

Pagewood and Wile Interests to develop East Blocks, a 10-block mixed-use district in EaDo



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Image: Gensler



Pagewood and Wile Interests have entered into a joint venture to redevelop several warehouses near the intersection of McKinney and Hutchins streets. Pictured is an aerial rendering of 908 Live Oak.



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Nov 13, 2023

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Two Houston-based real estate developers are teaming up for a 10-block mixed-use redevelopment in the East Downtown Management District.

Pagewood and Wile Interests have entered into a joint venture to redevelop several warehouses near the intersection of McKinney and Hutchins streets into a walkable district that will offer visitors a range of restaurants, shops, offices and green space. The development is slated to be called East Blocks, the companies said Nov. 13.

Phase one is scheduled to break ground in the second quarter of 2024. Houston-based Blue Ox Group has been tapped to oversee retail and restaurant leasing, while Pagewood will handle office leasing.

Pagewood and Wile Interests said **8th Wonder Brewery** and **Pitch 25**, one of Houston's urban beer garden concepts, are the first retail tenants at East Blocks.

“We know EaDo deserves a dynamic destination with a unique mix of the best shopping, dining, and office available in the city,” said Paul Coonrod, founder and managing principal of Pagewood. “East Blocks, a project that is 50 years in the making, will be a pedestrian-friendly hub full of chef-driven restaurants, unique retail boutiques, creative office space, and parks with art for the local community and those visiting downtown and the nearby stadiums to gather.”

Pagewood and Wile Interests plan to develop East Blocks in a multiphase process over the next three years.

When phase one is completed, East Blocks will feature 513,000 square feet of mixed-use space, including 196,000 square feet of restaurant and retail space, 112,000 square feet of office space and 205,000 square feet of parking, with about 650 parking spaces.

The buildings overhauled in phase one will be connected by about four blocks of green space and promenades that were formerly railways.

The companies have tapped the Houston office of San Francisco-based Gensler to develop the master plan for East Blocks.

The companies said the design will pay homage to the site's industrial railway roots and will make use of steel, brick, concrete, glass and stucco.

East Blocks will feature an open-air alleyway concept, the companies said. To enhance retail and restaurant storefronts on the ground level, oversized openings featuring new glass storefronts in the warehouse facades have been designed to bring natural light into the space. Outdoor patios have been designed to create an all-day café culture and form a connection to the local street scene.

Pagewood and Wile Interests have hired Sausalito, California-based SWA Group to design the new development's landscaping, emphasizing a walkable design.

Native plants have been selected to fill the plant beds along the walkways. The existing promenade will be transformed into a greenspace designed for picnics, farmer's markets, fitness classes, children's events and more, the companies said.

East Blocks also will feature a dedicated walking and biking loop connecting the district to downtown and the Columbia Tap hike and bike trails that run from EaDo throughout the East End District.

“Our teams are working diligently to infuse the diversity and personality found across Houston at East Blocks, while also making it a truly walkable and bikeable destination the city has yet to see,” Coonrod said. “Once complete, visitors can expect a dynamic destination with unique retail, restaurants and office space paired with local art, events with sport teams and charities, and experiences that highlight Houston's position as a global, first-class city.”

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In 2021, the companies **purchased 40,000 square feet of warehouse space in west Houston near CityCentre**, with plans to turn it into a “creative workspace community” to be called The Quad. They worked with Austin-based architecture firm Mark Odom Studio to repurpose four 10,000-square-foot warehouse buildings that have been used for band rehearsals into office buildings that encourage social interaction and collaboration.

More recently, Pagewood **completed its first industrial project**, The Great 290 Distribution Center in Waller, and signed a full-building tenant.

Japanese air conditioning and refrigeration manufacturer Daikin Industries Ltd. signed a multiyear lease for all of the 500,840-square-foot warehouse located on 64 acres along the southern edge of U.S. Highway 290 between Field Store and FM 2920.

The lease marks **an expansion of Daikin's existing footprint less than 4 miles down Highway 290**, where it occupies a 4.3 million-square-foot manufacturing and distribution facility, at 19001 Kermier Road. The new facility will house Daikin's logistics and distribution operations, Pagewood said earlier this month.