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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 Port Houston in southeast Texas to foster economic vitality through regional collaboration.

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

Commercial / Office / Industrial Development

Developments coming on line ...

Bayport South Business Park on Red Bluff Road in **Pasadena** – two new buildings:

- A 642,994 SF cross-dock building is under construction on 41.56 acres; Panattoni is the developer. Some of the specifications are: 36' clear height, 60' loading bay, 56' x 50' column spacing, dock-high and 4 overhead doors. Expected completion is fourth quarter 2019.
- A 248,240 SF cross-dock building is underway. Some of the specifications are: 32' clear height, 50' x 52' column spacing, 60' speed bays, dock-high and drive-in doors. It will be ready for occupancy mid-summer this year. Another building, 248,240 SF, was recently completed and leased to Unis, LLC. Johnson Development Associates, Inc. is the developer.

Port Crossing Commerce Center in **La Porte** – Liberty Property Trust has two tilt-wall buildings fronting SH 146 going up --

- 1912 S. 16th St. – 75,000 to 164,385 SF, rail served, outside storage, 60' loading bays, 36' clear height, 54' x 52' column spacing, front load and dock high. Delivery date is third quarter 2019.
- 1901 Wharton Weems Blvd. – 50,000 to 252,543 SF, 54' x 52' column spacing, 60' loading bays, 36' clear height, dock high. Delivery date is third quarter 2019.

A big project is underway at Bay Area Business Park. Phase 3 - 1.33 million SF - is being built on 95 acres on Red Bluff Road in **Pasadena**. The project consists of three buildings: 250,000 SF, 300,000 SF and 784,000 SF (expandable to one million SF). Availability is anticipated for first quarter of 2020. Tom Dosch / Dosch Marshall Real Estate represented Stream Realty in the purchase of the 95 acres.

Wycoff Development & Construction has 50 acres available for build-to-suit or design-build projects within **Webster's** Edgewater development. Planned is a mixed-use, master-planned business park focusing on office or office/warehouse, medical and retail. Stand-alone tracts of ½ to five acres are available. Access will be from NASA Parkway or Old Galveston Road (SH 3).

In the next 30 to 60 days, Wycoff Development & Construction expects that work could begin on Gulfpoint Business Park, a new 43-acre mixed-use development fronting the Gulf Freeway at Scarsdale Blvd. in **Houston**. Sites are available for flex, distribution and single tenant users; 5,000 SF to 500,000 SF availability.

Recent completion & ready for tenants ...

- Beltway-225 Business Park, two buildings fronting Beltway 8 near SH 225 in **Pasadena** were recently completed by United Equities, Inc. One is 21,000 SF, 10-ton crane-ready, tilt wall, 4 grade level doors, 30' eave height, and 2,100 SF office area, and the other is 18,500 SF, 10-ton crane-ready, 3 grade level doors, 30' eave height and 1,850 SF office area. Both have outside storage areas.
- Odyssey Business Park in **Webster** –
 - A two-story, tilt-wall building of 22,000 SF, was recently completed with two tenants taking space -- Higginbotham Insurance and Stepping Stones. Still available: 7,350 SF.
 - Another one, a 12,000 SF steel building, will be ready for tenants in a few weeks. Available: 7,700 SF.
 - Additionally, land is available for a ground lease.
- Port Place, 218 Preston Road in **Pasadena** - a 20,000 SF tilt-wall building was recently completed by Wycoff Development and is ready for a tenant. It's expandable to 23,000 SF, 20-ton crane ready, has 27' clear height with 1,500 SF of office and a storage yard.

Manufacturing news ...

Next Wave Energy Partners LP is considering a \$569 million project to build a petrochemical unit in **Pasadena**. The alkylate unit would employ at least 25 people once it enters service. Construction could start in the third quarter of 2019 and would employ 400 workers. Commercial operations of the facility could start in 2021. Read more: <https://www.bizjournals.com/houston/news/2019/01/24/next-wave-energy-seeks-tax-incentives-for-550m.html>

Freedom CNG plans to build a fleet fueling site on three acres on Red Bluff Road at Kirby Road. Founded in 2012, Freedom CNG provides clean and affordable compressed natural gas (CNG) to commercial fleets, municipalities, school districts and other high-volume users of fuel through multiple fueling sites in Houston and throughout Texas.

Marathon Petroleum Corporation will invest \$1.2 billion at its refinery located on **Galveston Bay**. Completion is expected by early 2022.

Chevron closed on a deal to buy the Pasadena Refining System, Inc., owned by a subsidiary of Petrobras, a Brazilian state oil company. The refinery is located on 466 acres. Read more here: <https://www.bicmagazine.com/industry/investment-banking/chevron-completes-acquisition-of-pasadena-refining-system/>

Recent lease transactions ...

127,526 SF - MRC Global (US) Inc. expanded its footprint in Port Crossing Commerce Center by taking an additional 127,526 SF in a recently completed 600,360 SF cross-dock building at 1302 Wharton Weems in **La Porte**. This lease brings the occupancy in the building to 100%. Earlier in 2017, the company leased 493,272 SF at Port Crossing. MRC Global is a distributor of pipe, valve and fitting products and a service provider to the energy and industrial markets. *Walter Menuet and Gary Mabray / Colliers International represented the landlord, Liberty Property Trust; Scott Wegmann and Kelley Parker / Cushman Wakefield for the tenant.*

32,011 SF - MaSTherCell U.S., a global medical manufacturing and biotechnology firm, leased space at 253 Medical Center Blvd. in **Webster**. This lease represents the company's expansion to the U.S.; other locations are in Brussels, Israel and in Asia. MaSTherCell (Manufacturing Synergies for Therapeutic Cells) was founded as a cell therapy organization. *Representing the landlord: Brandy Bellow Spinks / CBRE; for the tenant: Robby Winston / Transwestern.* <http://realtynewsreport.com/2019/03/06/global-gene-and-cell-therapy-firm-selects-clear-lake-building-for-entry-into-us/>

30,000 SF - Johnson Controls leased a build-to-suit in **Pasadena's** Park 225 located at Beltway 8 and SH 225. The building will be 40-ton crane capable and include 7,000 SF of office. This building will serve as headquarters for the Compress Shop division. It's scheduled to break ground early June. *Representing Vigavi was Luis Garza Villareal and Christen (Hatfield) Vestal; for the tenant: Carlton Anderson / CBRE.* Read more: https://www.bisnow.com/houston/news/deal-sheet/this-weeks-houston-deal-sheet-98912?utm_source=outbound_pub_4&utm_campaign=outbound_issue_28930&utm_content=outbound_link_1&utm_medium=email

20,800 SF – IB Supply leased at 9311 Bay Area Blvd. at Bay Area Business Park in **Pasadena**. *Representing the tenant: Trey Erwin / Lee & Assoc.; for the landlord: Justin Robinson and Jeff Pate / Stream Realty Partners.*

17,997 SF - FleetPride, Inc. leased at Port Crossing's newly constructed building at 1814 Hwy. 146 South in **La Porte**. *Walter Menuet and Gary Mabray / Colliers International represented the landlord, Liberty Property Trust; Stephen Schneidau / Cushman Wakefield, for the tenant.*

17,115 SF – Three leases were executed for office space at 1300 Hercules Avenue in **Houston's** Clear Lake submarket: Cimarron Software Services took 7,427 SF, JSC Federal Credit Union took 6,976 SF and South Land Title took 2,712 SF. Remaining for lease on the first floor is 5,500 SF. In this building, 32,442 SF is also available on the second floor. Large-scale renovations have been completed for the two-building complex, Hercules I at 1300 Hercules Avenue and Hercules II at 1290 Hercules Avenue. *Handling the transactions for the landlord was Doug Little, Louann Pereira and Matt Seliger / Transwestern.*

12,084 SF – Ham, Langston & Brezina leased space at 11550 Fuqua in **Houston**. *Griff Bandy / NAI Partners for the tenant.*

7,500 SF – XL Parts leased at Hometown Business Center at 951 E. FM 646 in **League City** for its office and product distribution. The company is a direct-to-the-installer automotive parts supplier with locations throughout the Houston and Dallas/ Fort Worth area and also in Oklahoma and Louisiana. *James Brockway and Canon Doyle / Brockway Commercial worked with Dave Peterson / NAI Robert Lynn on the deal.*

1,314 SF – Seaborne Trade leased at 2625 Bay Area Blvd. *For the tenant: Robert LaCoure and Drew Donohue / Lee & Assoc.; Matthew Seliger / Transwestern for the landlord.*

1,205 SF – Maldonado-Burkett Intelligent Transport Systems opened at 14200 Gulf Freeway. The company's business is ITS design and implementation, roadway illumination, roadway design, traffic control planning, plan preparation, and design and development of electrical systems for streets and highways. *Dani Allison / Office Solutions for the landlord.*

Unmanned Eagle Eye leased space and has opened at 1322 Space Park Drive in **Nassau Bay**. The business uses infrared drones to help petrochemical, energy, manufacturing, industrial and other companies perform inspections, laser scans and site surveys.

Other real estate transactions ...

Restaurant Depot, a wholesale cash and carry grocery and foodservice supplier, will build a 60,000 SF facility on Genoa Red Bluff Rd. between Beltway 8 and Anthony Lane in **Pasadena**. A broad selection of products for independent restaurants, caterers and non-profits will be available.

WB NASA BYPASS, LLC purchased 27.77 net acres / 51.53 gross acres of land located at the southeast side of NASA Parkway and the northeast side of the NASA Bypass in **Webster**. *David Schwarz and Carlos Bujosa / Transwestern represented the seller.*

It's all about location ...Danner's Inc. recently broke ground on four acres at 3551 **Pasadena** Blvd. This will be the address of the new company headquarters after being on the east side of Houston for more than 80 years. Danner's specializes in security and maritime services and said the new location will be convenient as it's right in the center of the Ship Channel area – great for its maritime customers.

Zhalunglu-MT purchased a 7,365 surgery center in **League City** at 2622 Marina Bay Drive. *Beth Young / Colliers for the seller and Ada Wang / Keller Williams Commercial for the buyer.*

An undisclosed buyer purchased 7.7 acres at Port Crossing Commerce Center in **La Porte**. *Gary Mabray and Walter Menuet / Colliers for the seller and Marcus Banasik / Retail Solutions for the buyer.*

Sens Road Industrial LLC purchased 75.9 acres on Sens Road in **La Porte**. *Representing the buyer: Doyle Toups and Zack Taylor / Moody Rambin; for the seller: Ed Frantz / CBRE.*

NAI Partners Investment Fund purchased the Clear Lake Business Center, 149,000 SF flex park, in **Webster**. It's 80% occupied.

Manuel & Son Trucking, Inc. purchased 4.8 acres on Genoa Red Bluff Road. *Representing the sellers: Wayne Rutledge / Rutledge Commercial Real Estate; for the buyer: Domingo Palomino / Realty Assoc.*

Hunton Distribution opened its new location at 735 FM 1959 – a 76,000 SF facility, making it the 3rd Houston-area location.

Tannos Land Holdings has a new office building under construction at 505 S. Friendswood Drive in downtown **Friendswood**. The \$10 million building is four stories, 63,400 SF, with retail and restaurants on the ground floor and office space on the upper floors for one or more tenants.

A developer is proposing to build 16,000 SF of office/warehouse on property located along Space Park Drive northeast of NASA Parkway in **Nassau Bay**. Individual tenant spaces will typically include a minimum of one office space and a small warehouse space that can be accessed via a large overhead door. Minimum office space is 1,000 SF.

Medical news ...

Houston Methodist Clear Lake Hospital (new name for Houston Methodist St. John Hospital) revealed plans for the next phases of hospital/ campus expansion in **Nassau Bay**. Later this year, the hospital will begin construction of a \$40 million, six-story, 150,000 SF medical office building near Upper Bay Road. This building is expected to be completed with occupancy occurring in 2021. Also planned for 2019 is the construction of a new campus entrance off NASA Parkway. The Fuddrucker's building will be demolished to accommodate the new road which will also provide improved access for a future hospital expansion.

HCA Houston Healthcare Southeast (new name for Bayshore Medical Center on Spencer Highway in **Pasadena**) opened the Center for Neurosciences and Orthopedics, a \$5 million project. It's a 20-bed unit occupying 15,800 SF in the hospital. Each room is 360 SF, double the size of a standard room. The rooms have accommodations for loved ones to stay with the patient overnight, and there's a bistro where the patient and family can dine together.

UTMB Health Clear Lake Campus opened in **Webster** at 200 Blossom St. Women's services will be a major focus along with neurosciences and a heart health center. The hospital has 87 medical-surgical private patient rooms with capacity to expand to 191 rooms, 30 intensive care units, 23 private emergency rooms, eight operating rooms, and interventional suites for cardiac, radiology, neurology and endoscopy procedures.

Partnering with Walgreens, VillageMD will build a primary care clinic within the store at 4615 Fairmont Parkway in **Pasadena**.

Webster's Clear Lake Regional Medical Center rebranded as HCA Houston Healthcare Clear Lake.

Houston Methodist Hospital has leased an additional 2,500 SF at the Tuscan Lakes Professional Building in **League City** expanding its lease for a total of 15,215 SF. *Coy Davidson / Colliers International negotiated the deal.*

Blue Cross Blue Shield of Texas and primary care firm Sanitas USA are partnering to open 10 medical centers in Houston and Dallas. One of them, an advanced primary care medical center, will be located in the **southeast Houston** area. The facility will offer primary care, urgent care, lab and diagnostic imaging services and more. More details later!

Thomas Manor Assisted Living and Memory Care will break ground on Thomas Trace Road in **Friendswood** near FM 528 and San Joaquin Parkway. The \$10 million development includes 50 assisted living beds and 32 for memory care. The assisted living facility will be three stories, 62,700 SF; the memory care will be 20,000 SF.

Partners in Primary Care, a subsidiary of Humana, plans to open a full-service, senior-focused clinic for Medicare and Medicare Advantage Program patients at 3915 Spencer Hwy. in **Pasadena**. The center will include an on-site pharmacist and community center that will offer free health and fitness programs. Plans are to host University of Houston pharmacy and social work students, and, in the future, have physician and nursing student rotations. Four more locations will open in the **Houston** area.

Now Open

Houston – Bridgemoor Transitional Care opened a \$20 million short-term rehabilitation center at 16130 Galveston Rd. (SH 3).

Opening soon

League City – Advanced Dermatology at 1615 W. League City Pkwy.

Webster – Coastal Medical Group – Pineloch at 150 E. Medical Center Blvd.

Houston – Houston Dementia Center will open soon at 12410 Space Center Blvd. The facility will be an assisted living with a focus on caring for those with dementia and Alzheimer's.

Retail / Hospitality Development

New developments ...

Development is heating up in **Kemah** on a land tract next to Aldi and across from The Shoppes of Kemah on FM 518. Auto Zone has applied for construction permits; restaurants and other commercial businesses are in process to join them. We'll keep you posted!

Virgata Commons, a new commercial center at 1765 and 1769 South **Friendswood** Drive near the intersection of FM 528, is under construction. Two buildings totaling 20,424 SF will include Orange Theory Fitness, Mod Pizza, and Jersey Mike's among others. The developer, Virgata Property Company, is looking for a 3,000 - 3,500 SF restaurant. Three of the four pad sites are leased to Chick-fil-A, Chipotle and Valvoline. The fourth, 3.7 acres, is available.

A four-acre parcel was purchased by a local developer who has plans to develop two retail centers, 19,000 SF each. The land is in **League City's** Victory Lakes development. Two pad sites will also be available. The location is between Lowe's and Victory Lakes Intermediate School.

Shadowbend Business Park is under construction at 105 East Shadowbend in **Friendswood**. The 10,000 SF development, consisting of two buildings, is ready for retail and office tenant build-out. Minimum lease space is 1,666 SF.

West Parkwood Place is under construction at 1501 West Parkwood Ave. in **Friendswood**. The \$4.75 million commercial center will be complete and ready for build-out in August.

A new retail / commercial center is being built at Fairmont Parkway at Allen Genoa in **Pasadena**. The developer is looking for an anchor tenant in the range of 20,000 to 25,000 SF. Pad sites and smaller inline spaces are available.

The second phase of the Shoppes at FM 646 will begin construction soon. The 6,000 SF building is pre-leasing. King's Bierhaus just opened in the recently completed first phase building at 828 W. FM 646 in **League City**.

Hospitality news –

- Holiday Inn Express is planned for the intersection of **League City** Parkway and the Gulf Freeway. Three acres were sold to the hotelier out of a 19-acre parcel. Plans were recently announced for the remaining 16 acres to be developed as a mixed-use project, part of the proposed Epicenter League City project. *James Brockway / Brockway Commercial represented the seller, RIG Member LLC.*
- Staybridge Suites will be built in **La Porte** at 1328 SH 146 South.
- Holiday Inn Express and suites is open at 2710 E. NASA Parkway in **Seabrook** – 80 rooms, four floors.
- Marriott Fairfield Inn & Suites will open this summer at 1144 Pinnacle Drive in **League City** – five floors, 112 rooms.

The new owners of Macroplaza Mall – formerly **Pasadena** Town Square – will begin work on an extensive renovation to the mall, inside and out. They aim to make the mall a center of activity featuring entertainment, more eateries, stores and medical spaces. The façade will take on a colonial-style similar to that of the El Bolillo bakery that was recently built nearby. Read more: https://www.chron.com/neighborhood/pasadena/news/article/Extensive-renovations-planned-for-Pasadena-mall-13620278.php?utm_source=dvr.it&utm_medium=facebook

Garage Ultimate is under construction at 4650 FM 2351 in **Friendswood**. It's a 139,000 SF condominium development on 10 acres... a place to house your cars, RV's and boats or it can be the ultimate man cave. Approximately 130 units will be for sale with prices starting at \$100,000. The first phase is 46,000 SF for 39 units and a clubhouse. Specs for the garages: fully enclosed, climate-controlled, 14-ft roll-up doors, and plumbing stub-outs for a shop sink or full bathroom.

Update on American Furniture Warehouse in **Webster** – it's 355,000 SF on 23 acres (147,000 SF for the showroom and 208,000 SF for storage). Plans are to open in August with 350 employees. They are hiring now! The site is next to TopGolf along the east side of the Gulf Freeway, just south of the NASA Bypass. TxDOT will have the new feeder road that's in front of the store open in July.

Real estate transactions ...

Rehco Clear Lake LLC bought 9.5 acres along the Gulf Freeway in **Houston** between FM 2351 and El Dorado. The property will be used for a Jaguar and Land Rover Dealership. *Representing the buyer: Bob Gulley / Moody Rambin; for the seller: Terry Lynch / JT Lynch.*

Hobby Lobby leased 47,768 SF at Fairway Center in **Pasadena**. The center is on the northeast corner of Beltway 8 and Fairmont Parkway. *Representing the tenant: Scott Shillings / Riverway Retail and Debbie Adams / Edge Realty Partners for the landlord.*

Chiang Family Trust purchased a 13,905 SF building at 1180 Clear Lake City Blvd.; Walgreens is the tenant. *Ryan West and Charles Strauss of HFF handled negotiations.*

The Play Space is open at 1020 W. NASA Pkwy. in **Webster**. It's a 6,000 SF three-story playground with 20-ft slides, rubber band climbers, obstacles and more. There's a monitored section for babies and toddlers.

Crazy Boss, a soft goods retailer, leased 25,695 SF at 1222 So. Shaver in **Pasadena**. The company plans 10 additional locations in the next few years. *Lesley Rice & Andy Parrish / NAI Partners for the landlord and Chris Holder / Bolder Capital for the tenant.*

Modern Affinity Bridal Couture leased 3,294 SF at the Shoppes at FM 646 in **League City**. *Jason Gaines / NAI Partners for the landlord and Melissa Gerber-Braum for the tenant.*

At Odyssey Business Park in **Webster** – two new leases: Inside The Lines Sports -- a nearly 15,000 SF premier baseball and softball training facility with high quality instruction for all ages and experience levels, and Dogtopia -- a dog daycare center.

Food news ...

The Black Bear Diner, based in Redding, CA, will be opening early fall in **League City** at Pinnacle Park. The company leased a 7,000 SF space that was formerly occupied by a pub/restaurant. Another space at Pinnacle Park of approximately 10,000 SF is available for a restaurant and is ideal for seafood. Pinnacle Park is a 100+ acre development on the west side of the Gulf Freeway between League City Parkway and FM 646. *Bruce Wallace & Radkey Jolink / CBRE represented the landlord; Matt Parsons / JLL for the tenant.*

For you Shark Tank followers ... The recently-opened Press Waffle Company at **Baybrook Mall** reeled in an investor (Barbara Corcoran) which will enable the company to roll out nationally. Read more: https://www.houstonchronicle.com/business/real-estate/article/Press-Waffle-Co-reels-in-investor-on-Shark-Tank-13723840.php?utm_source=newsletter&utm_medium=email&utm_campaign=HC_PrimeProperty&utm_term=business&utm_content=briefing

BB's Cafe leased 6,180 SF to serve southern Louisiana-style cooking at 1039 W. Bay Area Blvd. in **Webster's** Baybrook Gateway. Opening is planned for July. You may remember this location as Macaroni Grill – many years ago. *Christi Davis / Weingarten Realty for the landlord and Joshua Sebesta / United Equities for the tenant.*

Hiccups Restaurant & Teahouse/Churroholic leased 2,500 SF in **Pasadena** at 4835 Fairmont Pkwy. in the Fairmont Crossing center. *Jeffrey Warwick / Williamsburg Enterprises and Mona Miller / Infinity Real Estate Group handled the transaction.*

Mario's Pizza opened its new restaurant in **Seabrook** at 2100 NASA Parkway.

Rancho Mexican Restaurant, 5,000 SF, opened at 2131 W. Parkwood Ave. at the Fountains of **Friendswood**.

Mia's Table opened serving up chicken, burgers, ribs and more at 19325 Gulf Freeway (former Bonefish Grill location) at **Baybrook Passage**

Fajita Pete's will open in **League City** at 201 FM 270 in a portion of an 11,300 SF building – it was a CVS. Frost

Bank will be another tenant in the renovated retail center.

Habaneros Fresh-Mex Kitchen at 146 W. Parkwood Avenue in **Friendswood** will soon open.

Escalante's will open in **Webster** in July. The new 7,000 SF restaurant is being built at Baybrook Gateway on Bay Area Blvd. near the Gulf Freeway.

Aroma's Italian Grill will open a 2,691 SF restaurant in **League City** at 1601 W. Main St. *Carrie Murray / Weingarten represented the landlord.*

Checker's (burger chain) has opened in **Webster** at NASA Parkway and Sarah Deel Dr.

Art of Coffee opened at 1849 El Dorado Blvd. in **Houston**. Coffee and pastries!

Rustika Café & Bakery will open soon at 610 E. Main Street in **League City**.

Kabuki Japanese Grill and Sushi Bar opened at 2525 S. Gulf Freeway at Pinnacle Park in **League City**.

The Simple Greek is open at Marketplace at Crenshaw in **Pasadena**, along Beltway 8 at Crenshaw.

Webster's Egg & I has become ... First Watch, the Daytime Café at 557 W. Bay Area Blvd.

Texas Gourmet Market **League City** will take place the last Saturday of every month, 9 am – 1 pm. Approximately 30 vendors will offer everything from specialty meats to locally-grown produce and other fun goodies. Where? In the green space next to Associated Credit Union of Texas - 1095 W. League City Parkway.

A new farmers market has started up at **Baybrook Mall**. It's year-around, 11 am to 3 pm on Sunday's, next to Sleep Number and in front of Total Wine.

Something's brewing around here ...

Update on Flying Rhino Brewing Co. – Plans are to open spring or summer 2020 at FM 517 at Bentwood Bay Drive in **Dickinson**. Here's the blueprint: 8,100 SF brewery plus a 1,700 SF outdoor patio and maybe a future expansion of 3,500 SF. Read more: <https://www.bizjournals.com/houston/news/2019/05/13/new-brewery-to-open-north-of-galveston.html>

Grumpy McGregor's Brewery plans to open this fall at 5102 SH 3 in **Dickinson**.

Growler USA opened a microbrew pub in the Fountain Plaza Center at 2111 W. Parkwood Ave. in **Friendswood**.

Penny's Beer Garden is planned for 1001 FM 646 in **Dickinson**. The concept includes an urban farm producing fruits and vegetables and a small beer garden where local craft beers and wine will be sold. Space will be available for local vendors to sell their wares.

Just for fun!

Where (on earth) do you put a five-story-tall rocket booster? At **Space Center Houston**, of course! Soon you'll see a Falcon 9 rocket booster there, laid on its side, at the entrance to the museum. It was flown twice in 2017 taking supplies to the International Space Station. It will arrive this summer as a permanent display. Eventually, it will be displayed vertically. This is one of the first gifts of its kind – donated by Space X!! Read more: <https://www.chron.com/news/space/article/Want-to-see-a-reused-Falcon-9-rocket-booster-from-13830073.php>

A new art installation featuring Charles Schulz's iconic characters has opened at **Space Center Houston** and runs through Labor Day. Appropriately entitled "The Heavens and the Earth," the adventure begins during NASA's 50th Anniversary celebrations of Apollo 10. Artist Kenny Scharf will unveil his out-of-this-world rendition of Charlie Brown and Snoopy—uniquely-wrapped around an 18'x15' NASA ISS Module. The public can watch the artist paint a piece of art live, participate in hands-on science labs to learn about how NASA explores the cosmos, and meet Snoopy in-person. This celebrates the longstanding Peanuts-NASA partnership, including that famous moment in time when NASA named the Apollo 10 command and lunar modules "Charlie Brown" and "Snoopy," respectively. (Apollo 10, which orbited the moon, served as a dress rehearsal for the historic Apollo 11 moon landing in July 1969.) <http://www.collectspace.com/news/news-042519a-peanuts-snoopy-nasa-space-art.html>

Schlitterbahn Waterpark **Galveston Island** will launch Infinity Racers, a space-themed ride in June, paying homage to NASA and its influence on the region. It's a 75-foot tall mat slide ride – it has two slides that people can race each other on; one is the Orbiter and the other is the Galaxy.

Space Center Houston is celebrating the 50th anniversary of the Apollo 11 Moon landing with multiple space-themed events in July leading up to the anniversary celebration on July 20th. Visit www.spacecenter.org for information about tickets and the various activities.

Coming Soon

Dickinson – Starbucks (free-standing) - 402 W. FM 517; Sonic - 4401 SH 3

Seabrook – Children's Lighthouse Learning Center - 11,200 SF, at the intersection of Lakeside Dr. and Humble Drive.

Pasadena – Smile Doctors at 4557 E. Sam Houston Pkwy. at Market at Crenshaw. *Kristen Baker / Wulfe & Co. and Crystal Allen / Transwestern handled negotiations.*

Baybrook Mall - Amerisleep (mattress company) opens in June

Now Open

Baybrook Mall - Duluth Trading Company and Bassett Furniture in the mall's power center; Primp and Blow (salon) in the lifestyle center across from Anthony Vince nail spa, Otsuka Ramen Bar in front of Star Cinema Grill.

Seabrook – Good Sense Provisions at 913 Hardesty Ave. (boutique: clothing, art, apothecary)

League City – Opus Bistro & Steakhouse is open at South Shore Harbour Resort – 2525 South Shore Blvd.; Red River Cantina at 1922 E. Main St.; Butler Longhorn Museum reopened at 1220 Coryell Street

Dickinson – Kumon League City South (tutoring center) at 2251 FM 646; Jaquay's Chicken & Waffles (Cajun specialties) opened at 4312 Saint Goar St.

Houston – Moxie District 31 (boutique) at 1956 El Dorado Blvd.; Huntington Learning Center at 2700 Clear Lake City Blvd.

Webster – Wander Market at 243 E. NASA Pkwy. (artisan clothing & jewelry); Main Squeeze Juice Co. alongside Snooze, Hopdoddy Burger Bar and Mod Pizza at 820 W. Bay Area Blvd.; Exclusive Furniture at 21000 Gulf Freeway

Pasadena – Tune-up, The Manly Salon at the Marketplace at Crenshaw.

Friendswood – DC Stanley Photography at 316 Morningside Drive; Tune-up, The Manly Salon is open at 2111 W. Parkwood Ave.; Jenny's Bakery at 124 S. Friendswood Drive; SpiderSmart Learning Center at 115 E. Edgewood

Residential Development

Dirt work is underway on David Road in **League City** for a high-end residential development, 90 lots on 30 acres. Homes are expected to start in the \$800's.

Mariposa Apartment Homes at Clear Creek at 1427 FM 528 in **Webster** has opened. 180 units for active adults 55+.

Work continues at Bayou Bend Estates, a 58-acre residential development in **Dickinson**. Forty-seven residential lots are planned; location is FM 517 and Country Club Drive.

Construction continues at The Caroline, a 351 apartment-home community, located at 1235 E. **Nasa Parkway**. Available soon: one and two bedroom apartment homes and three bedroom townhomes which will have three full baths and a direct access two-car garage. Some of the amenities are granite and quartz counter tops, built-in wine chillers, gas ranges, and garden tubs. Exterior amenities will include a gated dog run and dog wash area, two resort style pools, a heated lap pool, a business center with a private conference room, and a 24 hr. fitness center. The grand opening is around mid-June; new residents will move in sometime in July.

The Beldon Apartments at 601 N. **Friendswood** Dr. has opened for residents 55+. The property mix includes 108 single-story units, one and two-bedroom units. Amenities include a 22-seat theater, banquet room, outdoor pavilion, great room and library ... and more. A second phase of the development will include two commercial buildings, each 11,500 SF, for offices, retail and possibly a restaurant.

Tuscan Lakes, Johnson Development's master-planned community in **League City**, will most likely be completed early next year. Remaining for sale are 41 home sites and 12 move-in ready homes. Still available for commercial development are approximately 34 acres. Build-out for the 875-acre community is approximately 1,850 homes.

The Reserve at Clear Lake City has closed on 500 homes, selling from the \$340's and ranging from over 2,000 SF to more than 5,000 SF. Planned are 790 homes at build-out. One entrance is on El Dorado Blvd. and Clear

Lake City Blvd.; the other is off Space Center Blvd. at Sunrise Lake Drive in **Houston**.

Avalon at **Friendswood** recently approved a Planned Unit Development – 206 lots on 116 acres consisting of 60 to 90 ft. size lots. The location is west of West Boulevard along Friendswood Lakes Boulevard, situated between West Ranch subdivision and Friendswood Lakes subdivision.

Model homes will open in July at **La Porte's** new community, Morgan's Landing. The development is off Bay Area Blvd. between Spencer Highway and Fairmont Parkway. Taylor Morrison is developing the 642-home community. Lots are 45, 50 and 60-foot; home prices will start in the \$200's. Planned amenities are swimming pools, cabanas, splash pad, walking trails and playgrounds. Read more: <https://www.bizjournals.com/houston/news/2019/05/24/new-200-acre-la-porte-community-open-for-sales.html>

Done deals ...

- Keener Investments acquired two properties: Terrace Villas, a 150-unit multifamily property at 17700 El Camino Real which will be upgraded and the Park at Clear Lake, a 342-unit property, at 1239 Bay Area Blvd. This transaction is Keener's seventh multifamily acquisition in the Bay Area region.
- Western Wealth purchased the Ivy at Clear Creek, a 244-unit apartment complex, at 300 Cyberonics Blvd. Dealmakers for the seller: JLL / Chip Nash, Bob Heard, Todd Stewart and Greg Austin.

Infrastructure News and Everything Else!

Now sailing from the **Port of Galveston** – *Carnival Dream*, a 3,646 passenger vessel. Along with *Carnival Freedom* and *Carnival Vista*, the three ships are expected to carry 650,000 passengers annually. Royal Caribbean International's *Enchantment of the Seas*, a 2,252-passenger ship, also began its home port seasonal sailing from Galveston.

With a new agreement in place, Disney Cruise Line expects to double its **Galveston** cruises, possibly bringing ships the same size or larger than those like the *Disney Magic* and *Disney Wonder*. And, the cruise line has three new cruise ships on order. Disney will sail from Port of Galveston for at least another 10 years.

<https://www.pressreader.com/> <https://www.bizjournals.com/houston/news/2019/01/25/deal-of-the-weeport-of-galveston-inks-long-term.html>
https://www.galvnews.com/news/article_fe9c7f67-083c-568b-9431-444752f678cf.html

Port of Galveston is expecting 297 cruise ship calls in 2019 which is 27 more than in 2018. Negotiations continue on a final agreement to build a third cruise terminal.

Port Houston has partnered with McCarthy Building Cos. to construct a 45-acre expansion to the existing Bayport Container Terminal in **Pasadena**. The project began in October and includes installation of new infrastructure; completion is expected summer of 2020. This expansion is key to serving the rise in activity of container exports and imported items. Total tonnage set a record of 35.7 million tons in 2018 which was a 9% increase over 2017.

Did you know the Houston Ship Channel generated \$339 billion (or 20.6%) of the state's \$1.6 trillion GDP (gross domestic product)? Read the Martin Associates report here: <https://porthouston.com/about-us/economic-impact/>

The \$12.4 million air traffic control tower has opened at **Ellington Airport** replacing the tower that's been there since 1955. The new one is tall and handsome at 143 feet and is ready to handle the new-generation aircraft / spacecraft.

United Airlines just announced it will start service to Cape Town, South Africa, from Newark's Liberty Intl. Airport in December. And, the airline has tentative clearance to fly to Tokyo from four major international airports in the U.S.

Aloha ya'!!! Service to Hawaii from the U.S. mainland has begun on Southwest Airlines. Check on-line for the latest routes.

Did you know the **Houston Airport System** handled 58.3 million passengers in 2018? This is a 9.5% increase from the year before ... and a record-breaker! Here's the breakdown: **Hobby Airport** had 14.5 million travelers and **Bush Intercontinental** had 43.8 million.

City News ...

Seabrook - All you need to know is in one presentation! Relocations, redevelopment and new opportunities information plus a TxDOT project update for SH 146 are in one convenient document. Please take a look! <http://www.seabrooktx.gov/2019-economic-summit>

Pasadena –

- The City's new \$7.3 million courthouse will break ground soon at 1114 Davis Street with completion expected in the first half of 2020. The building will be 24,000 SF with room for two courtrooms, a jury assembly room and centralized waiting area.
- The 12-story landmark bank building at 1001 E. Southmore Ave. is scheduled for demolition mid-June.

Nassau Bay – The new Fire and EMS station, a 17,400 SF facility, opened earlier this year at 18295 Upper Bay Road.

Kemah –

- Kemah City Council passed a resolution that allowed a bill to be filed with the State to create a Municipal Management District encompassing 88 acres on the corner of League City Parkway at SH 146. Having a management district would encourage a multi-use development on that site. The bill passed in the Texas legislature.
- Radio Kemah has launched! It's an internet-based radio station that will feature music, local tourism businesses, events and activities, and updates on getting to Kemah (navigating through the construction). It's Kemah's new *Baydio* Station!

La Porte – Facts you may not know:

The estimated trade area population is 380,000 and average income is \$72,000; trade area daytime population is 154,000. No impact fees. Harris County's only public beach is in La Porte. Good to know!

League City – SafeWise ranked the city as one of the top 50 safest cities in Texas coming in at #38, and among cities with a population of 100,000 or more, the city ranks #1.

Education News ...

- **Houston** City Council approved **San Jacinto College's** annexation of 153 acres at **Ellington Airport** for the development of a training center that will provide students with education, technical training and job development for the city's aerospace and aviation industry. Read more: <https://communityimpact.com/houston/clear-lake-league-city-nassau-bay/city-county/2019/05/01/houston-city-council-approves-ellington-airport-annexation-for-san-jacinto-college-aerospace-training-center/>
- In the recent Landmark Awards given by *Houston Business Journal*, the **University of Houston-Clear Lake's** recently completed Stem Building and Recreation & Wellness Center was one of three finalists in the educational facility category. Congratulations!
- Construction will begin in August on a larger campus for Thompson Intermediate School in the Riverstone Ranch community. The \$37.5 million project is a 178,000 SF building on 26 acres at Country Club Drive and Antrim Street in Pearland – but it's in the **Pasadena ISD**. The projected completion date is August 2021.
- **University of Houston-Clear Lake** summer and fall 2018 graduates: total of 1,056; 667 bachelor degrees, 377 master degrees and 12 doctoral degrees.
- Final design concepts have been approved for **Galveston College's** student housing. The architectural style will blend with that of historic homes on Galveston Island. The housing will accommodate 60 to 80 students. The site is on campus at the corner of Avenue R and 39th Street. The college serves about 2,300 students each semester. The first bachelor's degree program will begin this year – in healthcare management; a bachelor's degree program in nursing will begin in 2020 or 2021.
- **University of Houston-Clear Lake at Pearland** had a grand opening of its Health Sciences and Classroom Building. This facility will support the education and careers of nurses and other healthcare professionals.
- The Boeing Company awarded the Clear Creek Education Foundation a \$100,000 grant to expand Makerspaces at all 10 intermediate schools in the **Clear Creek ISD**. Makerspaces are a center of innovation and creativity where the students work in a hands-on lab. This funding will focus on these

concepts: Design & Production, coding/Robotics and Real-world Challenges. Read about it here: <http://www.bayareahoustonmag.com/boeing-awards-100000-grant-to-expand-makerspaces-in-ccisd-intermediate-schools/>

- Hunter Hall, a 294-bed residence hall, will open at the **University of Houston-Clear Lake** in the fall. Housing fees will run \$3,420, \$4,305 and \$4,700 depending on the type of room. <https://www.uhcl.edu/student-affairs/campus-community/housing/hunter-hall/>

Roadwork ...

- TxDOT has the Gulf Freeway / FM 646 overpass project well underway. When completed, the freeway will pass over FM 646. This is a six-month project; plans are to reopen the intersection fall 2019.
- I-45 construction update: FM 518 to FM 517 – began November 2016. Expected completion summer 2021. NASA Bypass to FM 518 – began May 2017. Expected completion late 2021.
- The construction phase of the SH 146, \$210 million, five-year expansion project is officially underway. Phase 1, an 18-month project, will widen the northbound side of the existing bridge, add a protected bikeway and build a new two-lane north bound frontage road. Phase 2 is a two-year project that widens the southbound side of the bridge, builds a new two-lane southbound frontage road and starts construction of the express lane bridge. Phase 3 is a one-year project that widens the main lanes leading to the bridge, builds the Repsdorph Road overpass and continues work on the express lane bridges. Finally in phase 4, the express lane bridges will finish up and some miscellaneous work will be completed in a six-month period. Go here for the latest updates: www.SH146.com.

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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 Pilgrim at 832.536.3255 or Harriet@bayareahouston.com.

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