

# Greenside

Neighborhood Retail Availabilities  
Coming Spring 2026



*An urban picnic. A backyard for friends.  
A home away from home.*





## Overview



Ample parking. Excellent demographics. Intriguing architecture.  
Join the mix.

coming  
2026

Greenside is a design-driven redevelopment of former industrial buildings into a collection of greenspaces, patios, and thriving retailers. On Gessner Road in the heart of the dynamic Memorial City and Spring Branch trade areas, the project will mix buzzing restaurants, retail, creative offices, and services with play lawns and pond overlooks.

**35,000 SF**  
of restaurant,  
retail and service  
space

**1 AC**  
of green space  
and patios

**3**  
Buildings designed  
by Michael  
Hsu Office of  
Architecture

**7**  
New food  
& beverage  
offerings



# Precedents







Building 2 – “The Yard”





Building 3 – “The Overlook”





Buildings 2 & 3 – “The Pavillion”

# Site Plan

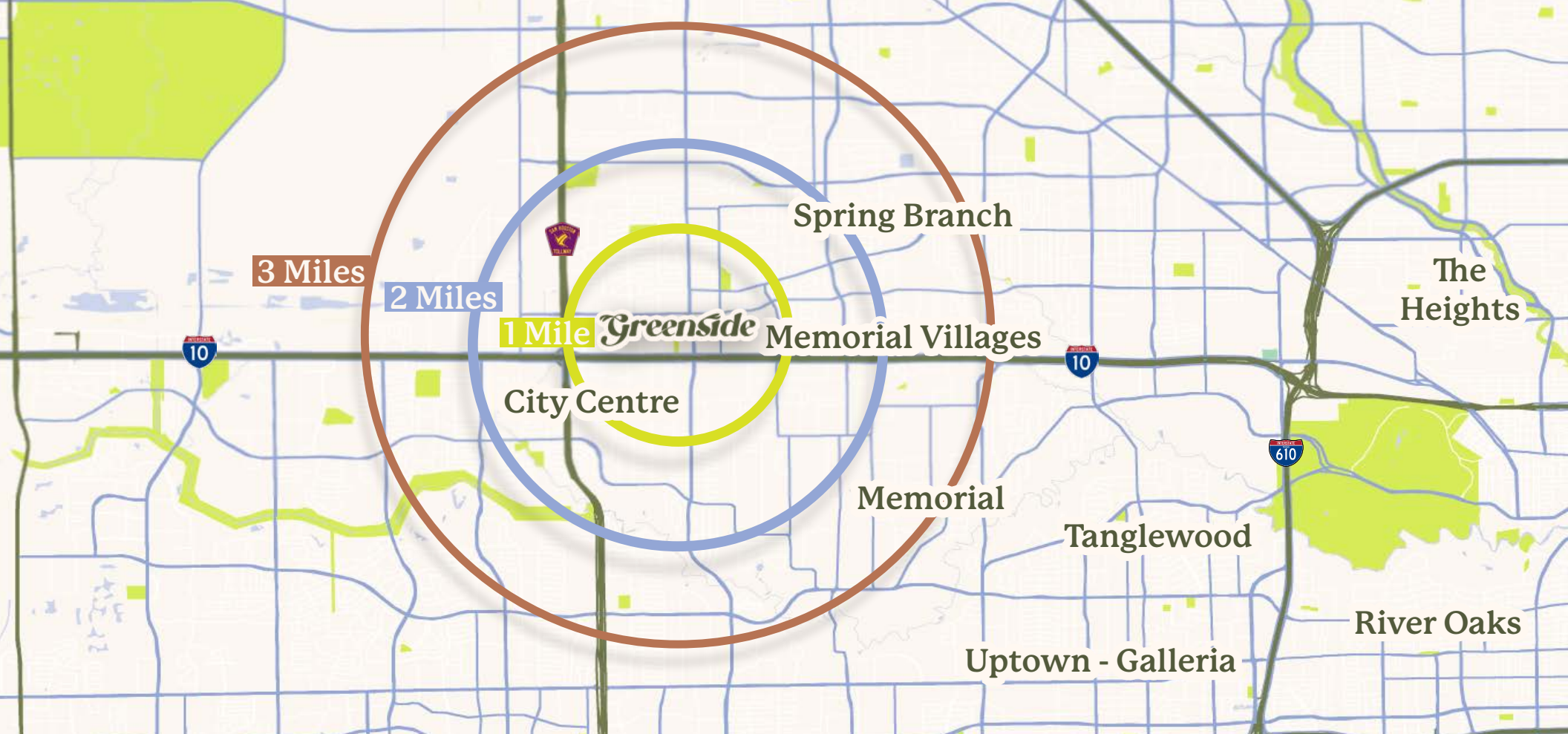


**TORCHYS**



Mathewson St

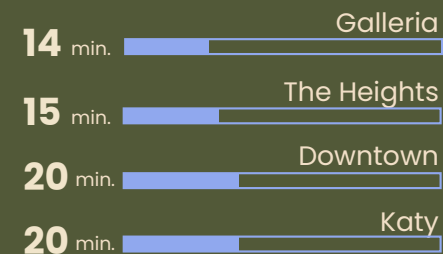




## A Connected Destination

Greenside is located on highly trafficked Gessner Road, one block north of Katy Freeway and with easy access to Beltway 8.

## Drive Times



Location



# The Neighbors





# Demographics

**\$126,562**

Average 1 Mile  
HH Income

**24%**

1 Mile Population Growth  
2010-2023

**45%**

1 Mile Bachelor's Degree  
or Higher

**131,179**

3 Mile Population

**98,524**

3 Mile Daytime  
Employees

**38,000**

Cars Per Day  
on Gessner

## Memorial and Spring Branch

The Memorial and Spring Branch areas of Houston are some of the city's most desirable residential communities, known for their top-ranked schools and a highly educated workforce.

The area is anchored by Memorial City, a 300-acre mixed-use development home to Memorial City Mall and 10 million square feet of shops, offices, and hotels.



**\$1,153,200**

Median Value of Owner-Occupied  
Housing Units in Zip Code 77024



# Memorial City and Spring Branch







## Michael Hsu Office Of Architecture

Michael Hsu Office of Architecture was formed in 2005 with the goal of producing locally-engaged, design driven architecture and interiors in Austin. MHOA endeavors to create livable, neighborhood-oriented urban spaces. Their work includes diverse projects ranging from mixed-use developments to original commercial interiors and residences.

MHOA advocates a simple, edited design palette, using available materials and techniques to create unexpected results. MHOA believes in the innate beauty of unadorned natural materials, carefully chosen, composed and crafted.



As visionary stewards, MetroNational focuses on building the places people need to live happy, healthy lives and invests in what moves the city forward. Established in 1954, the company currently owns and manages over 10 million square feet of commercial and residential properties – office, retail, restaurant, hospitality and health care – primarily located in Greater Houston. Every MetroNational property fully integrates the highest standard of service to create human-centric experiences for tenants and visitors while providing enduring value.



Radom Capital is a diversified real estate development and investment firm based in Houston, Texas. We aspire to collaborate community, culture, and commerce in all of our projects. We seek to catalyze economic revitalization and growth in each of the communities we work in.

Our investments include ground-up, value added and repositioned properties which we mold into community-enhancing environments. We differentiate ourselves through our focus on creating enduring designs, building long-term relationships, and solving complex real estate problems.

Our projects have received awards by the Urban Land Institute, the American Institute of Architects, the Houston Business Journal and Preservation Houston, among others.

## The Team





**For Leasing Updates and Information:**

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