

EaDo Summary Statistics

EaDo – East Downtown Houston the Art & Soul of the City! EaDo is a vibrant neighborhood rich with history, interesting sites, thriving businesses and entertainment and best of all downtown living.¹

Mobility/Access:

- EaDo is situated at the center of the city affording itself great access to major highway systems in Houston including US 59, the Gulf Freeway, and IH10 encompassing 784 acres or 1.225 square miles.
- The existing METRO transit service that is already in EaDo, which includes 4 major bus routes, will be greatly exceeded with the addition of two METRO Light Rail Lines that will go through the area and converge in the northern area of the district at Bastrop and Texas. The East End line, already under construction and the Southeast Line, to begin construction before the end of 2009, are scheduled to be completed in 2012.
- EaDo is fortunate to have an extensive grid system pattern of streets that affords maximum access to adjacent properties throughout the District. This type of grid pattern is most attractive to those developers interested in encouraging and enhancing a pedestrian rich environment in their development plans.
- EaDo boasts of a ten mile hike-and-bike trail system, both off-street and on-street that will carry you to both Discovery Green park in Downtown Houston and Hermann Park just and the Museum District. This trail is used by many in traveling to and from residential sites in EaDo to their work location, also in EaDo.
- The system of hike-and-bike facilities in EaDo will be further upgraded when the proposed Bastrop Promenade project is constructed. Currently planned as a linear pedestrian only avenue utilizing Bastrop right-of way from Bell to McKinney, this project will increase the attractiveness of EaDo generally and provide an intriguing redevelopment opportunity for those adjacent properties along Bastrop. This project is planned to be constructed in conjunction with the Dynamo Stadium.
- EaDo has a good network of major thoroughfares that provide access to the East End, Greater Third Ward, Midtown and Downtown.

Proximity to Major Employment Centers and Attractions:

- EaDo is remarkably situated near Houston's largest employment centers: Downtown, the Texas Medical Center, and the Houston Ship Channel.
- The attractiveness to living in EaDo and working in these major employment centers is evident when considering that 20% of the residents in EaDo work in downtown or in EaDo, while 13% work in the Galleria and Greenway Plaza area. Other employment concentrations for residents are the University of Houston and the Texas Medical Center.
- EaDo has very competitive proximity to major Houston attractions such as The Houston Pavilions retail and entertainment complex, the Astros Minute Maid Ballpark and Houston Rockets Toyota Center, the George R. Brown Convention Center, Discovery Green Park, the Shops at Houston Center and numerous restaurants and evening spots in the center of the city.
- EaDo touts its own special attractions including Warehouse Live, Lucky's Pub, the official Dynamo after game party spot, Barnevelder Movement Arts, Francisco Studios, The Meridian, Aerosol Warfare, Frankel's Costumes and Super Happy Fun Land.

¹ All statistics are referenced from the 2009 Land Use and Demographics Report for EaDo prepared by CDS Research.

EaDo Employment:

- There are 6 major employers in EaDo, listed in order from greatest number of employees are: Oak Farms Dairy, Sysco/Feedman Meats, PremierIMS, Inc., The Spencer Company, Kim Son Restaurant, and Suhm Springs Works.
- Total employment in EaDo is 4,900.
- The majority of Houstonians that work in EaDo come from the inner Beltway 8 area with specific concentrations from the East End, Gulf Freeway and Southwest Freeway corridors.

Residential Growth:

- Residential development has seen steady growth in EaDo since 2002. Currently there are 1,640 housing units in EaDo the bulk of which are townhome and condominium communities and apartment developments like the Lofts at the Ball Park.
- Even with the slow down in residential construction, three new projects are currently under construction that will add 140 more units to the townhome inventory in EaDo.
- Housing costs range from \$150,000.00 to \$375,000.00
- Total residential population in EaDo is 3,100.

Land Availability:

- EaDo touts numerous acres of developable land, as well as parcels with existing structures positioned for lease and re-use into industrial, wholesale distribution, retail, or office.
- Equally important are the parcels that are on the market prime for redevelopment into retail, mixed-use commercial, multi-story apartments, and services.
- The focal point of redevelopment are Chartres, St. Emanuel (St. E), Bastrop, and St. Charles streets.

Land Use Mix:

- The dominant land use in EaDo is industrial making up a total of 182 acres, while retail and office make up 31 acres.
- Even with the dominant industrial use, the residential component has definitely become significant for new construction starts over the last five years. The trend for more housing offers commercial developers a good opportunity to provide for the type of services needed by residents including specialty grocery, personal services (dry-cleaners, day-care, banks), coffee shops, book stores, etc.
- EaDo has cultural contributions of the Asian and Third Ward communities that are reflected in the varied spiritual and architecturally significant sites of two religious Toa temples and the historically significant St. Nicolas Catholic Church, on the Texas Historical Register as one of the oldest African American Catholic parishes in Houston.