

1107

HUTCHINS

HOUSTON, TX 77003

FOR LEASING:



BROOKS SHANKLIN

713.966.2738

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A NEW HUB ON THE EDGE



EAST BLOCKS

1107 HUTCHINS

15,000 TOTAL RSF

While utilizing the existing elements of the original warehouse, the redevelopment will cater to high-end retailers with Hutchins storefront presence and activated outdoor patio space. Tenants and their customers will be able to conveniently access the future parking garage two blocks away. Construction completion Q4 2026.

NOW UNDER CONSTRUCTION



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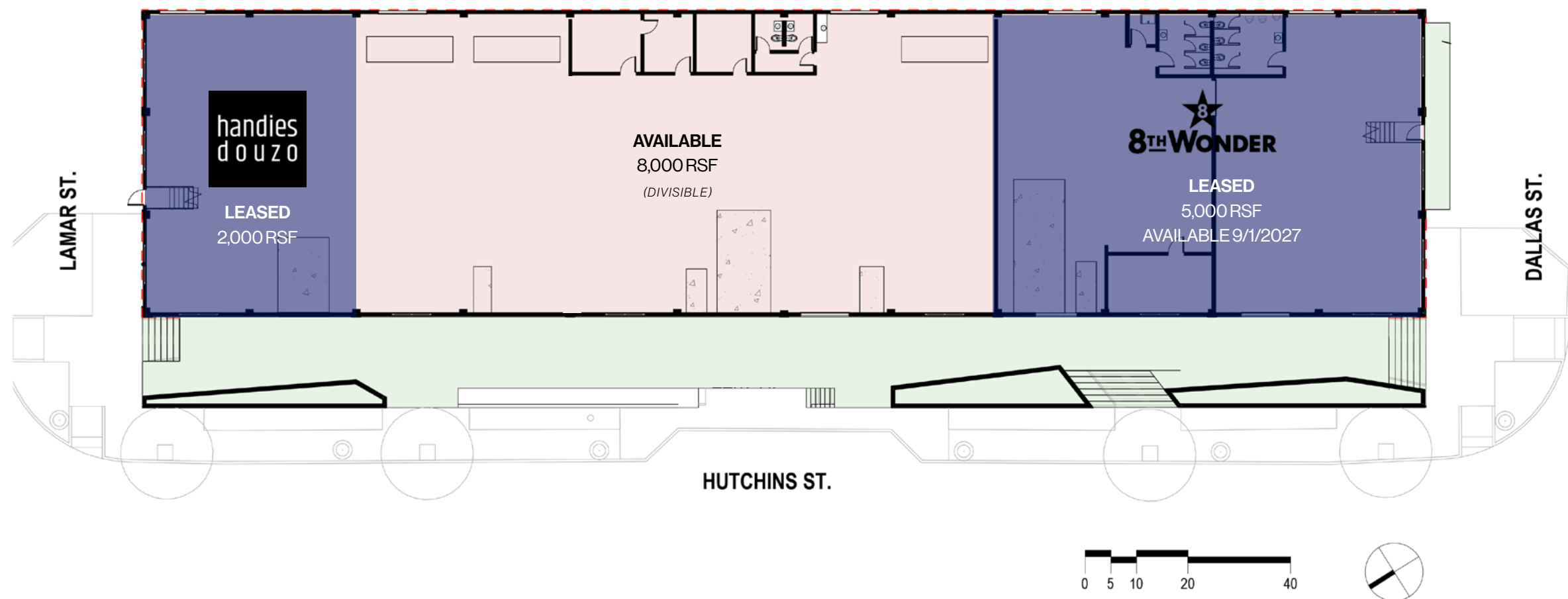


EAST BLOCKS

1107 HUTCHINS

SITE PLAN

8,000 TOTAL RSF AVAILABLE NOW



*AVAILABILITIES ARE DEMISABLE

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EAST BLOCKS

TOYOTA
CENTER

0.4 Miles Away

DISCOVERY
GREEN



MARRIOTT
MARQUIS HOUSTON



Shell
ENERGY
Stadium



GEORGE R. BROWN
CONVENTION CENTER



Huynh
Restaurant



LITTLE
WOODROW'S

69 213,790 VPD

RODEO GOAT

BURGERS. BEERS. COCKTAILS.

TRUE
ANOM
ALY/

BREWING CO.



TRUCK YARD

BREWS • GRUB • TUNES

Koffeteria

PASTRIES AND COFFEE

handles
douzo

FUTURE RETAIL &
PARKING GARAGE

1107 HUTCHINS

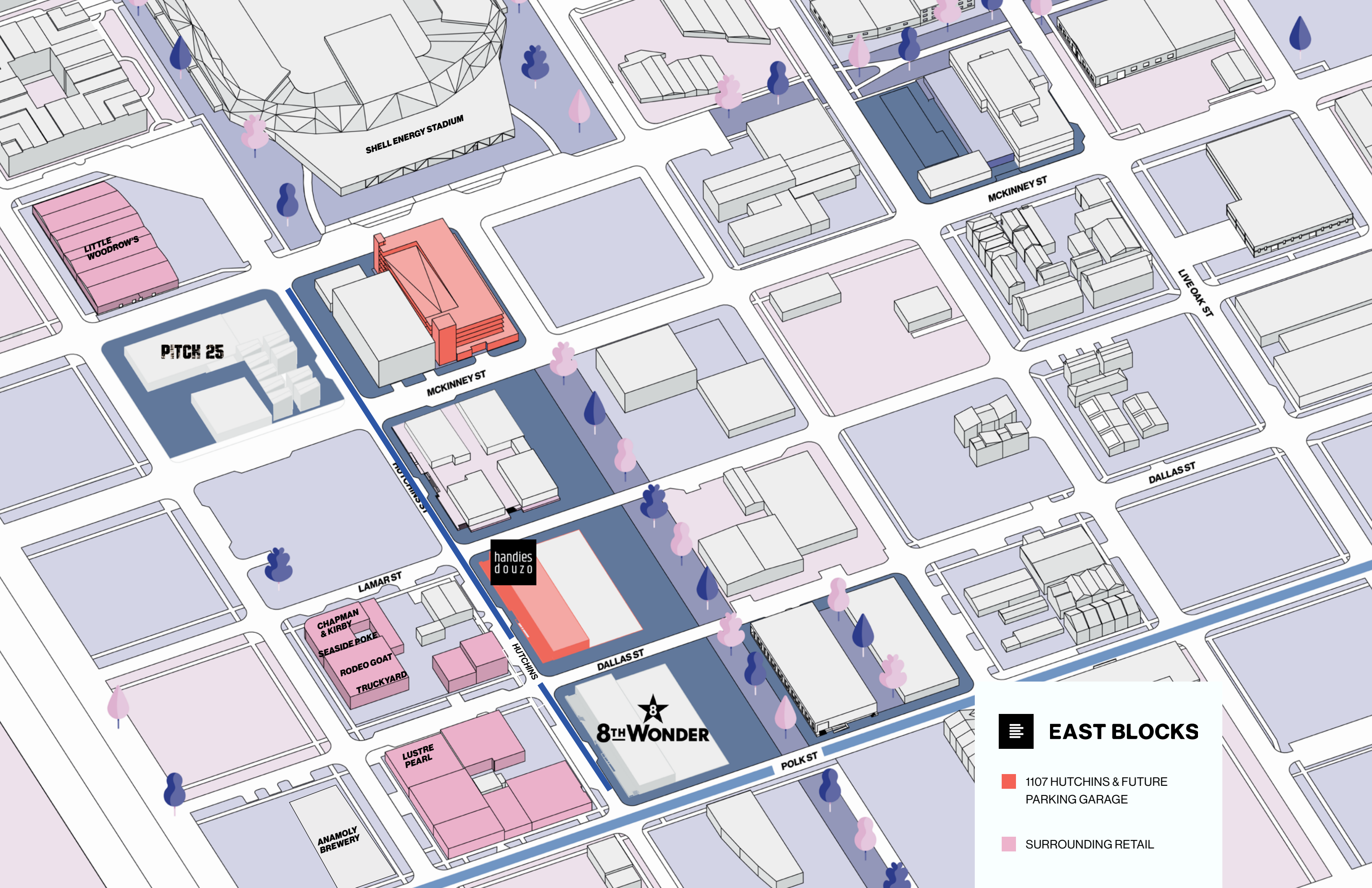
8th
WONDER

Dallas St

Lamar St

Polk St

A STANDOUT DESTINATION



SHELL ENERGY STADIUM

LITTLE WOODROW'S

PITCH 25

MCKINNEY ST

MCKINNEY ST

LIVE OAK ST

DALLAS ST

LAMAR ST

CHAPMAN & KIRBY
SEASIDE POKE
RODEO GOAT
TRUCKYARD

handies
douzo

HUTCHINS

DALLAS ST

★
8TH WUNDER

POLK ST

ANAMOLY
BREWERY

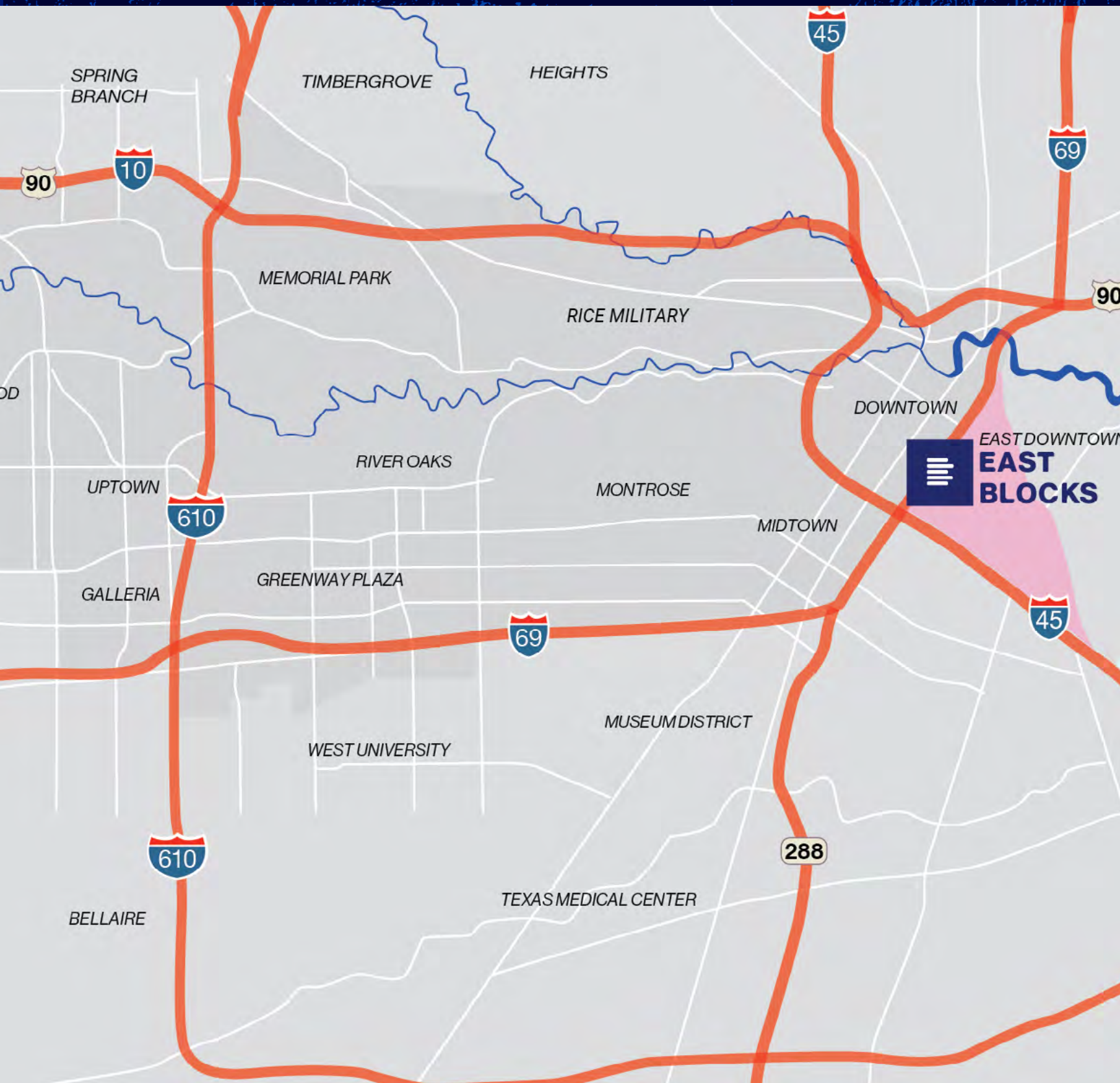


EAST BLOCKS

1107 HUTCHINS & FUTURE
PARKING GARAGE

SURROUNDING RETAIL

EADO APPEAL



A BOOMING NEIGHBORHOOD IN THE HEART OF THE CITY.

Located on the other side of I-69 from downtown Houston, East Downtown, or EaDo, has become one of the hottest areas of the city as new developments have moved eastward. The East End Submarket boasts proximity to downtown. EaDo and close-in East End today are the areas best served by METRORail and hike and bike trails in the Houston metro. For commuters, the area benefits from convenient access to some of Houston's main arteries, including Interstate 45, Interstate 610, and State Highway 288, which offer easy access to other employment hubs.

The Eado micromarket is experiencing explosive growth in demographic trends and offers exceptional walk and transit scores. These demographic trends and walkability for millions of Houston residents and visitors will continue to drive a disproportionate amount of new retail demand and absorption into EaDo compared to other more mature micromarkets in Houston.

36.8
Median Age

5.59%
Population Growth

\$94K+
Median HH Income

139,622
Daytime Employees

21,626
Population

11,407
Households

Demographics reflect figures within one mile of East Blocks

WALKABLE AMENITIES



BARS

- 1 Little Woodrow's
- 4 Pitch 25
- 5 Chapman & Kirby
- 7 True Anomaly
- 8 The Secret Group
- 9 8th Wonder
- 20 Sports Creek
- 27 King's Court

RESTAURANTS

- 3 Huynh
- 6 Rodeo Goat
- 11 District 7
- 12 Around the Corner
- 14 Kim Son
- 15 Brother's Taco House
- 16 Leeland House
- 17 J-Mar-M Barbeque
- 19 Nancy's Hustle
- 21 Tiny Champions
- 24 Truck Yard
- 32 Hearsay on the Green
- 33 Pappasito's Cantina
- 34 The Grove
- 36 Pappadeaux Seafood
- 37 The Rustic
- 38 Lake House
- 39 Xochi
- 40 Saltgrass Steakhouse
- 41 Biggio's
- 42 Walker Street Kitchen
- 43 Grotto Downtown
- 44 Kulture
- 45 The Printhouse
- 46 Osso's & Kristalla
- 47 Lustre Pearl
- 50 Irma's

PARKS

- 2 Batrop Promenade
- 10 EaDog Park
- 13 Graffiti Park
- 49 Discovery Green

HOTELS

- 29 Marriot Marquis
- 30 Hilton Americas
- 31 Four Seasons

COFFEE SHOP

- 22 Brass Tacks
- 26 Koffeteria
- 35 Starbucks
- 48 Tout Suite

ENTERTAINMENT

- 23 We Love Houston
- 28 EaDo Bike Co

FITNESS

- 18 Be Fit Gym
- 25 F45

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