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New Memorial City project will transform warehouses into family-focused retail and dining center

By **Marissa Luck**, Staff Writer

April 30, 2025

 Gift Article





Native plants and pedestrian pathways planned near the future Greenside development in Memorial City.
Michael Hsu Office of Architecture



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A pair of prominent real estate developers have broken ground on a 35,000-square-foot retail complex in Memorial City, the start of a project converting a trio of warehouses into a modern mixed-use center flanked with outdoor spaces.

MetroNational and Radom Capital launched the project, called Greenside, at 1085 Gessner across Interstate 10 from Memorial City Mall near Mia's Table, Kirby Ice House and Torchy's Tacos.

Expected to open in 2026, Greenside is conceived as a family-friendly community hub featuring an acre of green space lined by mix of retail, restaurant, wellness, beauty and office tenants.

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The design includes a central lawn framed by festoon string lighting, large canopy trellises and seating alongside native plants and a children's play structure. New walkways will be installed to allow pedestrians to connect Gessner Road and Mathewson Lane, according to MetroNational.

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Greenside is the first partnership between MetroNational, which owns Memorial City Mall, and Radom, developer behind Montrose Collective and M-K-T. Radom Capital is also [converting the former Tower Theatre building](#) into a jazz club anchoring a broader retail development in Montrose.

"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," said Jason Johnson, CEO of MetroNational.

Michael Hsu Office of Architecture, which has previously worked with Radom on projects such as Heights Mercantile and Montrose Collective, is overseeing Greenside's design.

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Barton Kelly, the vice president at Radom Capital leading leasing efforts at the project, said the development team is negotiating leases with several potential tenants. If all those leases pan out, they could take up about 75% of the available space in the project. Kelly did not disclose any tenant names but said the prospective tenants represent "some fantastic food, fitness and wellness operators."

General contractor Endurance Builders is expected to turn spaces over to tenants by the first quarter of 2026, with the first tenants potentially opening that summer. MetroNational would own the development once construction is completed.

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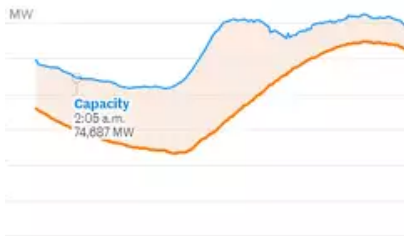
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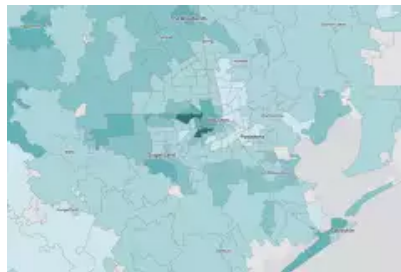
Previously, Luck covered commercial real estate in Texas for CoStar News; real estate for Austin Business Journal; energy for Houston Chronicle; and business news for The Daily News in Longview, Wash. She's won awards from Society of Professional Journalists and National Association of Real Estate Editors, and her byline has appeared in numerous publications nationally. Originally from Hawaii, Luck grew up in the Pacific Northwest and studied international political economy at The Evergreen State College in Olympia, Wash. She now lives in Midtown Houston.

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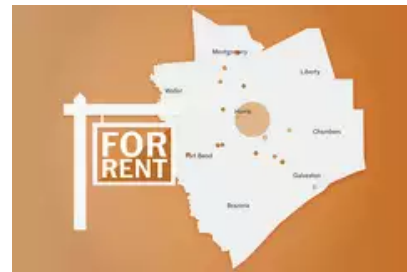
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