

New EaDo mixed-use project would transform warehouses into trendy restaurants, shops



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East Blocks would transform 10 blocks near 8th Wonder Brewery, Pitch 25 and the Shell Energy Stadium into a walkable mixed-use district. Pictured is a rendering of what one building along Live Oak could look like.

Courtesy Pagewood / Wile Interests

Houston's EaDo neighborhood is poised for further transformation, this time with a mixed-use development that will convert several blocks of midcentury warehouses into trendy restaurants, shops, offices and green spaces.

Houston real estate firms Pagewood and Wile Interests unveiled plans Monday for East Blocks, a project that spans 10 blocks, many along Hutchins from Walker to Polk, southwest of Shell Energy Stadium in East Downtown. East Blocks includes the existing 8th Wonder Brewery and the Pitch 25 "beer park."

"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," said Paul Coonrod, founder of Pagewood, in a statement.

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East Blocks would be built in multiple phases over the next three years, starting with Phase One in the second quarter 2024, according to Pagewood. Designed by architecture firm Gensler, phase one redevelops half a million square feet, including 196,000 square feet for retail and restaurants; 112,000 square feet for offices; and 650 parking spaces. Phase two will include more restaurants and retail.

The adaptive reuse would convert former railways into four connected city blocks of green space. The existing Bastrop promenade would be improved to include room for events, farmer's markets and fitness classes. An alley would connect three buildings along Hutchins and McKinney.

The 50-50 venture between Pagewood and Wiles declined to provide a cost of the project.

The project's buildings are at 2105 McKinney, 2215 McKinney, 1005 Hutchins, 1107 Hutchins, 2202 Dallas, 2315 Polk Street, 908 Live Oak and 1115 Live Oak. Pagewood and Wiles bought the land from New York trust HBS Warehouse for an undisclosed price.



Landscape architect SWA's design incorporates a series of connected greenspaces. Pictured is a rendering near 1005 Hutchins.

Courtesy Pagewood / Wile Interests