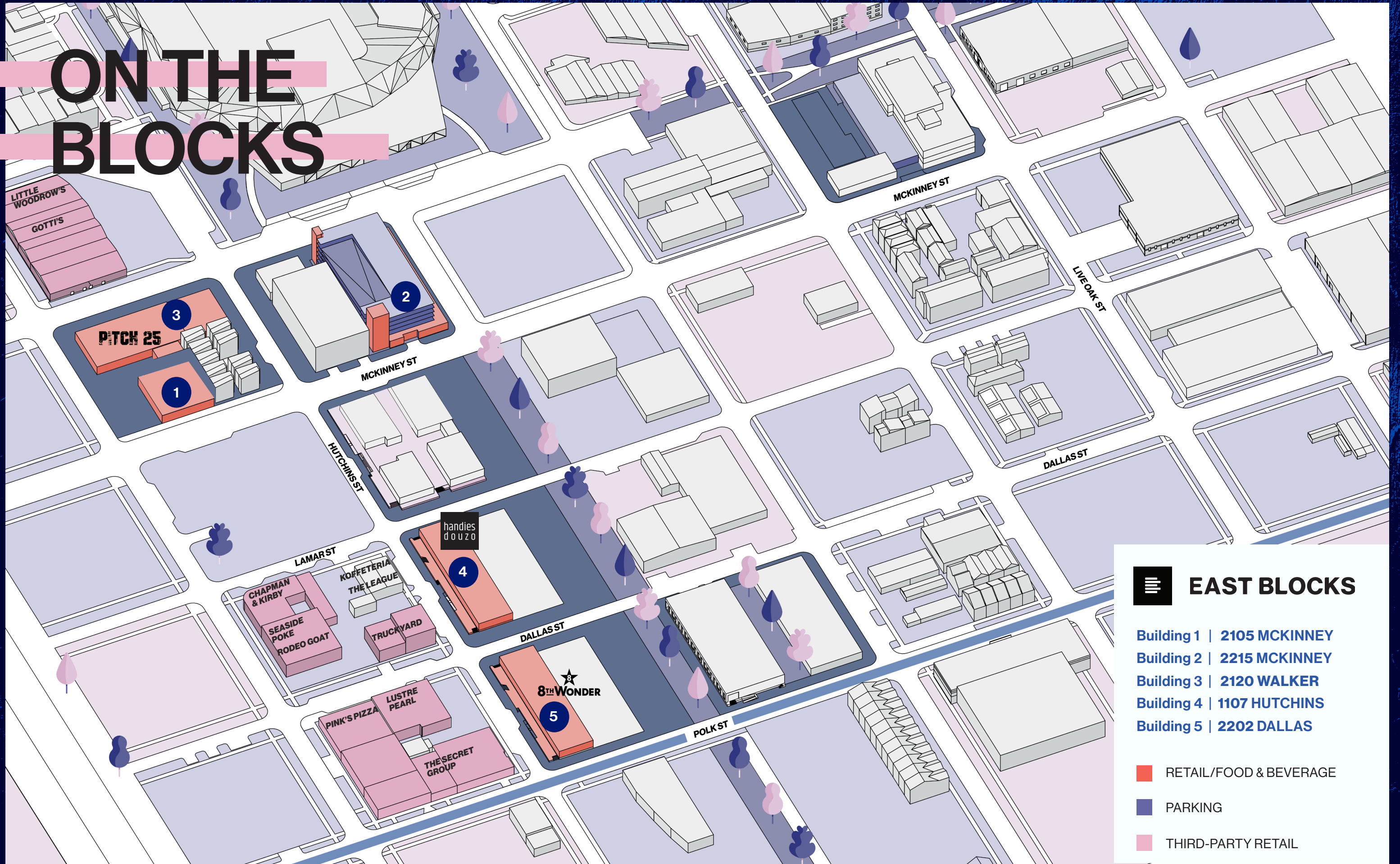
At the gateway to East Downtown, East Blocks will rethink 5 contiguous blocks of buildings in a unified, walkable urban destination for the people of H-Town and beyond.



**88K+ SF**  
RETAIL




**481**  
PARKING SPACES

# ON THE BLOCKS



## EAST BLOCKS

- Building 1 | 2105 MCKINNEY
- Building 2 | 2215 MCKINNEY
- Building 3 | 2120 WALKER
- Building 4 | 1107 HUTCHINS
- Building 5 | 2202 DALLAS

-  RETAIL/FOOD & BEVERAGE
-  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, and district parking. With a projected groundbreaking in Q2 2026 and a Q4 2026 delivery, East Blocks will add to the momentum of East Downtown's only-here character and culturally connected locale.



## PHASE 1 OVERVIEW

 BUILDINGS: 5

 RETAIL: 88K+ SF

 PARKING: 481 SPACES

**TOTAL: 88K+ 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



**DRIVE TIME**

- 8 MIN - Montrose
- 14 MIN - West University Place
- 15 MIN - The Heights
- 16 MIN - The Galleria
- 23 MIN - Memorial
- 17 MIN - River Oaks
- 17 MIN - Tanglewood
- 19 MIN - The Medical Center
- 24 MIN - Hobby Airport
- 27 MIN - George Bush Intercontinental Airport (IAH)
- 27 MIN - Sugar Land
- 32 MIN - Baybrook
- 35 MIN - Cypress
- 36 MIN - The Woodlands Mall
- 37 MIN - Katy
- 38 MIN - Kingwood
- 40 MIN - Port of Houston

# 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.

	1 Mile	3 Miles	5 Miles
<b>Population</b>	23,558	211,314	499,095
<b>Households</b>	12,569	94,857	217,784
<b>Median Age</b>	37.80	36.30	36.80
<b>Median HH Income</b>	\$101,398	\$81,605	\$80,766
<b>Daytime Employees</b>	70,986	203,921	487,120
<b>Population Growth '24 - '29</b>	+5.59%	+4.45%	+3.35%
<b>Household Growth '24 - '29</b>	+5.80%	+4.87%	+3.89%

*Costar & US Census*

TOYOTA CENTER

GRB CONVENTION CENTER

MARRIOTT MARQUIS

SHELL ENERGY STADIUM



EAST BLOCKS

DISCOVERY GREEN

DAIKIN PARK

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

ST CHARLES ST.

LAMAR ST.

DALLAS ST.

POLK ST.

LIVE OAK ST.

Polk St W of Emancipation Ave: 2,929 CPD

**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.

### DAIKIN 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)  
**1<sup>st</sup>** MLS stadium in a city's downtown

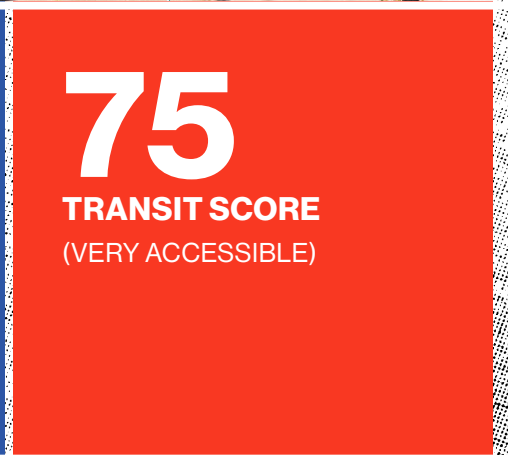
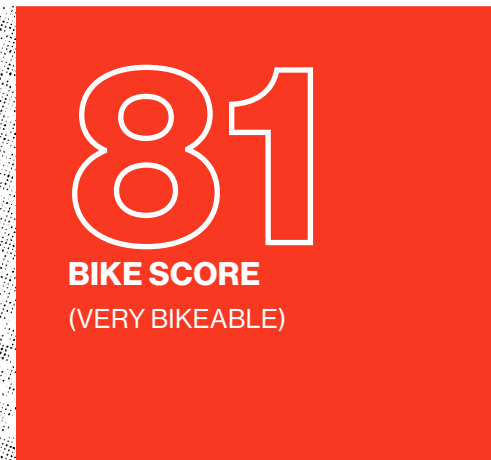
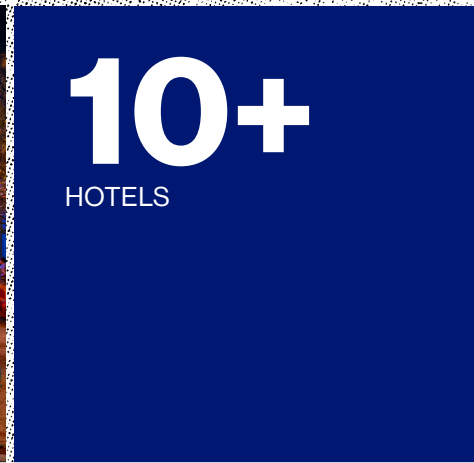
### DISCOVERY GREEN

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



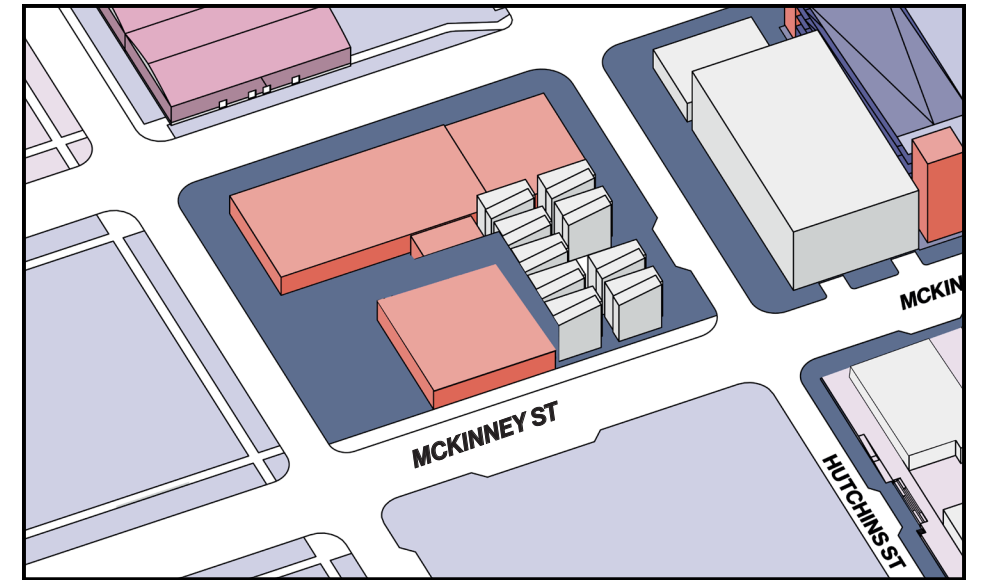
### ALCOHOL SALES IN THE NEIGHBORHOOD (OCT 2022 – OCT 2023)

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

# 2105 MCKINNEY

## BUILDING 1 OVERVIEW.

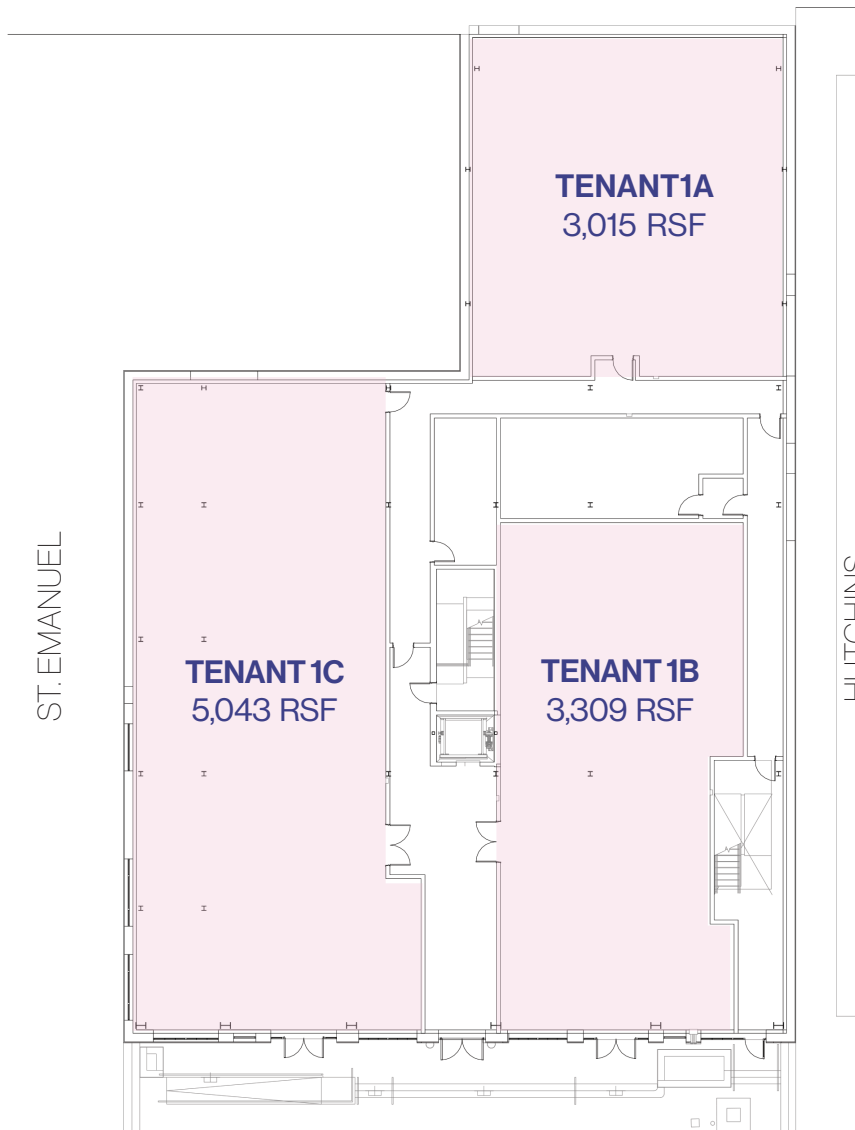
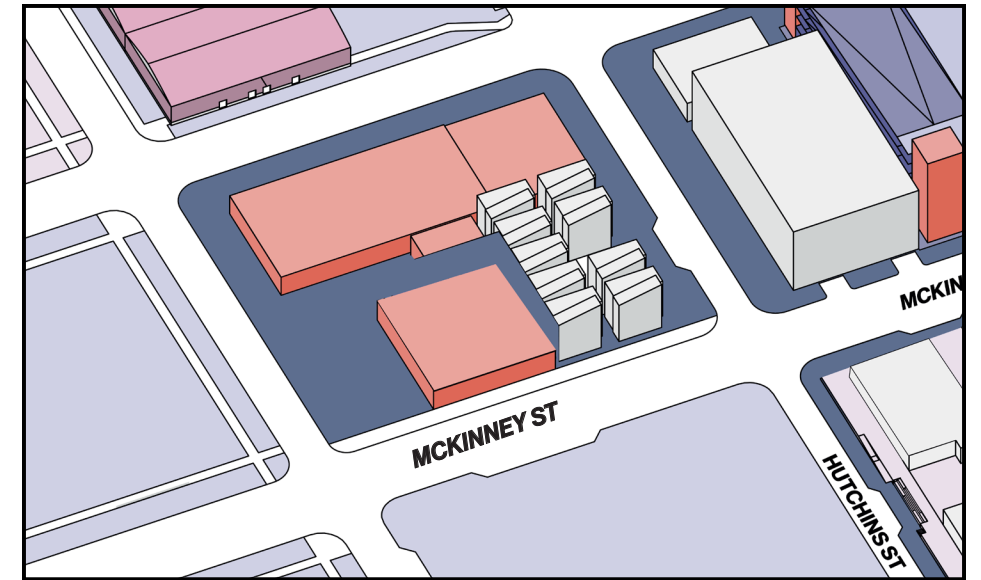
TOTAL RENTABLE 11,367 SF



# 2105 MCKINNEY

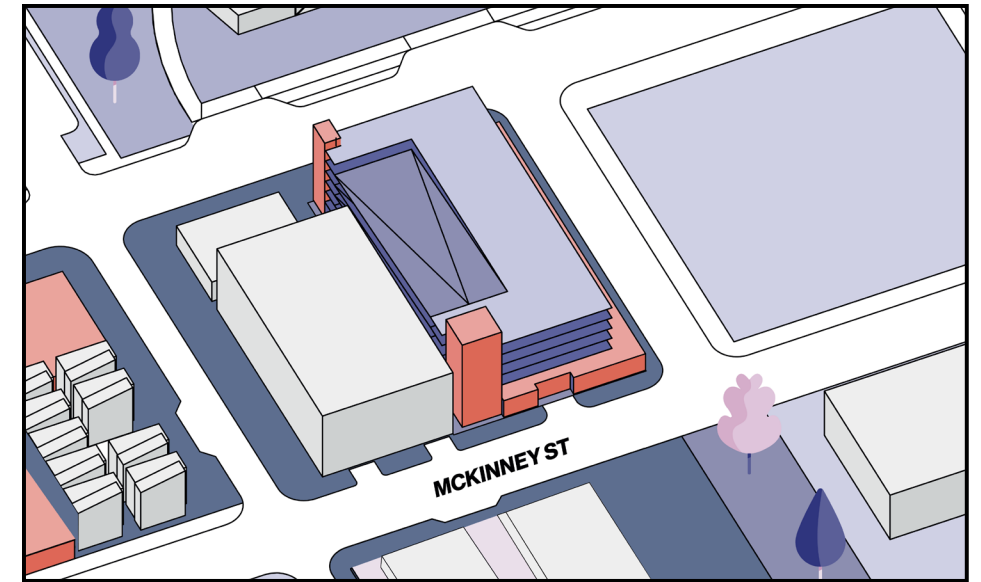
## BUILDING 1 FLOOR PLAN.

TOTAL RENTABLE 11,367 SF



# 2215 MCKINNEY GARAGE

## BUILDING 2 OVERVIEW.



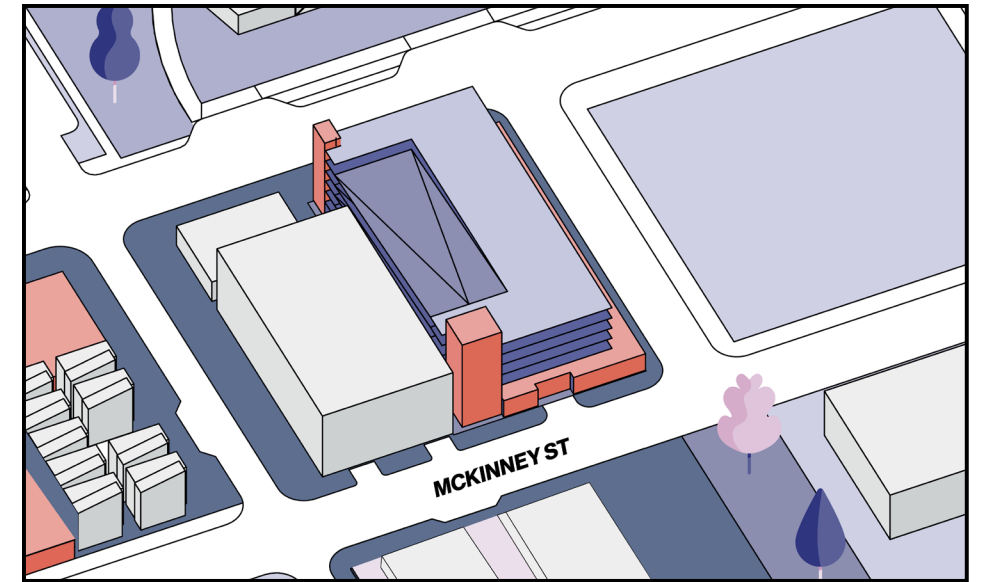
**TOTAL RENTABLE 22,374 SF**

LEVEL 01 RETAIL	22,374 SF 4 PARKING SPACES
LEVEL 02	84 PARKING SPACES
LEVEL 03-06	342 SPACES 114 PER LEVEL
LEVEL 07	51 PARKING SPACES

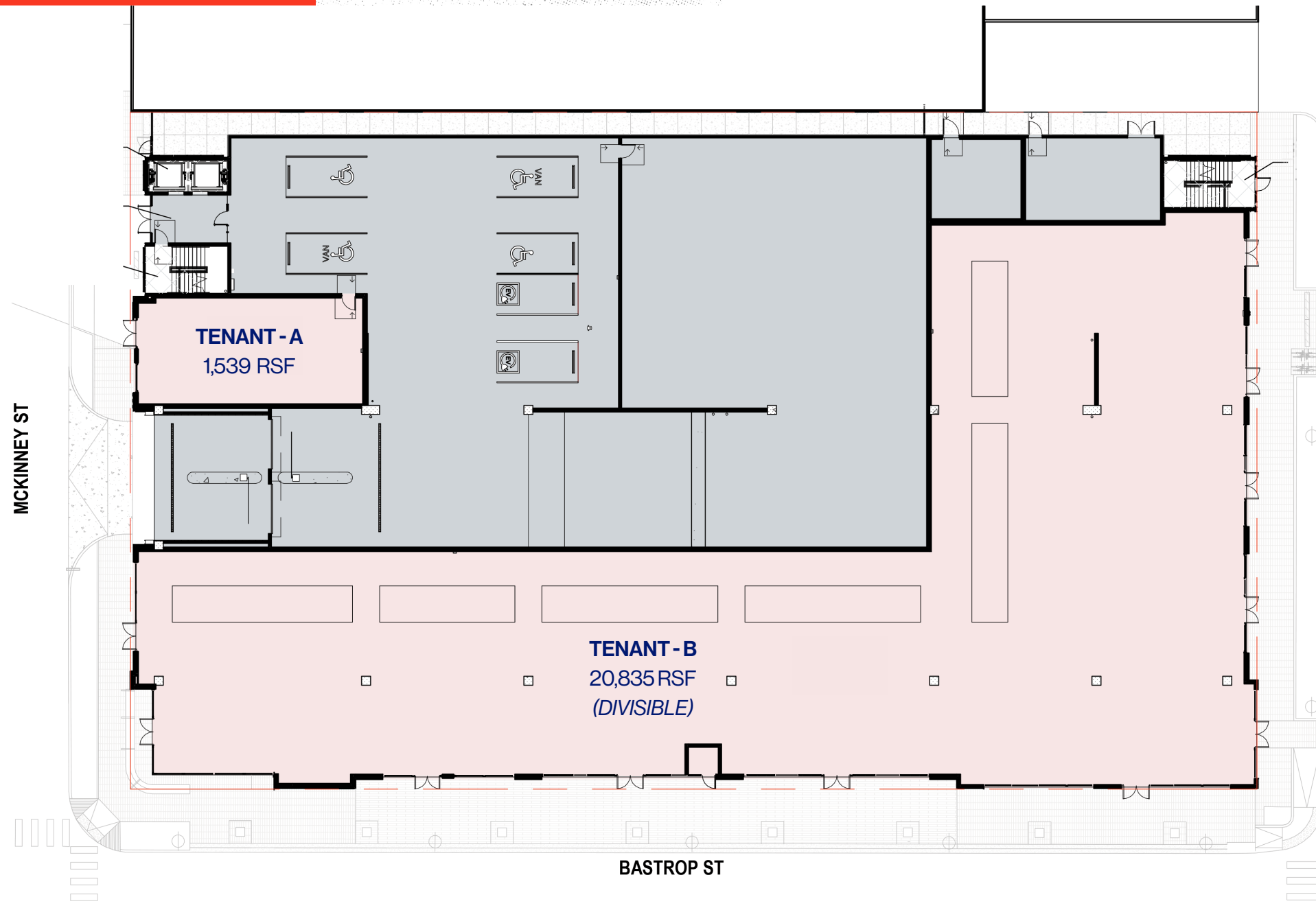


# 2215 MCKINNEY GARAGE

**BUILDING 2 FLOORPLAN.**



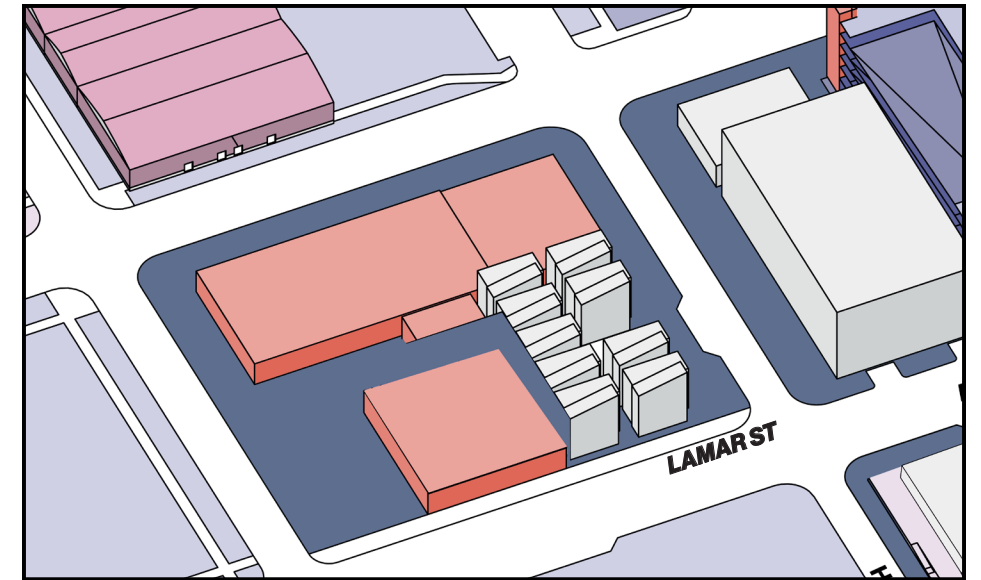
**TOTAL RENTABLE 22,374 SF**



# 2120 WALKER

## BUILDING 3 OVERVIEW.

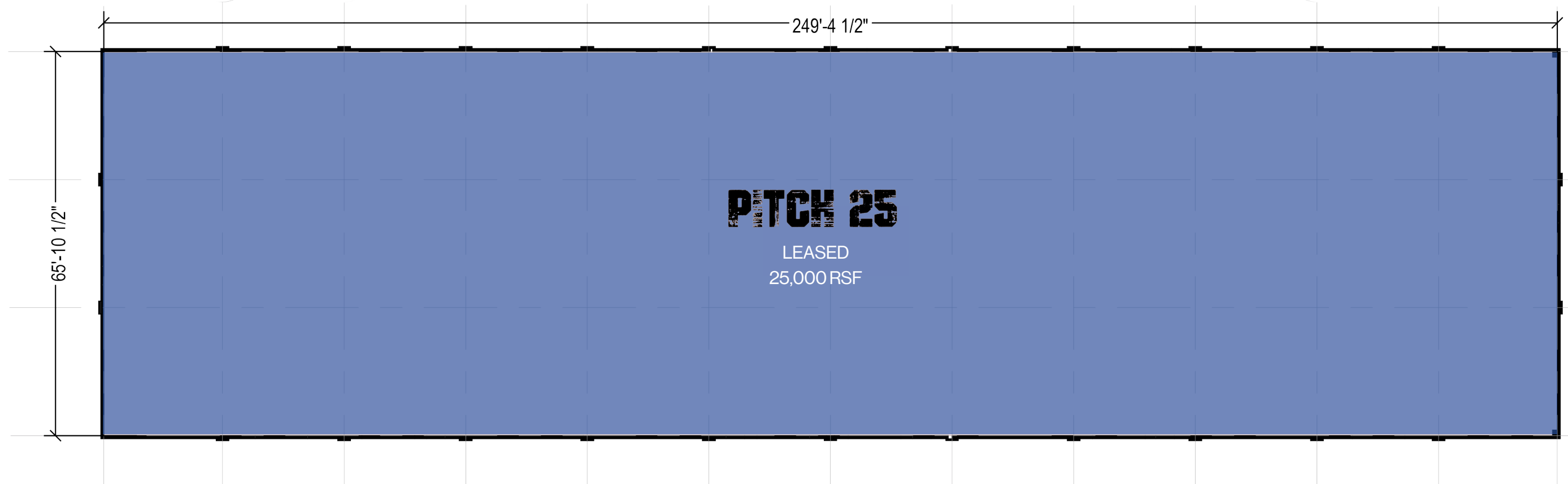
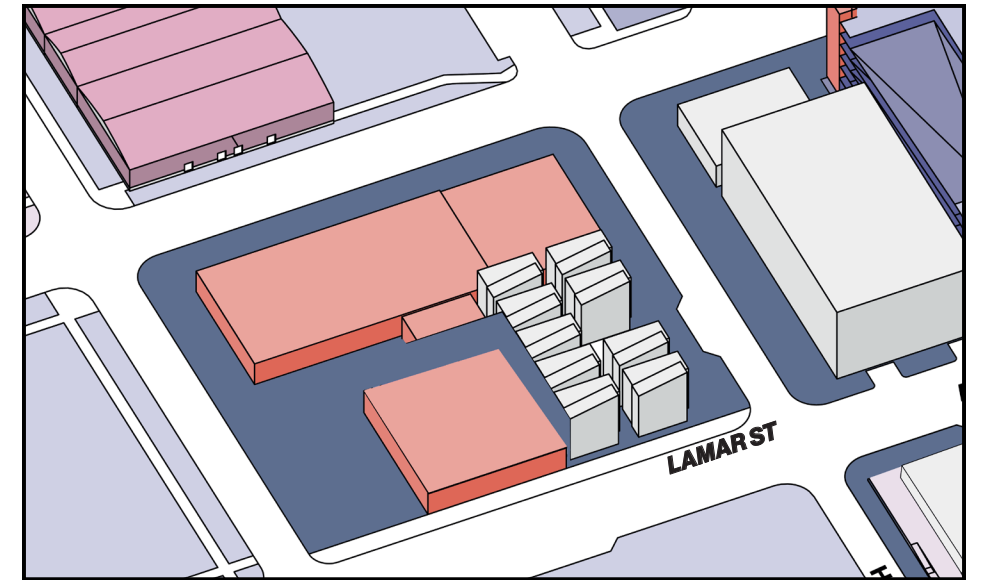
TOTAL RENTABLE 25,000 SF



# 2120 WALKER

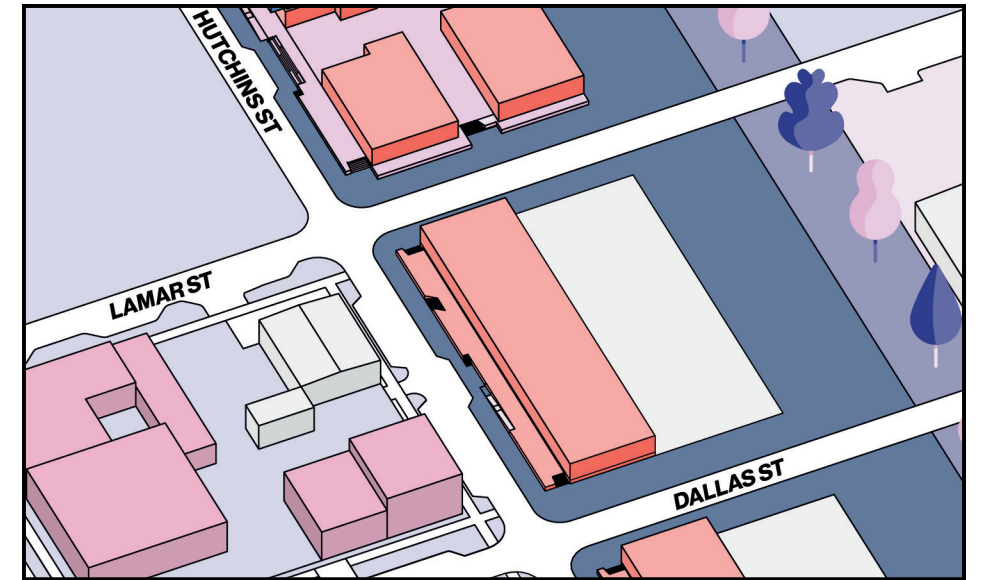
**BUILDING 3 FLOOR PLAN.**

**TOTAL RENTABLE 25,000 SF**



# 1107 HUTCHINS

## BUILDING 4 OVERVIEW.



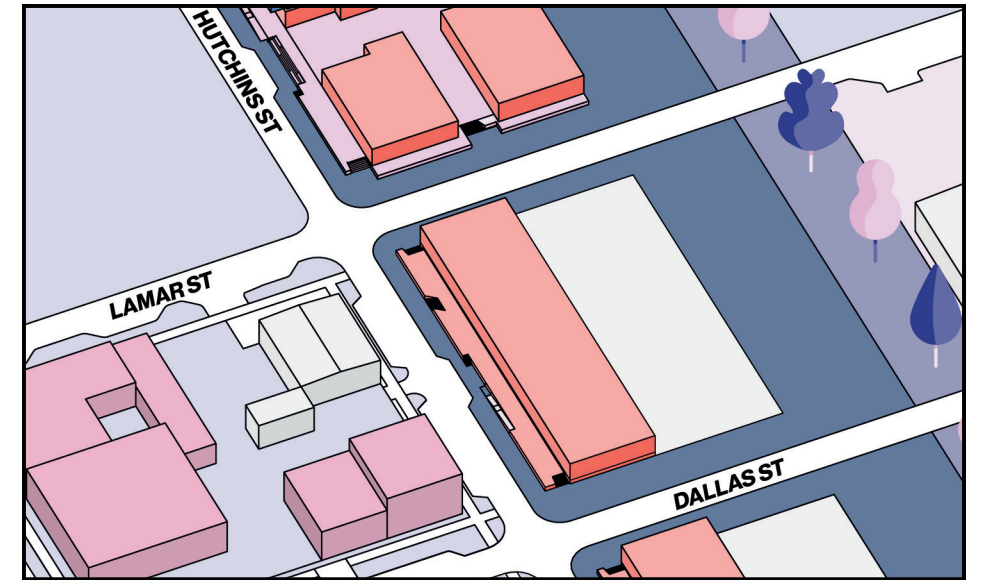
TOTAL

15,000 SF

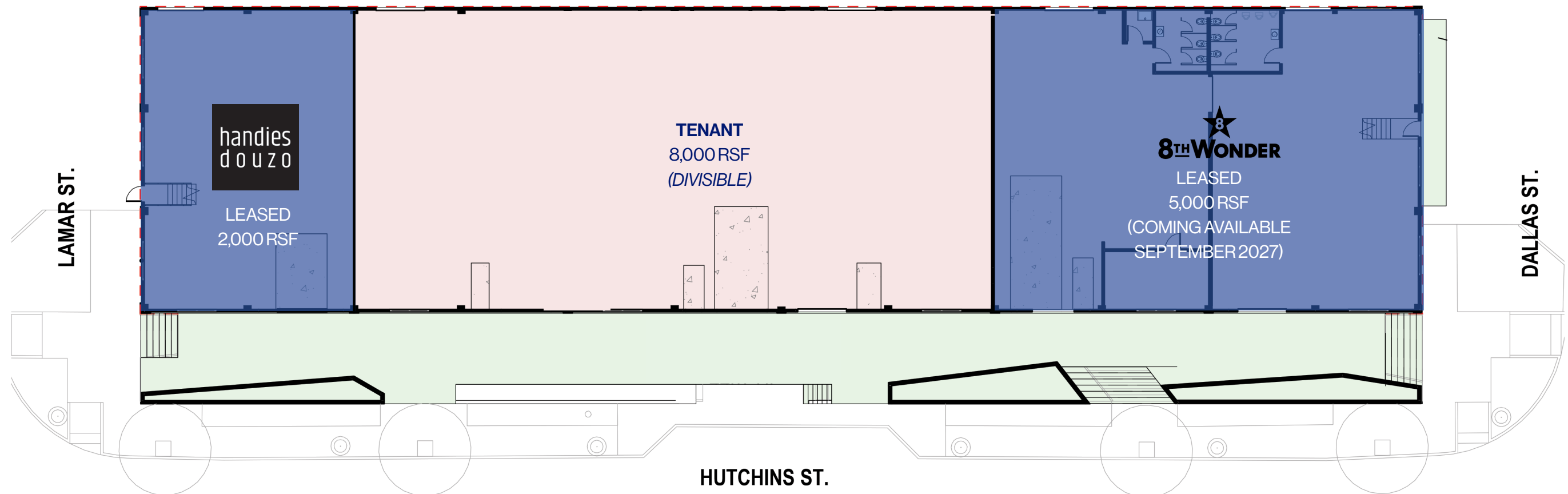


# 1107 HUTCHINS

## BUILDING 4 FLOOR PLAN.

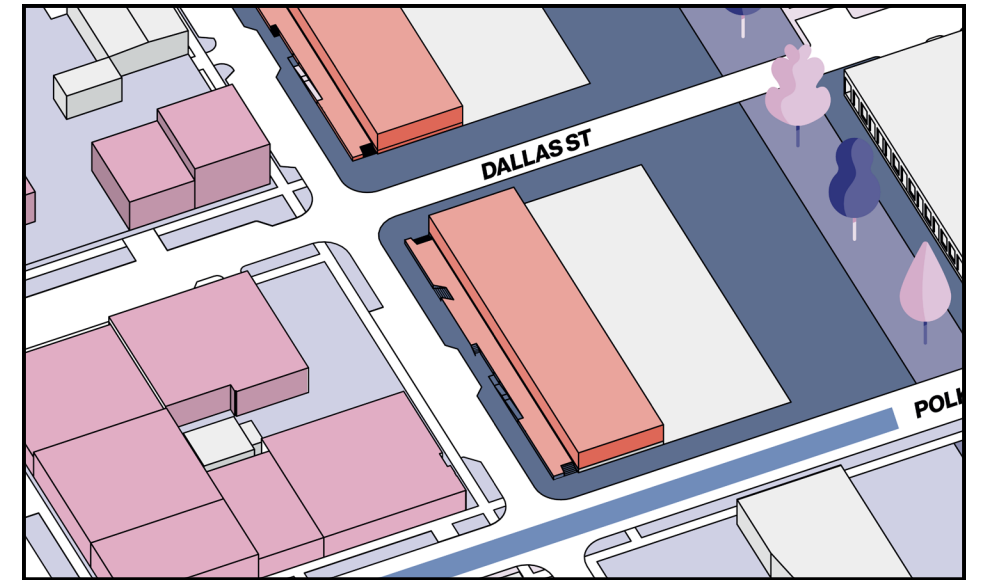


**TOTAL 15,000 SF**



# 2202 DALLAS

## BUILDING 5 OVERVIEW.



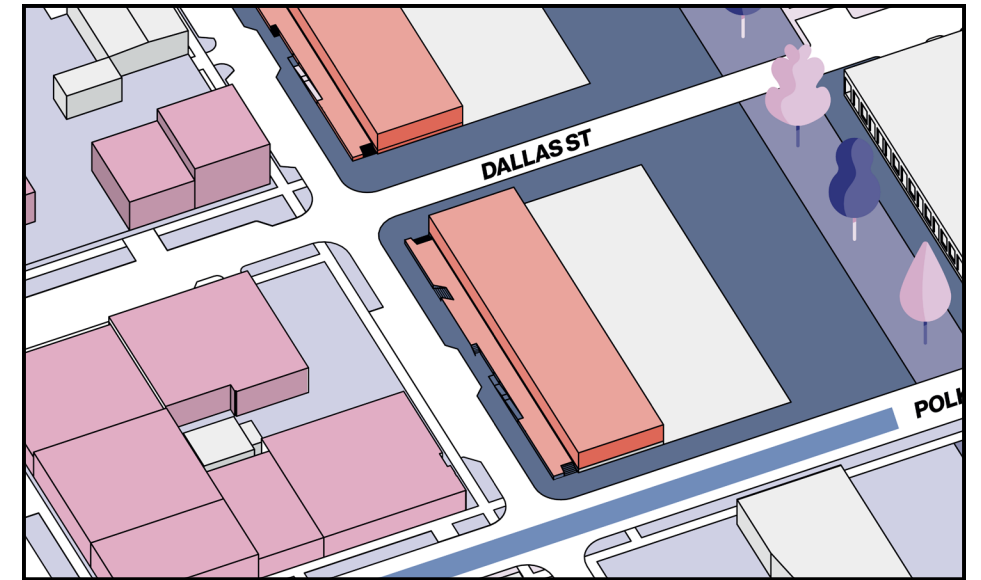
TOTAL

15,000 SF



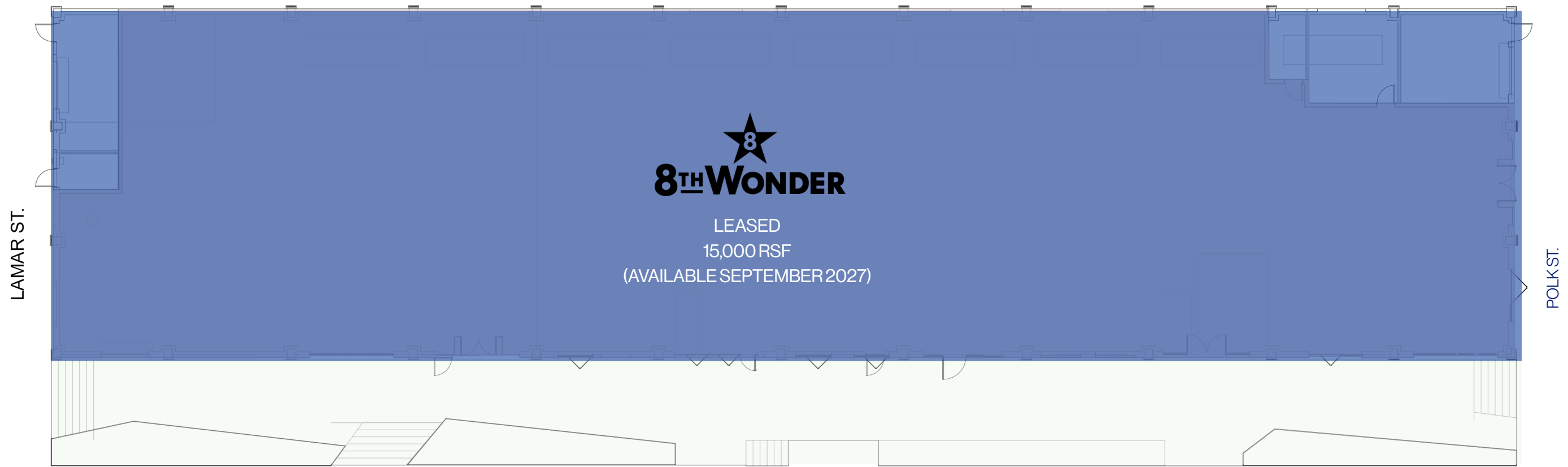
# 2202 DALLAS

## BUILDING 5 FLOOR PLAN.



TOTAL

15,000 SF



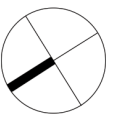
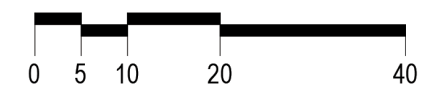
**8<sup>TH</sup> WONDER**  
LEASED  
15,000 RSF  
(AVAILABLE SEPTEMBER 2027)

LAMAR ST.

POLK ST.

HUTCHINS ST.

ACTIVATED PATIO SPACE



**FOR RETAIL LEASING:**



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# PAGEWOOD

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