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### In this Edition...

Commercial/Office/Industrial Development  
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Bay Area Houston Economic Partnership (BAHEP) is a member-driven organization that provides leadership to stimulate regional economic development and employment in a range of industries such as specialty chemicals and plastics, advanced manufacturing, maritime, aviation, aerospace engineering, healthcare and biotechnology, and tourism. BAHEP partners with 270 member companies, 14 cities, Galveston County, Harris County, Houston Airport System, and the Port of Houston Authority in southeast Texas to foster economic vitality through regional collaboration.

## Commercial / Office / Industrial Development

Kuraray America Inc. will open its new polyvinyl alcohol (PVOH) plant this month in **La Porte** within the **Bayport Industrial District**. The company is the world's largest producer of PVOH. The plant will employ 54 along with 40 contract personnel. The product made here will be used in the production of laundry and dishwasher detergent pods, windshield safety glass, and other uses for adhesives, textile, paper, packaging and oil industries. This is Kuraray's third plant in the Bay Area Houston region. Kuraray America is the U.S. branch of Tokyo-based Kuraray Co. Ltd. <http://www.pressreader.com/usa/houston-chronicle/20160406/281930247131127/textview>

NET Power, LLC broke ground on its new \$140 million project at 11426 W. Fairmont Parkway in **La Porte**, a first-of-a-kind power plant – one that produces low-cost electricity with zero atmospheric emissions, including carbon dioxide. Basically, the plant burns oxygen and methane to produce electricity. The by-products of its proprietary technology are water and carbon dioxide. The carbon dioxide can be captured and sold to manufacturers and oil companies for use in enhanced oil recovery; so, the plant produces zero emissions in creating electricity. At completion, the company expects to hire nine to 12 full-time employees. Read more: <http://www.prnewswire.com/news-releases/net-power-breaks-ground-on-demonstration-plant-for-worlds-first-emissions-free-low-cost-fossil-fuel-power-technology-300233131.html>

Total Petrochemicals' new hydro de-aromatization (HDA) plant opened in **Pasadena** within the Bayport Industrial District. The company will produce a range of 40 different high-purity special fluids for customer use across industries such as pharmaceuticals, water treatment, paints and coatings, crop protection, and cosmetics. Synthetic fluids used in onshore and offshore drilling will also be produced. This \$100 million HDA plant is the second in the world, modeled on a similar facility in France.

AMPAC Fine Chemicals LLC (AFC) announced that ongoing facilities expansion both in **La Porte** and in Rancho Cordova, CA, have served to increase total capacities by 50% since 2013. The company has started construction of a large-scale facility that will come on-line in late 2016. More than \$40 million will be spent in 2016 for capacity expansion and infrastructure enhancements. Read more: [www.prnewswire.com/news-releases/ampac-fine-chemicals-facilities-expansion-brings-new-capacity-on-line-to-meet-business-growth-300235500.html](http://www.prnewswire.com/news-releases/ampac-fine-chemicals-facilities-expansion-brings-new-capacity-on-line-to-meet-business-growth-300235500.html)

At the **Bayport Container Terminal** ...

- Ridge Development was selected as the master developer for 56 acres of Port of Houston Authority land near the terminal. A build-to-suit facility, nearly 450,000 SF and either cross-dock or rail-served, will be constructed on 38.4 acres. Two building options are proposed; both would include at least 199 trailer storage spaces. <https://www.bisnow.com/houston/news/industrial/ridge-development-will-develop-55-acres-at-port-of-houston-56208>

- The first phase of a 300,000 SF temperature-controlled cargo facility will be built at the Bayport Container Terminal by AGRO Merchants Group. The cold storage facility will be a multi-use building with state-of-the-art warehouse space to handle storage and the import and export of chilled and frozen meat, fish, poultry, fruits and vegetables. The first phase will take up more than 17.5 acres of land, with ample room for expansion. The site is expected to be operational by summer 2017. Read more here: <http://www.guidrynews.com/story.aspx?id=1000075242>

FlowServe Corporation has a new 111,000 SF building under construction at Park 225 Business Park in **Pasadena** near SH 225 and Beltway 8. This facility is for the pumps division; last September, construction was completed at Park 225 on a 95,000 SF building for the company's valves and seals division.

Houston Aerospace Support Center is available for tenants. The building on the grounds of **Ellington Airport** offers 53,000 SF of laboratory and office space. The co-working space includes an incubation space for early-stage companies, more permanent offices for developing companies and even larger facilities for companies that need room to mass produce their products.

Odyssey Park, a new master-planned, deed-restricted commercial park is planned for **Webster**. It will encompass 28 acres with buildings ranging from 5,000 to 150,000 SF on ¼ to 5-acre pad sites. The location is on FM 528/NASA Parkway, near the I-45 Gulf Freeway. Planned is retail, office, office/warehouse, and food service. In addition to the entrance on FM 528, there will also be another entrance from the Gulf Freeway feeder. Build-to-suit and design-build options are available; buildings will be tilt-wall, steel, glass and masonry. Available uses are office, medical, retail, warehouse and distribution. Development will start in June; the first buildings will start construction in October with completion scheduled for April 2017.

At Magnolia Court Business Park in **Webster**, two recently completed buildings have available space: 5,000 SF in a 10,000 SF tilt-wall building and 6,600 SF in the loft building. Two pad sites are also available for buildings up to 10,000 SF. Current tenants are Saloon Door Brewery, Becker Marine, Trisen, ARI Armaturen, Total Floors, Wycoff Development, Petropages and Olympus.

#### ***Industrial buildings under construction—***

In **La Porte** at Port Crossing Commerce Center, Liberty Property Trust has construction underway for two buildings. One is a flex building - 109,200 SF, rear load, on 7.39 acres, divisible to 15,600 SF. Delivery is scheduled for 1Q 2017. The other is 415,272 SF, cross dock, 36' clear height; expected delivery is 4Q 2016. Both are LEED certified; the business park is in an FTZ. The multi-modal distribution complex is rail-served and midway between Barbours Cut and Bayport Terminals.

In **Bayport North Industrial Park**, construction is about to start at Carson Bayport 3 for four new buildings totaling 396,000 SF in the second phase of development at 10140 Fairmont Parkway in **La Porte's ETJ**. Buildings are either rear-load, front-load or crane-served and are divisible to 17,000 SF. Carson Companies recently completed 365,000 SF of spec space at Carson Bayport 2, 4300 Malone Drive, also in Bayport North.

In **Pasadena** at Carson Commerce Center, corner of SH 225 and Beltway 8, construction is underway on a new building, 73,000 SF, 28' clear height. Available space is 43,234 SF.

Phase 2 of Bay Area Business Park in **Pasadena** is underway -- four LEED-certified buildings totaling 830,000 SF. Three are cross-dock, 212,160 SF, 153,655 SF and 353,600 SF. The other, 110,390 SF, is rear-load. Completion is expected September 2016.

At Park 225 on Beltway Green Boulevard, near the corner of SH 225 and Beltway 8 in **Pasadena**, a 'spec' rear-load distribution/flex industrial building is under construction: 121,896 SF on 7.2 acres, divisible to approximately 18,000 SF, 24' clear height, with dock-high and grade-level doors.

BW Grayson Business Park is under construction on Beltway 8 at Grayson Drive just past Genoa Red Bluff Rd. in **Houston**. Situated on 7.62 acres, five office warehouse buildings are in the works -- crane ready and 27.5' eave height. For sale or lease, the building sizes are 20,000 SF, two at 18,000 SF, 14,000 SF, and 12,000 SF.

Port 225 in **Pasadena** on SH 225 near Beltway 8 has 753,864 SF underway in Phase II development -- three 30' clear-height buildings. The 394,489 SF rail-served building is leased. The other two buildings, 102,507 SF and 154,360 SF, have availability; 102,000 SF is preleased.

Vista Commerce Center has two more buildings under construction. Both are 6,300 SF and will be ready for occupancy in June and July. The business park can accommodate up to 10 small buildings, 4,000 - 10,000 SF. The location is on Vista Road near Preston Road in **Pasadena**.

Port Place Business Park, 218 N. Preston Avenue at SH 225 in **Pasadena**, began site work for four buildings, each approximately 20,700 SF with paved and stabilized outside storage, crane-ready, and tilt-wall construction. The first building is under construction.

Oakland Industrial Park at 921 South 14<sup>th</sup> Street in **La Porte** has completed a 'spec' building, 5,000 SF on ¾ acre, 25' eave height and can handle a 10-ton crane. Build-to-suit sites are available ranging from ½ - 10 acres on the 30-acre property.

### ***Industrial buildings just completed –***

- Pasadena Point Industrial Park delivered two new buildings. 'Spec' buildings are 19,000 SF and 22,000 SF, metal construction/stone façade, 10-ton crane ready, 27' eave height. Location is on **Pasadena Blvd.** near Preston Avenue.
- Construction is complete on a 24,000 SF 'spec' building, for sale or lease, at Port Commerce Business Park at 4456 Genoa Red Bluff Road in **Houston**. The building's construction allows for expansion as needed with more land or improvements.
- At Energy Commerce Business Park, Beltway 8 in **Pasadena**, 170,560 SF is available on recently completed construction. The 45-acre site is between San Augustine St. and Green Shadows Dr. on the east side of the Beltway. Buildings are rear-load flex warehouse, 27' clear height and cross-dock distribution warehouse, 32' clear height. Twenty-four acres are available for design/build or build-to-suit.

### ***Medical business –***

- Update on the 252,000 SF UTMB Health League City Campus: The 142,000 SF hospital that's currently under construction at Victory Lakes in League City hopes to be open in June. Planned are 20 rooms on the medical surgical floor and 39 hospital beds for in-patient stays of up to 72 hours. The new hospital and emergency room will adjoin the existing 110,000 SF specialty care center on site. The location is between the **League City Parkway** and FM 646.
- Memorial Hermann Urgent Care in Clear Lake will be part of an 11,500 SF medical facility that will also include a primary care physician office as well as sports medicine and rehabilitation services. The facility will open in the summer of 2016 at Baybrook Passage, northeast corner of Bay Area Blvd. and the Gulf Freeway in **Webster**.
- Cullen's American Grille at 11500 Space Center Blvd. has entered into an agreement with a group of local medical professionals to repurpose the 38,000 SF Cullen's complex as a health care facility. Work on this reconfiguration will begin immediately. More details later.

**You're invited to go with us! BAHEP's Citizens for Space Exploration's 25th annual trip to Washington, D.C., in support of NASA and a healthy Human Space Exploration Program for our country is scheduled for May 24-27. This group of more than 100 travelers will meet with over 350 congressional offices while in Washington to educate them on the importance of space exploration. We need your voice! If you've never made the trip before, this is the year you should plan to join the group in support of NASA. Contact [Jimmy@bayareahouston.com](mailto:Jimmy@bayareahouston.com) or 832-536-3242 for more details.**

Looking for developers -- A development is proposed in **Friendswood** at 3801 FM 528, near Bay Area Blvd. at Blackhawk Blvd. Possibilities include retail and hospitality development, office buildings, medical/professional offices, and/or a movie theater. A 70,000 SF church will occupy the western end of the 130+ acre property.

Groundbreaking this month -- Town Center on 96 along the **League City Parkway** near South Shore Blvd. Two buildings, 5,000 SF each, are planned in phase one. Available space is 800 SF - 5,000 SF.

### ***Recent lease transactions ....***

- 565,760 SF - Dunavant, a logistics and supply chain management company, leased additional space at Bay Area Business Park's Phase II development in **Pasadena**. The company provides warehousing and distribution of consumer products, retail goods, agricultural products and chemicals. Read more here --

<http://www.houstonchronicle.com/business/real-estate/article/Deal-of-the-Week-Bulking-up-in-Pasadena-6747247.php>

- 394,489 SF - California-based Plastic Express preleased space at 3013 SH 225 in **Pasadena's** Port 225 business park. The company provides logistics services to the plastics industry as well as the steel, paper and lumber industries. Read more here -- <http://www.houstonchronicle.com/business/real-estate/article/Deal-of-the-Week-The-word-is-plastics-in-Pasadena-6794681.php>
- 300,000 SF - Modern Polymers Inc. leased at Port 225 in **Pasadena**. The company forms protective expanded foam products out of clean, recyclable, non-toxic polymeric plastics and makes everything from electronic equipment to infant and child car seats.
- 137,000 SF – Packwell leased at **Bayport North** Distribution Center II at 4035-4331 Underwood.
- 78,000 SF – Wyle Laboratories Inc. leased space at 2400 NASA Parkway in **Nassau Bay** to consolidate its Houston operations. The new location will bring all of its employees and contractors under one roof; Wyle currently has five offices in the area. In 2013, the company was awarded a \$1.76 billion contract to provide biomedical, medical and health services to support human spaceflight programs at NASA Johnson Space Center. *BAHEP member Derrell Curry /Savills Studley represented the tenant.* Read more: [http://www.bizjournals.com/houston/news/2016/04/06/following-nasa-contract-cali-tech-co-to.html?ana=e\\_du\\_pub&s=article\\_du&ed=2016-04-06&u=kyaD9qWOclzxy70KXXIM1YU2nOW&t=1460057392&j=72124552](http://www.bizjournals.com/houston/news/2016/04/06/following-nasa-contract-cali-tech-co-to.html?ana=e_du_pub&s=article_du&ed=2016-04-06&u=kyaD9qWOclzxy70KXXIM1YU2nOW&t=1460057392&j=72124552)
- Energy Commerce Business Park on Beltway 8 in **Pasadena** -- 3 new leases: 41,600 SF – DNA Motoring; 20,280 SF – Cintas; and 13,520 SF - HMT
- BEI Engineers sublet 26,330 SF at 12301 Kurland Drive in **Houston**.
- 12,971 SF – MORI Associates, Inc. of Rockville, Maryland, leased space at 18106 Point Lookout in **Nassau Bay**. The company also leased 10,000 SF at 2450 NASA Parkway in **Nassau Bay**. MORI Associates was awarded a prime contract by NASA for information technology and external communications services at Johnson Space Center. The Communications, Outreach, Multimedia and Information Technology (COMIT) contract is a five-year contract. *BAHEP worked on this project with Jeff George / KW Clear Lake NASA Realty representing MORI in both transactions.*
- 10,000 SF – GPM Pumps leased space at **Kemah** Business Park, 800-808 Anders Lane in Kemah. Phase two construction will be completed in the next 30 to 60 days on five new buildings containing a total of 29,285 SF of office/warehouse space. Still available is 17,185 SF with space ranging from 1,250 SF.
- 6,483 SF – CACI leased at 2100 Space Park Drive in Nassau Bay. The Arlington, VA-based company provides information solutions and services in support of national security missions and government transformation for intelligence, defense, and federal civilian customers.
- 5,000 SF increase - Odfjell expanded at 13100 Space Center Blvd., now occupying 28,000 SF.
- 1,200 SF - CAO Pharmaceuticals leased at 17490 SH 3 in **Webster**. The company has partnered with the University of Texas-San Antonio and University of New Mexico in clinical trials. At this facility, the staff will conduct experiments on the growth of cancer cells and analyze chemotherapy patients' blood, in conjunction with a new, less toxic cancer-fighting drug.

#### **Other real estate transactions ...**

- Houston Methodist Hospital acquired the **Nassau Bay** Shopping Center, 101,759 SF, at 18021-18091 Upper Bay Road. The property is on 7.8 acres and is adjacent to the Houston Methodist St. John Hospital. Eventually, the property will be used by the hospital, but for now, improvements are being made to the retail center. *BAHEP member Colliers International / Coy Davidson and Robert Parsley represented the buyer.*
- The seven-story, 149,144 SF class-A office building at 16055 Space Center Blvd. sold to an undisclosed buyer. *BAHEP member, Colliers International, represented the seller.*
- Devon Office Park, 27,000 SF at 17300 El Camino Real, sold to an out-of-state buyer.
- Texas Lonestar Development purchased a 50,535 SF facility at 335 and 369 Tristar Drive in Houston near Ellington Airport.

## Retail / Hospitality Development

They're reeling them in at the new Cabela's in **League City** ...the store opened March 17<sup>th</sup> and has the third largest saltwater fishing section of all Cabela's. The League City location at Pinnacle Park on the Gulf Freeway was chosen based on direct and online customer orders. The store will employ about 170 full-time, part-time and seasonal workers. The next-closest Cabela's is in Buda, TX. Welcome ya'll!

**La Porte's** Gilley's Family Entertainment Center -- Phase I environmental is complete; project principals are moving forward with purchasing the property and developing the \$55 million La Porte Town Center. Plans are in the works for a 125-room hotel plus retail and restaurants. Groundbreaking is planned this May on 20 acres. The master developer of the project will be Spherical Development, LLC. Read more:

[http://www.yourhoustonnews.com/pasadena/news/la-porte-gilley-s-development-gets-green-light-from-city/article\\_f61bd3a7-21f6-5b34-9f52-3750df115b34.html](http://www.yourhoustonnews.com/pasadena/news/la-porte-gilley-s-development-gets-green-light-from-city/article_f61bd3a7-21f6-5b34-9f52-3750df115b34.html)

Red Cat Jazz Café is entertaining the idea of a **Nassau Bay** location. More details as they come.

A proposed project in **Pasadena** ... City officials and developers are discussing a \$357 million sports and entertainment resort to be built on a site near the convention center on Fairmont Parkway. The 200-acre master-planned development is a convertible entertainment venue and multi-use sports arena that could be used for all types of youth and professional sports tournaments/games, concerts, and rodeos. An ice rink, amusement park, cinema, retail and restaurants are also included in the proposed development. We'll keep you posted on this project! Read more about it here: [http://www.yourhoustonnews.com/pasadena/news/ahl-ice-hockey-team-considering-pasadena-for-m-center/article\\_36a54135-e2a5-55a7-b53e-c9ca54735089.html](http://www.yourhoustonnews.com/pasadena/news/ahl-ice-hockey-team-considering-pasadena-for-m-center/article_36a54135-e2a5-55a7-b53e-c9ca54735089.html)

**Baybrook Mall** news.... Construction is well underway on the power center -- Dick's Sporting Goods has been announced as one of the first tenants. Stores will begin to open in October.

In the lifestyle center, Arhaus plans to open its furniture store soon. Grimaldi's Pizzeria, Perry's Steakhouse and Grille, and The Rouxpour are open. More announcements to come!

### *Just for fun ...*

- Keels & Wheels Concours d'Elegance, April 23-24, Lakewood Yacht Club at 2425 NASA Parkway in **Seabrook**. [www.keels-wheels.com](http://www.keels-wheels.com)
- 2016 San Jacinto Day Festival and Battle Reenactment, April 23, 10:00 a.m. to 6 p.m. The reenactment of the Battle of San Jacinto, complete with cannons, horses, and pyrotechnics, takes place at 3 p.m. Free!! [http://www.sanjacinto-museum.org/About\\_Us/News\\_and\\_Events/Upcoming\\_Events/2016\\_Festival\\_Reenactment/](http://www.sanjacinto-museum.org/About_Us/News_and_Events/Upcoming_Events/2016_Festival_Reenactment/)
- 2016 **Galveston County** Fair and Rodeo, now through April 16th at Jack Brooks Park. [www.galvestoncountyfair.com](http://www.galvestoncountyfair.com)
- 7<sup>th</sup> Annual Red, White & Bayou Crawfish and Texas Music Festival, May 21<sup>st</sup>, at **Dickinson's** city hall complex on SH 3 and FM 517. 11:00 a.m. – 11:00 p.m. Headliner is Kevin Fowler; other artists include William Clark Green, Curtis Poullard and The Creole Zydeco Band, 3Peace, and The Rankin Twins. [www.redwhiteandbayou.com](http://www.redwhiteandbayou.com)
- Independence Plaza at **Space Center Houston** is open! The new exhibit brings the 30-year Space Shuttle Program to life with interactive exhibits and an up-close look at many NASA artifacts – all inside a full shuttle replica mounted on top of the original shuttle carrier aircraft.

It's no surprise that the visitor count for January-March 2016 at Space Center Houston is up! Over 62,000 more guests than last year -- same time period!

Did you know that a new study by University of Houston-Clear Lake reports that Space Center Houston has a \$73 million annual economic impact on the greater Houston area?

The study attributed 925 jobs and \$36 million in personal income to the center's presence.

Phase II is underway at the Market at Crenshaw, a 23+-acre property, along Beltway 8 between Crenshaw Road and Fairmont Parkway in **Pasadena**. Two junior anchor spaces are available plus approximately 10,000 SF for retail or

service businesses and another 12,000 SF for small shop tenants. Closer to Crenshaw Road, a pad site is available and a 7,200 SF retail center will be built.

Clearpoint Crossing on Space Center Boulevard, just south of Genoa Red Bluff Road, has several new projects in the works: a national fast food is under contract to close in July, a national day care is under contract to close in May and a 15,000 SF retail building will be starting construction soon.

Next to the new HEB on South Shore Blvd., a new development is underway. Plans are to build a 16,500 SF retail building fronting the **League City** Parkway. MOD Pizza and Deca Dental will be two of the tenants; several more leases are pending with 6,000 SF still available. Two pad sites and a 6.7-acre tract are also available. Sonic has signed a ground lease at this location.

A **Friendswood** retail center is preleasing at 802 S. Friendswood Drive. Planned are two buildings; total available retail space is 18,000 SF. Ground breaking is August 2016.

A 12,000 SF retail strip center is expected for completion this fall. Location is 828 West FM 646, between I-45 and SH 3, in **League City**.

NOAH's Event Venue, 8,700 SF, opens in May at **Dickinson's** Cedar Oaks along the Gulf Freeway (I-45) near FM 517. Cedar Oaks is a 17-acre development bordered by Dickinson Bayou; the next step is to secure a full or select-service hotel and unique restaurant brand to compliment NOAH's.

#### **Restaurant news ...**

- The newly remodeled 6,840 SF restaurant space at Watergate Marina has been leased by the owners of Opus Bistro of **Clear Lake Shores** according to Ronnie Richards, president of the Clear Lake Shores Economic Development Corporation. It's on Clear Lake and has easy boat access. No details about what kind of restaurant – when we hear, we'll let you know.
- Coming in 2018 to **League City** is Red River Cantina which will take over the existing Red River Bar-B-Que building. Red River Bar-B-Que will expand to a bigger restaurant to be built behind the current one.
- Bush's Chicken, a Texas-based operation, will open at Spencer Hwy. and Watters Road in **Pasadena**.
- Chalupas Taqueria opened at 17926 SH 3 in **Webster**.
- Pollo Tropical will open next to Rooms to Go on the **Baybrook Mall** ring road.
- Blaze Pizza will open at 1507 W. Bay Area Blvd.
- 1000 Degrees Neapolitan Pizzeria opens this month at **Nassau Bay** Town Square.
- Pho Thanh Van Vietnamese Cuisine will open on S. Broadway & W. Fairmont Pkwy. in **La Porte**.
- La Escondida Mexican Grill has opened at 400 W. Parkwood Ave. in **Friendswood**.
- Bao's Chinese Café and Eldorado Mexican Restaurant are planned at **League City's** Marketplace at Ninety Six.
- Preamble Lounge and Craft House is open at 20801 Gulf Freeway in **Webster**.
- Tilted Kilt Pub & Eatery has leased 7,000 SF at Pinnacle Park's 15,000 SF retail center, now underway in **League City**.
- NAM Noodles and More is open at 132 West Bay Area Boulevard.

#### **Recent real estate deals ...**

- Sold! Parkview East Shopping Center, 39,186 SF property at 3901 Spencer Hwy. in Pasadena.
- Sold! Fairmont Crossing, 6,656 SF property at 4835 Fairmont Parkway in Pasadena.
- Sold! Fairmont Retail Shopping Center, 9,800 SF property at 9901 Spencer Hwy. in La Porte.
- Sold! Fairporte Green Shopping Center, 48,229 SF property at 1309 Fairmont Parkway in La Porte.

**For a bird's eye view of what's going on in Bay Area Houston, search for HOT PROJECTS on our website:**  
<http://www.bayareahouston.com/> **It's frequently updated!**

#### **Coming soon:**

**Webster**- The Joint at Baybrook Passage

**Kemah** - U Can CrossFit Kemah (2,100 SF) at 800-808 Anders Lane

**League City** - Kroger at Marketplace at Ninety Six opens in June (League City Pkwy); Waffle House at 1803 W. Main; Firehouse Subs and Beef Jerky Outlet at Pinnacle Park.

### Now Open:

**Dickinson** - Cup of Chino (Coffee Shop) at 2112 FM 517 East

**Pasadena** - Fairfield Inn & Suites at 3640 E. Sam Houston Pkwy South; MOD Pizza and Tuesday Morning on Beltway 8 near Crenshaw; Whataburger at 3939 Red Bluff Rd.

**Friendswood** - Friendswood Modern Dentistry at 1780 S. Friendswood Dr.; Friendswood Fitness Center at 133 W. Parkwood Ave.; Skinny Sculpture Med Spa at 119 W. Parkwood Avenue

**Houston** - Starbucks on W. Bay Area Blvd. at Glenwest Dr.

**League City** - Gulf Coast Compounding Pharmacy at 1101 W. Main Street; Walmart Neighborhood Market at 2625 W. Main St.; Opals & Pearls (boutique) at 3202 Marina Bay Drive

**Baybrook Mall** - Los Cucos has opened on the mall ring road.

**NOTE: Please feel free to pass this e-newsletter along to others who would enjoy it, and kindly credit Bay Area Houston Economic Partnership.**

## Residential Development

The second phase of The Reserve at Clear Lake City is underway – 86 new homes. The 372-acre development is located in **Houston**, east of Space Center Boulevard and north of Clear Lake City Boulevard. Village Builders and CalAtlantic Homes are the builders offering homes ranging from 3,285 to 5,090 SF on 70 and 80-foot lots starting in the low \$500's. The third phase of this Trendmaker Homes development will focus on patio homes and homes on 55-foot lots.

A 95-acre residential tract is under contract near FM 528 and Friendswood Lakes Blvd. in **Friendswood** for a new residential development. Additionally, another large tract in the area is proposed for residential development.

A new project is waiting on approval -- Mariposa, a 55+ community, is proposed in **Webster** on a 14-acre tract along the NASA Parkway (FM 528) just behind the Clear Lake Center.

### **Recent real estate deals ...**

- **League City** properties sold: Crow's Nest Apartments, 176 units, and Harbor Walk Apartments, 138 units.
- **Seabrook** property sold: La Maison at Lake Cover, 132 units.
- **Dickinson** Arms, 96 units, sold.
- 3.8 acres sold on **League City** Parkway and Meadowlark Lane for a small residential development.

## Infrastructure News and Everything Else!

### **Galveston County news...**

- **Galveston** Island's Schlitterbahn is building a giant water coaster – one of the world's tallest! The exact height of the ride will be announced soon; the new attraction opens this summer.
- BMW Group Vehicle Distribution Center opens this month at the **Port of Galveston**. Comprised of two buildings totaling 44,000 SF on 20 acres, the \$11 million distribution center will handle about 32,500 vehicles arriving from the factories for distribution to dealerships in Texas, Oklahoma, Louisiana and Arkansas. The center will employ approximately 40 people.
- University of Texas Medical Branch at **Galveston** will undergo an \$11.7 million renovation project this year, creating the new Biocontainment Critical Care Unit. This will allow UTMB to admit and treat up to four patients diagnosed with infectious diseases that pose a risk to the general public. The project is expected to be completed by June 2017. Read more here: <http://www.bizjournals.com/houston/blog/2015/12/houstons-government-sector-offers-several.html>
- RedGuard opened for business at the historic Blimp Base Industrial Park in **Hitchcock**. At full operation, the Wichita, KS-based company expects to employ over 50 people in a variety of technical and support positions at the new location. RedGuard manufactures blast resistant modular buildings for the petrochemical industry and is the leading authority in blast resistance. The company provides safe, customizable and scalable modular buildings for a variety of industrial settings.

The Hitchcock Industrial Development Corporation has applied for a Foreign Trade Zone designation. Blimp Base Industrial Park is within 40 minutes of four ports: Galveston, Houston, Freeport, and Texas City.

- The new Jennie Sealy Hospital in **Galveston** began accepting patients. The 765,000 SF University of Texas Medical Branch hospital was under construction for nearly four years. It has 310 patient beds, 60 intensive care units, 20 operating suites and 28 day operating rooms. There's also more than 110,000 SF of shell space on the sixth floor for expansion of diagnostic services and patient rooms. The hospital was built 25 feet above sea level.
- Mall of the Mainland in **Texas City** has major redevelopment underway for a variety of users. A church purchased the former 147,708 SF Dillard's, and the former Macy's has a new life as Palais Royal leasing 23,000 SF and World Gym, 45,000 SF. Booker T's Wrestling Academy - 21,585 SF, Tuscany Salons - 10,000 SF, Stuttgarden Tavern - 5,469 SF, and Altitude Trampoline Park - 45,000 SF have all leased space and build-out is underway. These new tenants join Sears, Cinemark Movies 12, Olive Garden, Gringos, among others. Remaining for lease: 180,000 SF. Pad sites are available for purchase.

### ***Ports and Airports ...***

A record total of more than 55 million passengers were served at Bush Intercontinental and Hobby International commercial airports in 2015 — an increase of almost four percent over the 2014 record-setting mark. Both airports look to grow beyond the record-setting 10.7 million international passengers served in 2015.

In 2015, Bush Intercontinental welcomed foreign flag carriers Volaris, All Nippon Airways, EVA Air, WestJet and Air New Zealand, as well as expanded service to Latin America and the Caribbean. United Airlines filed with the Department of Transportation to provide direct service between Houston and Havana, Cuba.

*Did you know that the **City of Houston** is now the only city in the western hemisphere with nonstop flight service to all six inhabited continental regions?*

### ***Houston Spaceport update ...***

In June 2015, Ellington Airport was approved for its commercial spaceport license making the airport a potential launch and landing site for suborbital, reusable launch vehicles. This provides an "opportunity for Houston to play a leading role in the government's pivot from a government lead to a commercially driven sub-orbital and low orbit space industry," said Mario Diaz, the director of the Houston Airport System.

Over the last year the Houston Airport System completed the airport master plan and the first phase planning for the area on the southwest airport boundary where Houston Spaceport will be centered. The plan identifies the location for safe fueling and the launch, as well as landing, of these new space vehicles. Phase 1 of the master plan will feature more than 800,000 SF of office, design, light assembly, warehouse, distribution and commercial space.

To anchor Phase I, a 53,000 SF facility was recently purchased to develop an innovation incubator campus. The Aerospace Support Center in that building will offer startup and established companies access to high quality space in which to build concept prototypes and perform low volume assembly operations. Read more here: <http://www.quidrynews.com/story.aspx?id=1000075933>

**Port of Houston** news ... In anticipation of increased opportunities for inbound consumer goods and outbound industrial commodities, Maersk Line and Mediterranean Shipping Co. have joined forces to operate a new direct all-water container service between the U.S Gulf and Asia. The service will have a rotation of Qingdao, Ningbo, Shanghai, Xiamen, Yantian, Busan, Cristobal, Houston, Mobile and Miami. The estimated inbound transit time to Houston is 26 days from Yantian and 23 days from Busan. Vessel capacity is approximately 4,500 twenty-foot-equivalent units (TEUs). Read more here: <http://www.quidrynews.com/story.aspx?id=1000076170>

**Harris County news** ... A new satellite passport office will open this month at 16616 Diana Lane (Freeman Branch Library). For appointments, call 713.755.1674.

### ***Education news ...***

- **University of Houston-Clear Lake** plans a new 78,500 SF Recreation and Wellness Center featuring an indoor

elevated running track. Design work begins this month with construction starting in 2017. Completion is expected summer 2018. UHCL previously announced plans to build a 120,000 SF, \$65 million science, technology, engineering and math (STEM) building at the Clear Lake campus. The building is expected to open in the fall of 2018. The University is also working on another project -- student housing geared toward freshman and sophomore students. It should be out for proposal this summer with expected completion in 2018.

- **San Jacinto College** launched its new Maritime Technology and Training Center at 3700 SH 146. The center offers certificate and associate degree maritime training via U.S. Coast Guard-required and approved course work. Vessel-specific training for local maritime companies is available as well as an aquatic training facility for sea survival and life raft training. The center's three ships' bridge simulators are room-sized replicas of a ship control bridge .... very realistic! Read more here -- <http://quidrynews.com/story.aspx?id=1000075686>
- **Dickinson ISD** has proposed a new junior high school. The 40-acre site is in the eastern part of the district off Strom Road. A \$70 million bond will be voted on May 7. If approved, the 230,000 SF school would open in time for the 2018-2019 school year. The preliminary design layout shows a two-story building plus recreational fields for sports.
- Center for Industrial Technology, 111,000 SF, broke ground at **San Jacinto College North** campus. Technical programs that will be housed in the new building are welding technology, pipefitting fabrication, diesel technology, logistics, electrical technology, and heating, ventilation, air conditioning and refrigeration (HVACR). [http://www.yourhoustonnews.com/pasadena/news/san-jacinto-college-breaks-ground-on-center-for-industrial-technology/article\\_1c42782c-6bb8-5dd6-9f94-e46baea8762d.html](http://www.yourhoustonnews.com/pasadena/news/san-jacinto-college-breaks-ground-on-center-for-industrial-technology/article_1c42782c-6bb8-5dd6-9f94-e46baea8762d.html)
- **University of Houston-Clear Lake** has been listed in the U.S. News & World Report 'Best Regional Universities in the West' rankings. Currently, UHCL offers more than 40 bachelor's degrees, 45 master's degrees and two doctoral programs. Recently, the university received approval to add a third doctoral program – a Doctor of Psychology in Health Service Psychology (combined clinical psychology and school psychology), one of only four such programs nationwide.

#### **City News ...**

- **In La Porte --**
  - The city is embarking upon an Airport Business Study to identify cost-effective and strategic ways to redevelop the airport and make it both more profitable and more supportive of aviation business growth.
  - La Porte is offering enhancement grants, matching up to \$50,000, for improvements to commercial property city-wide. Eligible projects include façade upgrades, renovations, beautification and addition of awnings, canopies, porches and signage.
  - The Economic Development Board and City Council approved an incentive to facilitate a \$1 million expansion of Fischer's Hardware, including renovation and expanded retail inventory.
  - Owners and brokers with listings for commercial property in La Porte, plus the two industrial districts, may list their properties without charge by sending to [rhouston@xcelligent.com](mailto:rhouston@xcelligent.com). For additional information, go to: [www.laportetx.gov/676/Economic-Development](http://www.laportetx.gov/676/Economic-Development) and click on Property Search.
- **Pasadena's** Office of Economic Development has launched a new economic development website. The website – [PasadenaTexasEDC.com](http://PasadenaTexasEDC.com) – targets industrial prospects and site selection consultants for businesses looking to build, relocate or expand in Pasadena. It includes a property search tool providing information about industrial sites and buildings, interactive maps showing transportation assets and points-of-interest in Pasadena plus a movie that discusses the quality of life and environment for good business.
- City of **Friendswood** broke ground on the Kenneth M. Camp Fire Station. The new building, a 20,000 SF facility, is located at 1600 Whitaker Drive next to the Public Safety Building.
- **League City** annexed 63.1 acres of land north of the Mar Bella subdivision and all of Lawrence Road south of FM 2094 and north of SH 96.

#### **Road news ...**

- Update: The new overpass for Bay Area Boulevard at the Gulf Freeway is still targeted for completion in June 2016.

- Update: The Beamer Road extension from Tall Ships Drive in Friendswood to Bay Area Boulevard (behind Baybrook Mall) will be open, weather permitting, by mid-May. At a later date, one side of the new roadway will be detoured for construction of a sound wall.
- Update: El Dorado Park & Ride at Glenwest Dr. and El Dorado Blvd. – current timeline for completion is spring/summer 2017.
- League City – Work has begun on Calder Road; traffic is northbound only from Big League Dreams Parkway to the League City Parkway. After installing new pipe, a three-lane street will be constructed. Estimated completion date is fall 2017.

Business Development Update previous editions can be found here:

[http://www.bayareahouston.com/content/News\\_Events\\_and\\_Reports/business\\_devlp\\_update](http://www.bayareahouston.com/content/News_Events_and_Reports/business_devlp_update)

BAHEP is now part of the Facebook and Twitter network providing its members and followers yet another way to keep up with its activities.

Like us on Facebook at: <https://www.facebook.com/BayAreaHoustonEcon>

Check out our tweets at <https://twitter.com/BAHEP>.

Economic development doesn't happen by itself! If you would like to know more about how you can support our economic development initiatives and have the opportunity to work with the region's business leaders, please contact Membership Director Harriet Lukee at 832.536.3255 or [Harriet@bayareahouston.com](mailto:Harriet@bayareahouston.com).

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