Block group 6, containing the blocks bound by Brazos Street to the east, Trinity Street to the west, 7th Street to the north, and 4th Street to the south, show a trend moving from mainly residential land use to an almost entirely service-focused entertainment area. In 1885, block group 6 was dominated by residences, as well as some retail. By 1935, however, retail had become dominant. Residential buildings remained prominent, but services increased as well. Today, the area is characterized mostly by services, as well as parking.

Residential land use dominated this block group in 1885. Blocks 40 and 41 were almost purely used as single-family residences - the only other use for land was to store lumber piles. Blocks 67 and 68 showed similar residential land use trends. The northern halves of both blocks 67 and 68 (bordering 7th St) were purely residential. Block 67 was only single-family dwellings while block 68 was a mixture of single family and multifamily dwellings. Interestingly though, blocks 67 and 68 had no residential dwellings on the south side (bordering 6th St) because the land along that street was used for commercial activity (retail, industrial, services, and manufacturing). The southern halves of blocks 57 and 58 (bordering 5th St) exhibit a similar trend of being primarily residential, with commercial buildings bordering 6th street as well. However, there was some industrial use and warehouses mixed into the area.

Retail had developed in this block group accompanying residential areas. While no blocks were completely retail-dominant in 1885, retail commerce is prominent on the northern side of block 58, servicing citizens with a secondhand and grocery store along 6th Street. Block 67 had retail on its southern side along the same street. Just west of these adjoined blocks, block 57 showed some of the same development of retail commercial buildings, including stores that
sell hardware, clothing, and liquor. 6th Street hosted most of the commercial retail shops in our block group, yet each block along 6th also hosted mixed industrial and service buildings.

In 1935, retail had become much more commonplace than in 1885, significantly increasing in many areas in the block group. Block 68 initially consisted of residential space, but by 1935 had begun the transformation to a more predominantly retail-oriented area. New establishments such as a furniture store and other local commerce dominated the southern half of block 68 bordering 6th street. Block 67 had undergone many changes in the same sense. Initially, the area had primarily consisted of services and a few single-family dwellings, but like block 68, there was a significant increase in retail here as well on the same stretch of 6th, including many unspecified retail commercial buildings. Block 58 saw this change as well, but not as much as the other blocks bordering 6th street. The northern half of the block consisted of unspecified retail as well as some services and offices. This stretch of 6th street saw an expansion in retail development compared to 1885.

Although the block group remained primarily retail in the 1935 maps, a few blocks in the group had retained a residential presence accompanying retail expansion. Block 68 consisted of several single and multi-family dwellings in the northern area and almost exclusively retail commerce in the southern half, such as the furniture store on the corner. Block 67 also demonstrated this transition by the many stores and shops across the alley from the single-family dwellings and residential spaces. Blocks 40 and 41 displayed a huge transition of functionality, leaving the solely residential 1885 behind and adopting a myriad of retail commerce like auto part shops, and a storage company. However, on the western side of these blocks, a heavy residential presence was still cultivated as commercial buildings sprung up around them. The
southern portion of the block was designated for wholesale commerce, but single-family dwellings maintained a presence there as well.

Regarding services in 1935, most of the area saw an increase in specified and unspecified non-specialized services, especially those that involve the auto industry. Blocks 40 & 41 initially served primarily as open space and single-family dwellings, but in 1935 a different arrangement became apparent. The block saw a significant increase in services on their northern sides. With the change came the addition of a gas station and auto repair shop, which block 57 saw as well. A significant spike in services in 1935 in the southern half of the block characterized block 57, as it gained a gas station and auto repairs shop, as well as yet another auto repair shop just west of that in block 58. This would be an indicator in the continuing change of buildings in the block group.

2017 marks the most remarkable shift in land use for block group 6 as nearly all of the land previously dominated by retail commerce, residences, or other mixed uses, had turned to function as a service focused area in the form of bars, specifically. The southern half of block 68 and the northern half of block 58 showcase this shift as non-specified retail shops in 1935 transitioned into specified services, namely bars, such as Recess and Maggie Mae’s. Blocks 41 and 40 also demonstrated this trend of transitioning into service-focused land use, however hotels and event venues such as Brazos Hall are present in the block. Blocks 40 and 41 could still be categorized as a conglomerate of various land uses with a small number of residential and retail commerce buildings remaining amidst the service dominated blocks. Overall, block group 6 is nearly completely dominated by service-oriented land use with bars, restaurants, and hotels lining the streets.
Parking became prominent as well in block group 6 accompanying the influx of services in the area in 2017. On the southern side of block 57, bordering 5th street, a parking lot takes up the entirety of the space. This is evident on the northern side of block 67 as well. Both of these blocks are heavily service-oriented on one side, with ample parking to accompany it off the main part of their respective streets.

As stated, block group 6 saw a significant and dramatic increase in service land use from 1885 to 2017. This group of blocks collectively experienced evolution from residential to commercial retail to service land use over the last hundred years.