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# MetroNational, Radom Capital break ground on Memorial City expansion north of I-10 (RENDERINGS)



Radom Capital and MetroNational are partnering for the first time to convert 35,000 square feet of warehouse space at 1085 Gessner Road into what the companies describe as a community hub dubbed Greenside. [Expand to read more](#)

COURTESY MICHAEL HSU OFFICE OF ARCHITECTURE



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MetroNational and Radom Capital, two well-known Houston real estate developers, have broken ground on their first joint venture together, which will add a new community hub and retail center to Memorial City's offerings.

Their new project, Greenside, will convert 35,000 square feet of warehouse space at 1085 Gessner Road into a retail center aimed at blending first-to-market retail, restaurant and service tenants, including wellness- and beauty-focused establishments.

The project [was first announced in December](#).

The two companies have tapped the Austin-based Michael Hsu Office of Architecture to design the project. Houston-based Endurance Builders is serving as the general contractor.

The Greenside project will span across three formerly industrial buildings and will add about 1 acre of programmed green space and patios. The site also will include additional surface parking and will be designed to allow for easy ingress and egress from the development, Radom Capital and MetroNational said in an April 29 news release.

Radom Capital Vice President Barton Kelly has been tapped to oversee leasing, and spaces are expected to be turned over to tenants for build out late in the

first quarter of 2026.

“We’ve been thrilled by the market’s initial reception to Greenside,” Kelly said in the release. “We have multiple leases in draft that are in various stages of negotiation from some fantastic food, fitness, and wellness operators accounting for approximately 75% of the available square footage.”

When it is completed next year, Greenside will serve as a new anchor north of Interstate 10 for the Memorial City neighborhood. The new retail center will be within walking distance of Memorial City’s Kirby Ice House, Torchy’s Tacos and Mia’s Table locations. Those three businesses are on an 18-acre tract immediately south of the Greenside development and [marked Memorial City's first expansion north of I-10](#).

Greenside also will be adjacent to Jimmy’s Place Park, which features a unique metal-and-concrete trail looping around a water basin.

Set against a backdrop of native plantings, the planned central lawn will be accented by new lighting, large canopy trellises and casual seating arrangements. A children’s play structure also is in the works.

Additionally, new pedestrian pathways will connect back to Gessner Road and Mathewson Lane, creating easy access to neighboring businesses and offices, the two companies said.

## **MetroNational's and Radom Capital's other projects**

Both MetroNational and Radom Capital are known for delivering large-scale, buzz-worthy projects.

MetroNational is the developer behind Memorial City, a 300-acre planned development in west Houston that contains 10 million square feet of developed real estate.

Among its most recent projects, MetroNational led [the \\$25 million upgrade of the Memorial City Plazas office complex](#), which concluded in summer 2023.

The three-building office complex includes the 12-story One Memorial Plaza at 800 Gessner Road, the 18-story Two Memorial Plaza at 820 Gessner Road and the 14-story Three Memorial Plaza at 840 Gessner Road. The renovations provided modern updates to the towers, which were originally developed in the 1980s and 1990s.

A key addition to the development was The Porch, a covered, outdoor dining patio designed to serve as a hub for business meetings and networking opportunities. Adjacent to The Porch is a Common Bond On-The-Go location, offering fresh beverage options and pastries.

More recently, MetroNational welcomed Houston-based restaurateur Levi Goode's Credence and Sidebar concepts to Memorial City in August, as part of Goode's new lifestyle brand. Credence and Sidebar are a restaurant and speakeasy-style bar, respectively.

Radom Capital, meanwhile, is the developer behind Landmark Award-winning mixed-use developments such as [Montrose Collective](#).

In May, Radom Capital and Houston-based Triten Real Estate Partners announced [plans to team up again on a new mixed-use project next to their M-K-T development in the Heights](#). That project will [convert a one-time meat-packing plant in the Heights into a nearly 5-acre mixed-use development](#).

The two Houston-based companies plan to transform the former Swift and Co. refinery complex at 621 Waverly St. into a 60,000-square-foot mix of retail and creative office space with up to six restaurants.

Last year, Radom Capital unveiled plans to transform the one-time Tower Theater building at 1201 Westheimer Road, as well as the properties at 1111

Westheimer, 3224 Yokum Drive and 3230 Yokum, [to create a retail center catering to Montrose's quirky nature.](#)

The soon-to-be-updated retail center, which is being referred to as 1111 Westheimer, is just a few blocks down from Radom Capital's Montrose Collective development at 888 Westheimer Road.

In October, Radom Capital announced that San Antonio musician Brent "Doc" Watkins has leased space in the one-time former theater building – most recently the home of Acme Oyster House and El Real Tex-Mex Cafe before that – [with plans to bring his jazz bar and restaurant concept to Houston.](#)

“We’ve been eager to interject more unique moments and outdoor spaces into the Memorial City user experience, and Radom Capital and Michael Hsu Office of Architecture both exceed in creating those environments,” MetroNational CEO Jason Johnson said in the April 29 release. “Greenside will offer a polished urban experience unique to the area”

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