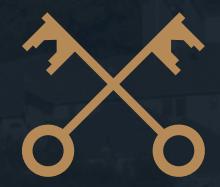


FOR SALE 1110 Paige St.

18,600 SQFT Warehouse + **10,750 SQFT** Lot of Land



EASTWOOD

eastwoodrealty.com



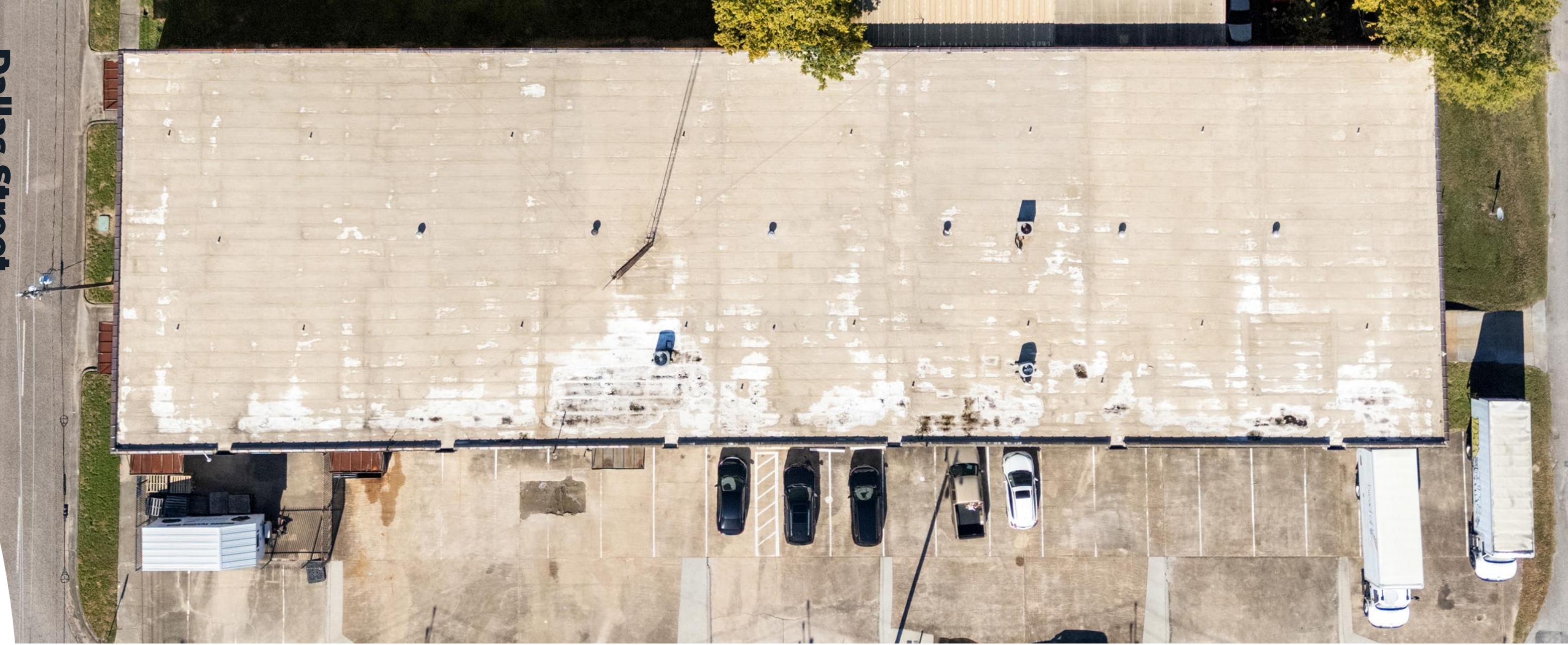
ELEVATE YOUR PORTFOLIO IN EADO

Located in Houston's dynamic East Downtown (EaDo) corridor, 1110 Paige Street / 0 Dallas Street offers a rare urban flex property that blends accessibility, scale, and redevelopment potential just steps from Downtown.

With 35,750 SF of land and 18,750 SF of flex retail space, this asset features 18-ft clear height, 9 loading docks, and generous on-site parking. Three-street frontage (Paige, Dallas, and Lamar) provides high visibility and direct access to major freeways and the MetroRail.



Lamar Avenue

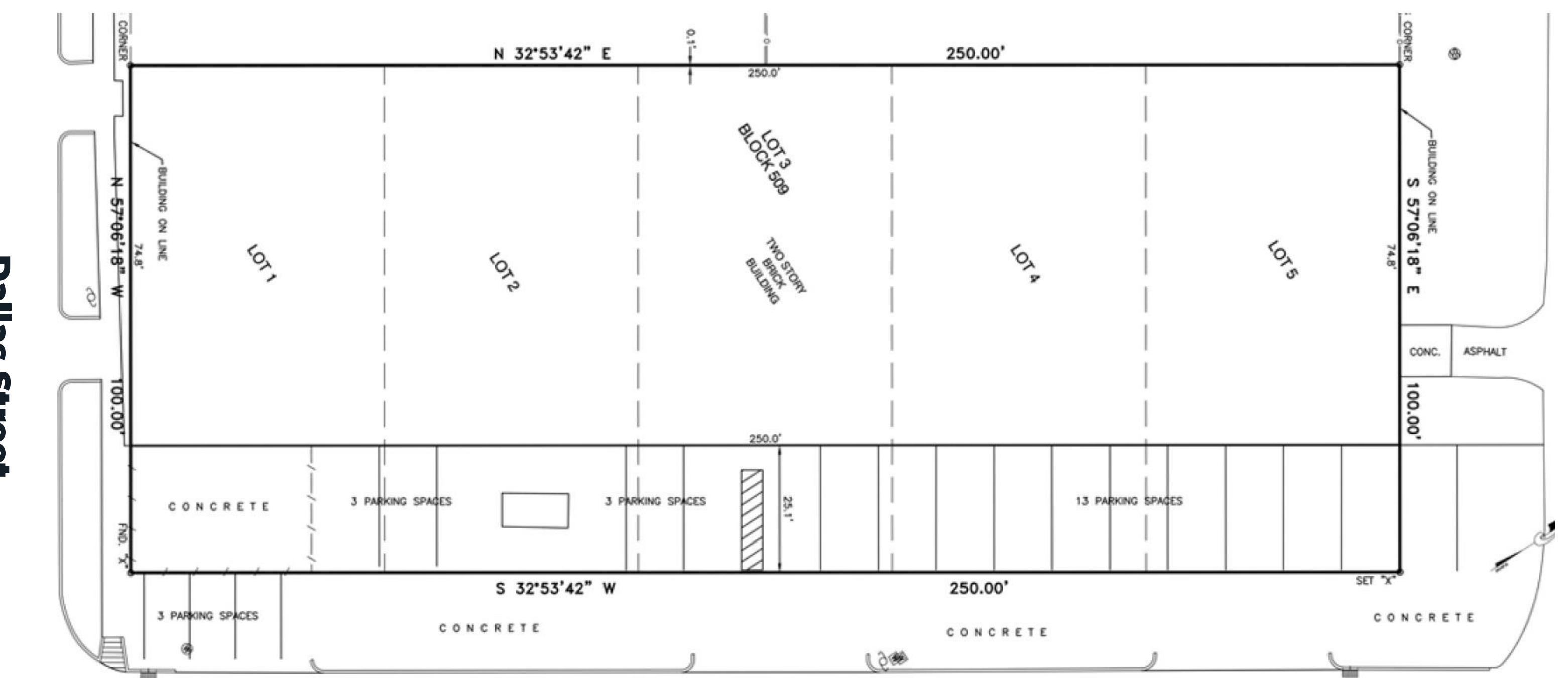


BUILDING LAYOUT



Dallas Street

Dallas Street



Paige Street

Lamar Avenue

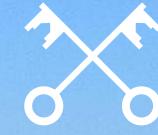


EAST VILLAGE



EAST BLOCKS

Minutes from **Houston's Biggest
Redevelopment Projects**



ANCHORED BY HOUSTON'S NEXT WAVE OF GROWTH

East Blocks

East Blocks is a bold vision in the heart of EaDo: a **10-block transformation** of warehouse-heavy land into a unified, pedestrian-friendly mixed-use district featuring retail, F&B, creative offices, green space and parking geared toward the next phase of downtown expansion.

With Phase 1 slated for delivery in or around 2026 and ground-breaking positioned as early as 2024, East Blocks is injecting new life and scale into the immediate sub-market of your asset—meaning 1110 Paige / 0 Dallas sits directly in the path of rising neighborhood value and repositioning tailwinds.

East Village

Located in the shadow of downtown Houston, East Village **spans nearly five full blocks of adaptive-reuse industrial fabric transformed into a vibrant mixed-use district**. Once warehouses and mid-century buildings, the area is now home to restaurants, creative offices, bars and urban patios, anchored by millions in private investment and a walkable layout designed for the next generation of tenants.

For investors at 1110 Paige / 0 Dallas, East Village signals the kind of activity that turns “under-the-radar” zones into full-blown urban corridors—with rising rents, increasing foot-traffic and repositioning potential.

George R. Brown Convention Center Expansion

The city of Houston recently unveiled a transformative, roughly **\$2 billion master-plan** to expand the George R. Brown Convention Center and adjacent precincts, including a 700,000 SF new “South” wing, green-roof pedestrian plazas, and new connectivity to the sports and entertainment districts.

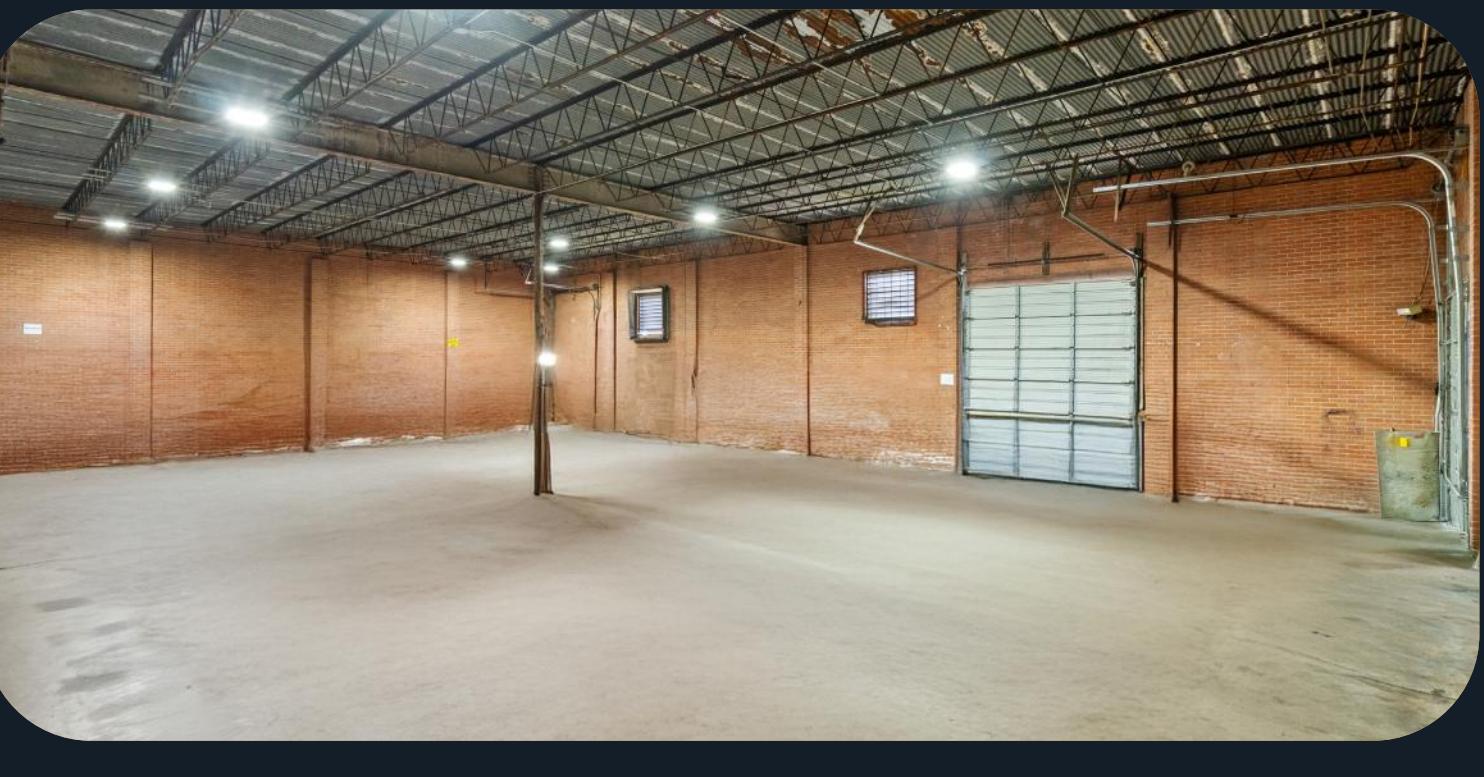
For your property at 1110 Paige / 0 Dallas, this expansion means undeniable macro-backing: as downtown's convention and entertainment infrastructure grows, so too will demand for nearby flex, office, hospitality and logistics assets. You're not just buying a parcel—you're buying frontage into Houston's largest-in-decades redevelopment.





EASTWOOD

EADO OPPORTUNITY



Houston's Most Active Redevelopment Zone

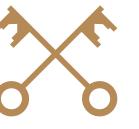
From its generous site size to its strategic positioning within the East Downtown Management District, this property stands as a covered land play in the heart of Houston's innovation corridor. Existing improvements provide immediate functionality with a current lease through April 2026, offering income now and upside later as rates reset to market.

Surrounded by more than \$250 million in recent EaDo development, the property benefits from constant demand driven by nearby employers, residential growth, and entertainment venues like BBVA Stadium, Toyota Center, and George R. Brown Convention Center.

Access that Drives Value

Fronting three major streets with multiple curb cuts, 1110 Paige sits minutes from I-45, I-69, and Downtown Houston. The location combines strong demographics—465K residents and \$103K average household income within 5 miles—with exceptional connectivity, giving any future project an enduring advantage.





Learn More
About the Mural

[VIEW ARTICLE](#)



INVESTMENT *Potential*

1110 Paige Street presents an urban flex asset with immediate income and long-term upside. With a below-market lease through 2026 and redevelopment potential across 35,750 square feet of land, the property delivers strong fundamentals in one of Houston's most dynamic submarkets. For investors seeking a covered-land play inside the Loop, EaDo continues to outperform on both demand and appreciation.



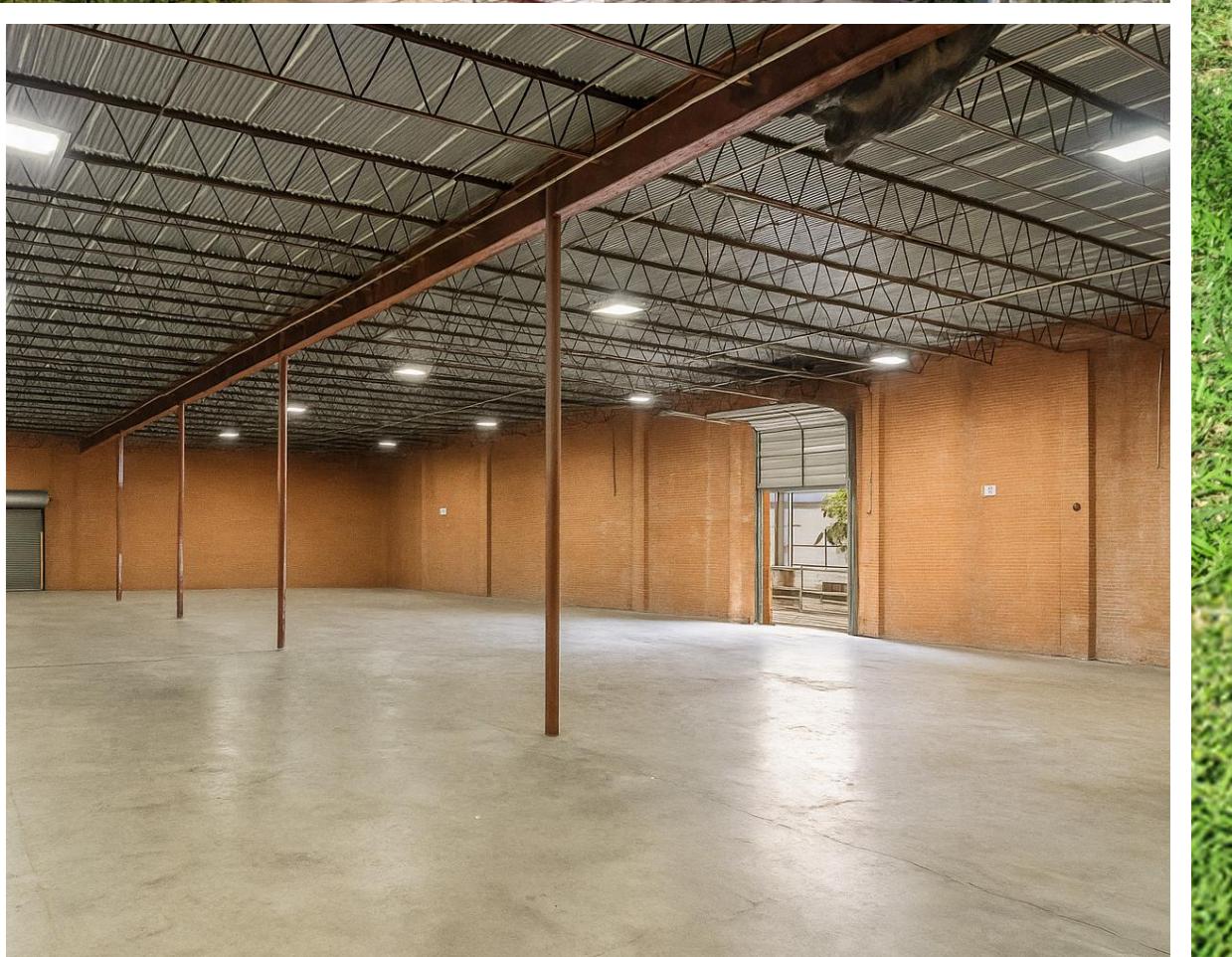
PROPERTY FEATURES

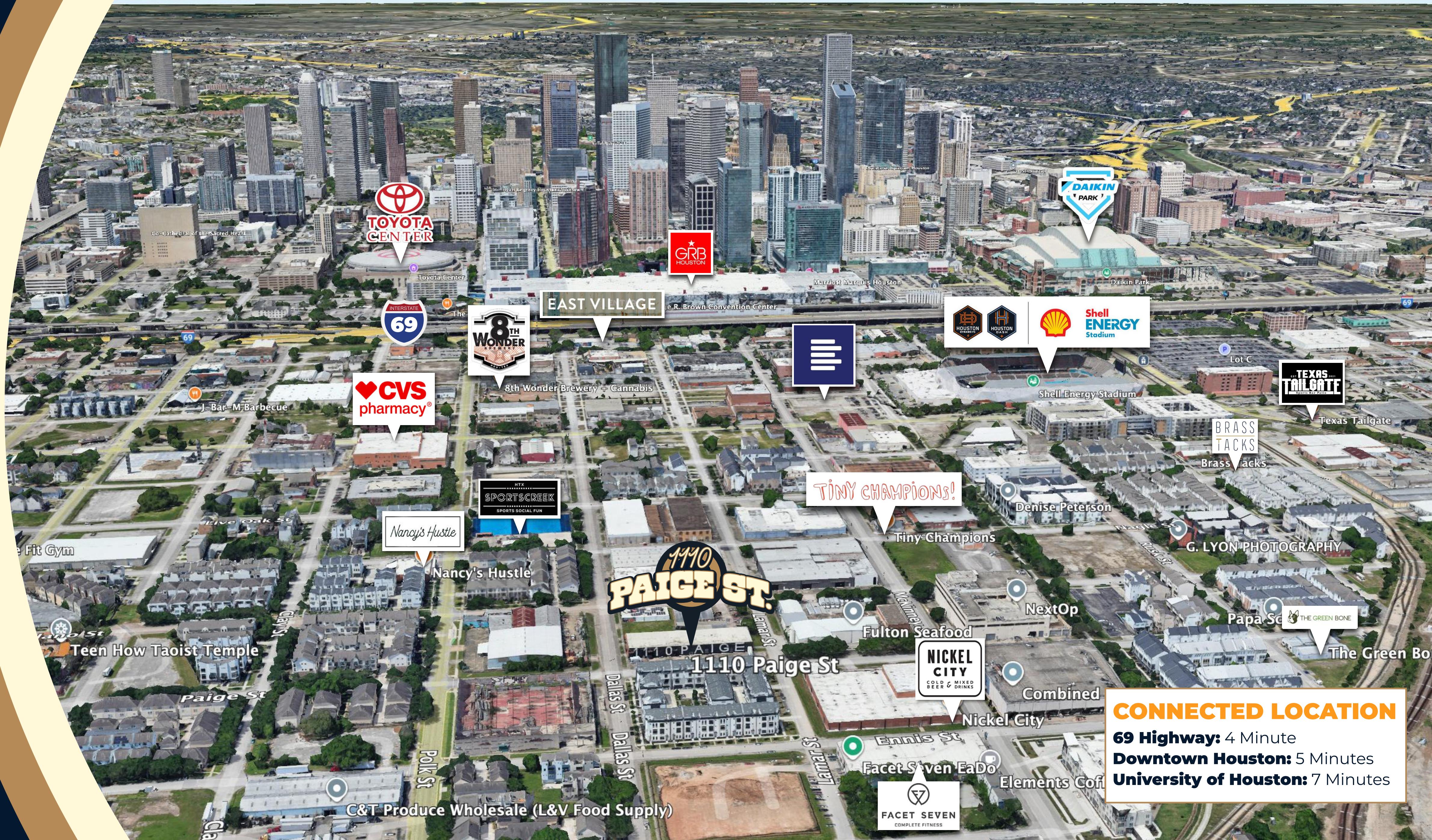
- 35,750 SF Land | 18,750 SF Building
- 18-ft Clear Height / 9 Loading Docks
- Three-Street Frontage (*Paige, Dallas, Lamar*)
- Ample On-Site Parking + Additional Dallas Lot
- Located in EaDo Management District
- Lease Through April 2026 | Below-Market Rates



MASSIVE LOT INCLUDED

10,750 sqft of land directly behind the building ready for redevelopment right along Dallas Street.





CONNECTED LOCATION

69 Highway: 4 Minute
Downtown Houston: 5 Minutes
University of Houston: 7 Minutes



FOR SALE INFO CONTACT

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