

New 6-Acre Mixed-Use Project Will Serve As Gateway To Houston's Fast-Developing East End

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Triten Real Estate Partners (<https://www.bisnow.com/tags/triten-real-estate-partners>) has broken ground on The Mill (<https://www.bisnow.com/tags/the-mill>), a 6.23-acre East End (<https://www.bisnow.com/tags/east-end>) mixed-use development that, when finished, will include 840K SF-plus of multifamily, retail and office space.



The first phase of the project, at the corner of Canal Street and Navigation Boulevard, will be a 341-unit multifamily complex, with 6K SF of retail and a 2.25K SF patio. Austin-based Michael Hsu Office of Architecture (<https://www.bisnow.com/tags/michael-hsu-office-of-architecture>) is designing the space, which will include coworking, personal conference rooms, a record library, a pool and cabanas.

Triten intends to repurpose the buildings on the existing lot, which it purchased in 2019, and will fill the space with pop-up art galleries, a beer garden or live music during development. Phase 1 is slated to deliver in 2024.

“The name and the design of the site were all inspired by the history and surrounding neighborhood that is Houston (<https://www.bisnow.com/tags/houston>)’s East End,” Triten founder Scott Arnoldy (<https://www.bisnow.com/tags/scott-arnoldy>) said in a release.

“The vision here was to not only repurpose the existing building to retain the history and culture of the site, but to also provide something new. We believe the energy created here along with the design and future activation will appeal to a diverse range of residents and users.”

Phase 2 is set to include 90K SF of office and an additional 19K SF of retail. A Phase 3 is also slated, though no other details were offered.

EDI International (<https://www.bisnow.com/tags/edi-international>) is the architect on record and Arch-Con (<https://www.bisnow.com/tags/arch-con>) is the general contractor.

Triten is basing the development off its previous M-K-T (<https://www.bisnow.com/tags/m-k-t>) Heights project, another mixed-use development, which also repurposed existing buildings. It was completed in 2020 (<https://www.bizjournals.com/houston/news/2020/10/08/mkt-heights-development-completes-construction.html>).

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