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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

Under construction

Phase II of Beltway-225 Business Park is planned in **Pasadena** along Beltway 8 near SH 225. The developer, United Equities, plans two tilt-wall buildings – one is 22,000 SF expandable to 30,250 SF; the other is 24,000 SF expandable to 33,000 SF. Specs for both: 30' eave height on 1.8 acres, sprinklered, 1,850 SF office area, 10-ton crane ready, 4 grade level doors, truck well possible. Delivery is planned for Q4 2020. The two Phase I buildings totaling nearly 40,000 SF have both been leased.

Avera plans Red Bluff Industrial, a two-building industrial complex on 11.82 acres, on the north side of SH 225 at Red Bluff Road in **Pasadena**. The project is expected to be under construction in a few months with an estimated delivery of Q2 2021. Building 1 is 58,693 SF; Building 2: 95,692 SF. Specs: dock high, front load, 210' shared truck court, 32' clear height, and ESFR sprinkler system.

Phelan-Bennett has a new 108,975 SF building on 5.60 acres underway at 1301 South 16th Street in **La Porte**. Specs: 28' clear height, 7 dock-high doors and 2 ramped doors, 130' truck court, 50' x 52' column spacing, 60' speed bay, and ESFR Fire Sprinkler System. It will be available for single or multiple tenants Q4 2020.

Pasadena Point Industrial Park, Phase II is planned for 2911 Pasadena Blvd. Specs: 15,000 to 46,253 SF, dock-high and grade-level warehouse space, rear load and 2 drive-through bays, ESFR Fire Sprinkler System, 25' x 50' column spacing, 27' to 28' clear height, and 10-ton crane ready. Completion is planned for Q1 2021.

Vigavi will begin construction soon on Southeast Crossing, a 133,040 SF project to be built on 9.59 acres in **Pasadena**. The industrial property is located at 4116 and 4222 Pasadena Boulevard. Specs: 32' clear height, 190' truck court, 44 trailer spaces, 52' x 50' column spacing, 60' loading bay, two drive-in ramps and ESFR Fire Sprinkler System. Delivery is expected 3Q 2020. *The property was purchased by Vigavi last month with Reed Vestal and Taylor Schmidt / Lee & Associates representing the buyer. Vince Elder / Service Realty represented the seller, Linc Ministries International.*

Industrial activity ...

Texas Injection Molding, a Houston-based manufacturer of plastic injection molded products, purchased 6.78 acres for

a new modern manufacturing facility at the new 45-acre Gulfpoint Business Park in **Houston**. The first phase, a 64,000 SF facility, is now underway at 11015 Bay Commerce Drive in the business park, located along the Gulf Freeway between Scarsdale and Beltway 8. Land is available for the company's future expansion. The company started in 2013 with 10 molding machines and 22 employees; today, there are 94 employees. More than \$3 million has been invested on high-quality injection molding components. Expectations are for the new building to be operational this year. BAHEP worked this expansion and relocation project with Texas Injection Molding and the developer of the business park, Wycoff Development.

More about **Houston's** Gulfpoint Business Park: The developer is designing a 6,000 SF pediatrics medical building that will front Scarsdale for the end user. Construction should start in about a month. Also in design is a 60,000 SF medical multi-story building for the end user that will front I-45. There are three other industrial leases in the works for buildings ranging from 10,000 SF to 50,000 SF. Additional shovel-ready sites for medical, office, distribution and multi-tenant flex space, for sale or lease as well as BTS options, on all are available.

Update on 50-acre NASA Bypass Business Park –

- Several buildings are underway by Wycoff Development: Absolute Volleyball Academy 54,000 SF, Point Blank (gun range) 15,000 SF, and Architectura 7,000 SF.
- Soon to be under construction is a 6,000 SF building for ETC Publishing.
- A 22,000 SF rear load flex building will complete next week -- 14,000 SF is available for lease and 8,000 SF is for Prognost Systems. Its business is intelligent monitoring systems for rotating equipment, especially for reciprocating compressors and gearboxes, of extruder trains. The location of the business park is in **Webster** between NASA Parkway and the NASA Bypass just east of SH 3.

Acquisitions ...

Hallmark Floors recently purchased and will occupy Southeast Distribution Center, a 170,476 SF, newly built industrial facility located at 730 Genoa Red Bluff Road in **Houston**. *CBRE's Nathan Wynne and Cape Bell represented Vigavi, the seller and developer; JLL's David Buescher and Louis Tomaselli for the buyer.*

Black Creek Group, based in Denver, CO, acquired Port 146, a 140,275 SF class A industrial building in **La Porte**. Recently completed, the building's location, 2020 N. Hwy. 146 near Hwy. 225, is about three miles from Barbours Cut Container Terminal. *The seller, Clay Development & Construction, was represented by Jason Dillee and Andrew Jewett / Cushman & Wakefield.*

TA Realty purchased East Belt Business Park, a four-building, 350,000 SF, Class A industrial project on 23.7 acres in **Pasadena**; 1455-1485 E. Sam Houston Parkway (Beltway 8). The property is 90% leased. *JLL's team of Trent Agnew, Rusty Tamlyn, Charles Strauss and Tom Weber represented the seller.*

The Richland Cos. purchased Corporate Centre Webster, a 49,793 SF office park at 16969 Texas Avenue in **Webster**. This property is 84% leased and just across the street from Richland's Bay Plaza office complex. *Dealmakers: Angie Steadman and Thomas Townsend for Richland and CBRE's Tom Lynch for the seller, Warehouse Associates.*

Ivest, LLC purchased two buildings totaling 100,000 SF of industrial and office space on 6.2 acres at 8201 and 8211 **La Porte** Freeway (SH 225). *Trey Erwin, Justin Tunnell and Justin Cole / Lee & Associates represented the seller, Duma Land, LLC; Jim Autenreith / Moody Rambin for the buyer.*

Containerhouse, Inc. purchased two acres of land and a 5,250 SF building at 160 FM 1959 near the entrance to **Ellington Airport**. *Rutledge Commercial Real Estate represented the buyer.*

J & B Anderson LTD purchased an 8,100 SF building at 3950 Spencer Highway at Bayshore Drive in **Pasadena**. *Herman Williams / Qualified Properties was the dealmaker.*

Recent industrial and flex lease transactions ...

- 251,680 SF – Dunavant Distribution leased more space at 10619 Red Bluff at Bay Area Business Park in **Pasadena**. *John Nicholson / Colliers International represented the tenant; Justin Robinson & Jeff Pate / Stream Realty Partners for the landlord.*
- 102,800 SF – American Cross-Dock & Storage leased at 9701 New Decade Drive in Bayport North Logistics Center and subleased 44,000 SF at 13225 Bay Park Road – both in **Pasadena**. *Negotiations handled by Bob Berry and Grant Hortenstine / Avison Young for the tenant.*
- 92,750 SF – Averitt Express leased at Port Crossing Commerce Center, 1901 Wharton Weems Blvd. in **La Porte**. *Gary Mabray and Walter Menuet / Colliers International for the landlord and Pete Greenfield / Equitable Property Co. for the tenant.*

- 65,520 SF – Industrial Storage Services leased at 9401 Bay Area Blvd. in Bay Area Business Park in **Pasadena**. *Stream Realty Partners represented the landlord.*
- 41,900 SF – Branham leased at 9311 Bay Area Blvd. in **Pasadena's** Bay Area Business Park. *Stream Realty Partners represented the landlord.*
- 29,954 SF – Johnson Controls leased industrial property at 4111 Greenshadow Drive in **Pasadena**. *Carlton Anderson / CBRE represented the tenant; Reed Vestal and Taylor Schmidt / Lee & Associates for the landlord, Vigavi.*
- 27,040 SF – CLEC Distribution LLC leased at Energy Commerce Business Park, 603 E. Sam Houston Parkway (Beltway 8) in **Pasadena**. The company is a distributor and a division of Alliance Laundry Systems; it provides commercial and industrial laundry equipment in six states. *Robert Alinger / Colliers International represented the tenant; for the landlord - John Simons, Holden Rushing and Chris Haro / NAI Partners.*

Did you know that the East-Southeast Far submarket (where CLEC Distribution will be located) is the largest Houston industrial submarket with 73.5 million SF of inventory and it continues to expand with 4.3 million SF currently under construction? Thank you Colliers International for this information!

- 26,619 SF – Leader Marine USA leased in **La Porte** at Port Crossing Commerce Center, 1814 Hwy. 146 south. *Travis Secor and Ryan Fuselier / JLL for the tenant; Gary Mabray and Walter Menuet / Colliers International for the landlord.*
- 21,000 SF – Cooper Valves leased at Beltway-225 Business Park in **Pasadena**. *Travis Land / NAI Partners for the landlord, United Equities and Taylor Scheps / Newmark Knight Frank for the tenant.*
- 17,257 SF – Gasket Resources leased at Port Crossing Commerce Center, 1814 Hwy. 146 South in **La Porte**. *John Willhoite / Qualified Properties represented the tenant; Gary Mabray and Walter Menuet / Colliers International for the landlord.*
- 15,000 SF – Magid Glove and Safety Supply leased at 4484-B Genoa Red Bluff Road in **Houston**. Three additional buildings are available adjacent to this one ranging from 15,000 – 17,000 SF at Port Commerce Business Park. *Smith Raines represented both the tenant and landlord.*
- 13,010 SF – ACF Pyrotechnic leased at 2413 South Houston Rd. in **Pasadena**. *Doc Perrier / Finial Group represented the tenant.*
- 10,000 SF – Optimal Field Services leased at 3234 SH 225 in **Pasadena**. *Smith Raines Company represented the landlord.*
- 7,500 SF – Industrial Scientific leased at 4730 Vista Rd. in **Pasadena** at Vista Commerce Center. The company plans to use the space for an office and lab. Three more buildings are available - 5,300 SF, 6,300 SF and 12,100 SF – at the business park. *Judd Harrison / Colliers International represented the landlord.*
- 6,000 SF – Process Service Specialists, LLC leased at 8131 Red Bluff in **Pasadena**. *Smith Raines Company represented the tenant; 316 Realty represented the landlord.*
- 4,275 SF – Greenleaves Diagnostic Laboratories leased at 202 N. Texas Avenue in **Webster**. *For the landlord: Sandra Wolters and Jason Kieschnick / Zann Commercial Brokerage, Inc.*
- 3,500 SF- Balli Cook Athletics (full-service gym) leased at FM 518 in **League City**. *For the tenant: Kevin Kmetz / Zann Commercial Brokerage, Inc.; for the landlord: Doug Byerly / Noble House Real Estate.*
- 2,400 SF – Liberty Flare leased at 880 Lawrence Rd. in **League City**. *Kelly Hutchinson / Colliers International negotiated the deal.*

Office leases ...

- 41,108 SF – Jacobs Engineering leased at 2222 Bay Area Blvd. *For the landlord: Jason Kieschnick / Zann Commercial Brokerage, Inc.; for the tenant: Courtney Walker / Cushman Wakefield.*
- 31,327 SF - Axiom recently signed a lease for an entire floor at 1290 Hercules Avenue, the Hercules II building. The office complex is in close proximity to NASA Johnson Space Center. Move-in ready spec suites ranging from 2,600 SF to 16,400 SF are available in the Hercules I building at 1300 Hercules Ave. *Negotiating the deal was Transwestern's Doug Little, Matthew Seliger and Louann Pereira for building owner, Capital Commercial Investments, Inc. Representing the tenant was Derrell Curry and Noah Kruger / Savills, Inc. Read about it here: <https://www.houstonchronicle.com/business/texas-inc/article/Axiom-Space-inks-headquarters-lease-near-NASA-15268231.php>*

- 21,760 SF – Castle Biosciences has leased space at a new four-story office building nearing completion at 505 South **Friendswood** Drive, which is more than twice the size of its current **Friendswood** office location. The company develops and sells diagnostic and prognostic tests for dermatologic cancers, for example, its “DecisionDx-Melanoma’ test. It now employs 40 and plans to grow its local headcount to 60 by the end of the year. Much of the company’s R&D and clinical research operations are based in Phoenix with another 100 employees.
- 14,643 SF – INEOS leased the third floor at 18333 Egret Bay Blvd. *Derek Beck / The Beck Group, Inc. for the landlord; Greg Egan / Houston Warehouse Space for the tenant.*
- 8,655 SF – Intercontinental Terminals Co. subleased space at Deerwood Glen Office Park, 4400 SH 225 in **Pasadena**. *Representing the subtenant: Gregory Marconi and Rob Stillwell of Newmark Knight Frank.*
- 7,711 SF – Houston Methodist Hospital leased at 505 S. **Friendswood** Dr. *Coy Davidson / Colliers International represented the tenant; Sharon Rowsey / UTR-Texas Realtors for the landlord.* Additionally, there were three more leases at this new office building: Dentistry 4 Children and Adults – 6,350 SF, HV Services - 5,671 SF, and Potter Handy Law Firm - 3,003 SF.
- New transactions at 3027 Marina Bay Drive (One Harbour Square) in **League City**: Savage Services – 2,574 SF (expansion and renewal); Vanguard Management – 921 SF; Modern Skin Solutions - 987 SF; Marina Bay Insurance – 543 SF. *Jason Kieschnick / Zann Commercial Brokerage, Inc. represented the landlord.*
- 2,000 SF - Houston Therapy Specialists leased 2,000 SF at 3514 Burke Rd. in **Pasadena**. *Rutledge Commercial Real Estate represented the landlord.*

Those incredible flying machines ... and who will fly them ...

- Axiom Space has signed a contract with SpaceX to fly a private crew to the International Space Station (ISS) as soon as next year. SpaceX will provide the launch vehicle, a Falcon 9 rocket and Crew Dragon spacecraft. Axiom will provide the crew – a commander and three private astronauts - and management.
- NASA selected Houston-based KBR Inc. as the first company to train private astronauts at NASA facilities. Read more: <https://www.bizjournals.com/houston/news/2020/01/30/houston-firms-land-major-commercial-space-work.html>
- Axiom Space is also working to build a privately-funded (approximately \$2B) commercial space station. The Houston-based company won a contract from NASA to attach commercial modules to the ISS that could ultimately serve as the replacement for the space station. Three hundred employees are expected to be hired by the end of this year and possibly 1,000 more over the next 2-1/2 years. Houston-based Intuitive Machines will support Axiom with engineering design and development for the commercial segment. Read more here: <https://www.houstonchronicle.com/news/space/article/Houston-s-Axiom-Space-signs-contract-with-SpaceX-15116668.php>
- NASA’s Artemis program is working to create a sustained human presence on the moon. To do this, the agency is developing its own Space Launch System rocket, and Orion capsule spacecraft, and lunar landers to get to the lunar surface. SpaceX, Dynetics, and the national team (comprised of Blue Origin, Draper, Lockheed Martin, and Northrop Grumman) were recently selected by NASA to develop vehicles that will land astronauts on the moon in 2024. A combined \$967 million will be awarded to the three companies for a 10-month base period ending February 2021. NASA will then select which of the companies will build the lander for the first missions to the moon. Read about it here: <https://www.houstonchronicle.com/news/houston-texas/houston/article/NASA-selects-SpaceX-Blue-Origin-and-Dynetics-to-15237523.php>

Medical news ...

- The new South Tower expansion at the UTMB Health **League City** campus has opened. It’s five stories, 264,000 SF, and connects to the existing hospital. The addition added 60 inpatient beds, 30 intensive care unit beds, 30 medical surgical beds and other support areas, including a serving and dining kitchen, a pharmacy, a laboratory and blood bank and other features. University of Texas Medical Branch officials have the option to expand the tower to 12 stories in the future, if need arises.
- Planned in **Nassau Bay**: Moody Neurorehabilitation Institute at Space Park. The new building will be 60,000 SF with state-of-the-art equipment, a large therapy gym and outdoor therapy courtyard. Provided will be post-acute brain injury rehabilitation for up to 40 inpatients and outpatient rehabilitation. The facility at 1275 Space Park will employ approximately 150 clinical, medical, residential and support staff. Site prep is underway; the

anticipated grand opening is early 2022.

- The Board of Governors at Shriners Hospitals for Children in **Houston** and **Galveston** voted to merge their world-renowned specialty pediatric services to the Galveston location by early 2021. It will then be known as Shriners Hospitals for Children – Texas. In addition to being famous for developing standards for modern burn care across the globe, the staff also provides care for a variety of orthopaedic and neuromusculoskeletal disorders and diseases and also facial abnormalities. Since 1922, care has been provided to 1.4 million children from more than 180 countries over nearly 100 years. www.shrinershospitalsforchildren.org
- UTMB Health Clear Lake Campus in **Webster** opened a new Pediatric Inpatient Unit and Emergency Department, a collaboration between UTMB Health and Children’s Memorial Hermann.

Now Open

Webster – Workforce Solutions opened a new office at 300 Bay Area Blvd.

Friendswood – Village Medical at 102 N. Friendswood Drive

Opening soon

League City – Seasons Memory Care at South Shore at 600 Enterprise Ave. in 2021.

Did you **miss an issue** of the *Business Development Update*? [Current](#) and [previous editions](#) can be found here: [Newsletter Archives](#)

Retail / Hospitality Development

Northern Tool + Equipment plans to open in **League City**. The 22,040 SF store will employ about 20. Location is 200 Gulf Freeway South at FM 518 – this is the 8th store in the greater Houston area providing brand-name tools and equipment, a repair department, and cleaning and disinfectant equipment. Anticipated opening is this summer bringing 20 new jobs. *John Wise / Weingarten Realty represented the landlord; Clay Mote / RetailUnion for the tenant.*

It’s coming! Alamo Drafthouse plans to open a 10-screen theater in **League City** at the Victory Lakes Shopping Center along the Gulf Freeway just behind Jimmy Changa’s. The theater will have a 60-ft. premium large screen ‘Big Show’ with laser projection and Atmos surround sounds, 100% reserved seating in oversized luxury recliners plus a full-service dinner menu and 40+ craft beer selections. And, how about those famous cereal parties! This will be the second Houston-area Drafthouse location. *Dealmakers for the 14 acres were: Alix Fox / Qualified Properties, Inc. for the seller and Todd Moseley / Moseley Commercial Real Estate, Inc. for the buyer.*

Retail and Commercial Leasing activity ...

- 91,110 SF - Floor & Décor has executed a lease at the Clear Lake Center in **Webster**. The newly remodeled property returns to 99% occupancy after Burlington’s lease ended just a few months ago. No official opening date has been announced, but they are targeting to open before the end of the year. *Doug Freedman / United Equities represented the Landlord, Clear Lake Center L.P., and Joan Collum / Collum Commercial represented the Tenant.*
- 46,000 SF - Burlington has relocated and opened its new 46,000 SF store at 1449 W. Bay Area Blvd.
- 9,990 SF – Mangum Russel leased at 7337 Spencer Hwy. in **Pasadena**. The space formerly housed a dance hall. *Sean Harman / Belvoir Real Estate Group represented the landlord and tenant.*
- Spec’s Wine, Spirits & Finer Foods leased 8,000 SF at 10405 W. Fairmont Parkway in **La Porte**. *Taki Dallis / ResolutRE for the landlord.*
- 7,992 SF – Black Bear Automotive leased at 2986 Marina Bay Drive in **League City**. *Daniel Henn / Zann Commercial Brokerage, Inc. represented the landlord.*
- Park Avenue Yarns & Clothyard Fabrics is relocating to 315 S. **Friendswood** Dr. – its new building will be 7,500 SF.
- Site One Landworx is under construction - 7,020 SF building – at 4448 FM 2351 in **Friendswood’s** Industry Park. The business park consists of seven industrial-zoned parcels available for land lease, BTS or purchase.

- Woodhouse Day Spa leased 5,800 SF at **Baybrook** Mall with plans to open this month. It's one of four in the Houston area.
- Dark Horse Investments is constructing a new building at 107 Shadwell Lane near **Friendswood's** Stevenson Park consisting of a 1-1/2 story, 4,000 SF building with ten office suites available for lease.
- 2,631 SF - Sweet Paris Creperie & Café leased space in the Lifestyle section of **Baybrook** Mall facing The Lawn.
- 2,560 SF - Clear Lake Auto Wraps (auto wrap and apparel printing shop) leased at 17301 El Camino Real in **Webster**. *Derek Hughes / Zann Commercial Brokerage, Inc. for the landlord.*
- Board & Brush Creative Studio leased 1,613 SF at FM 518 and the Gulf Freeway in **League City**. Customers will learn about sanding, staining, woodwork and other materials. Opening in July.
- 1,400 SF - Headz Up Hair Cuts leased at 2951 Marina Bay Drive in **League City**. *Representing the landlord – Jason Kieschnick / Zann Commercial Brokerage, Inc.*
- 1,000 SF - Perfection Salon leased at 17926 SH 3 in **Webster**. *Derek Hughes / Zann Commercial Brokerage, Inc. for the landlord.*
- Dollar Tree plans to open at 2000 Bayport Blvd. in **Seabrook** (formerly a Palais Royal store).

More retail and commercial activity ...

A new development is underway at the corner of FM 518 and Lawrence Rd. in **League City**. Conversations are ongoing with retailers and restaurant franchise operators for five available pad sites. One site, 1.583 acres, is under contract with closing scheduled this month.

Update on 30-acre Odyssey Business Park activity, FM 528 / NASA Parkway at the Gulf Freeway in **Webster** --

- Wycoff Development has a new 16,000 SF rear-load flex building at 410 Genesis Blvd. in design, available for lease, and breaking ground by the end of the year.
- Construction is underway on an 8,000 SF office/medical building at 1408 W. NASA Parkway with completion scheduled for December 2020 -- 4,000 SF is pre-leased to Complete Care OBGYN and 4,000 SF is still available.
- A 22,000 SF tilt-wall building was completed and is fully leased to Higginbotham Insurance, Stepping Stones Therapy, Paul Brown Financial, Leser, LLC and Renew Med Spa. A 12,000 SF steel building at 315 Odyssey Drive is completed and fully leased to Kades Ventures, Rainbow of Webster, Masson Medical and Nexxis.

Rooms To Go Patio has opened a new store at **Baybrook** Mall on the outer ring.

The Target store in **Clear Lake Shores** at 255 Marina Bay Drive has a \$3.25M redesign and update underway. It's one of the 1,000 stores that will have not only a new look but more technology and digital services to keep up with the way people shop.

The owner of the Mainland City Centre (formerly Mainland Mall) in **Texas City** continues to revamp the property and plans to add large entertainment and recreational attractions including an outdoor sky diving venue and a 65,000 SF race track with overpasses and underpasses. A deal has been made for a new restaurant -- not sure what the menu will look like yet, but the popular restaurant owner holds many trophies and awards for his barbecue. Four more restaurants are also planned. A massive exterior upgrade will include water fountains, splash pads and other water elements.

El-Toro Mexican Restaurant started construction on its new 5,000 SF building on Spencer Hwy. near Bay Area Blvd. in **La Porte**.

Update on Riverbend at Clear Creek; Wesley Drive at the Gulf Freeway in **League City** – Bulkheading is in progress on the marina; dock construction will follow. The 150-room Aloft Hotel will be under construction very soon. Still to come is the Spotted Trout restaurant that will overlook the marina, 80 townhomes and 285 Class A multifamily units. Additional sites are planned for retail, a garden office park and senior housing.

Real estate changing hands ...

- Crow Holdings purchased a retail development from Baker Katz. Two-buildings, comprised of 15,600 SF, are leased with restaurants tenants. PNC Bank is scheduled to open in the last spot this spring. Location is 820 W. Bay Area Blvd. in **Webster**. *Representing the seller was Ryan West / JLL.*
- An investor purchased Webster Pointe, a 26,000 SF retail center at the corner of NASA Parkway and SH 3 in **Webster**. *For the seller: Jason Kieschnick and Derek Hughes / Zann Commercial Brokerage, Inc.*
- Shops at Fairmont, an 8,344 SF shopping center in **Pasadena**, has sold to a new owner. It's fully leased.
- A 7,700 SF building at 2114 **Seabrook** Circle sold to an investor. *Kelly Hutchinson / Colliers International handled the transaction.*
- CBS Fairmont Crossing purchased Fairmont Crossing, a 6,656-square foot center at 4835 Fairmont Parkway in **Pasadena**, from an affiliate of Williamsburg Enterprises. *Justin Miller and Davis Hansen of Marcus & Millichap brokered the sale.*
- Southbound Ventures purchased Strawberry Plaza, a 13,753-square foot retail property at 1900 Strawberry Road in **Pasadena**, from Strawberry Plaza Inc. *Riley Sharman of Marcus & Millichap handled the sale.*
- Plaza at Amber Lane retail center at 2750 W. Main in **League City** sold to a new buyer. *Colin Fox / Colin Fox & Assoc. represented the seller and Randy Barr / Barr & Associates Real Estate, LLC, the buyer.*
- Bay Area Plaza, a property consisting of 45,000 SF of retail and 27,000 SF of flex industrial space, sold in **Webster**. *JLL's Ryan West, John Indelli and Ethan Goldberg represented the seller, Orr Commercial.*
- 1.49 acres at 1825 Brookport in **League City** sold – plans are to build a retail center including a dry cleaner business. *Scott Short / Keystone Realty Group represented the sellers.*
- 1.76 acres sold at 100 ½ E. **League City Parkway** for a new multi-tenant development to include a dentist office. *Nick Guillory / Brockway Commercial represented the seller.*

Just for fun ...

Lone Star Flight Museum - There are two new exhibits to see! *1945: World War II's Last Year in Pictures* (40 iconic images). Also, now through December 20th -- *Fight to the Finish* commemorating the 75th Anniversary of the end of World War II. The program will highlight: 1945 – the final year of WWII, life on the home front, the bravery of our warfighters on the front lines and the success of the Allied effort during WWII. Another event, the 2020 Texas Aviation Hall of Fame, has been rescheduled for September 2nd. <http://www.lonestarflight.org/>

Space Center Houston - The new SpaceX Rocket Exhibit has opened. The Falcon 9 first stage rocket booster is displayed horizontally, allowing guests to walk underneath the flown rocket. It's the same type of rocket that recently launched NASA astronauts Robert Behnken and Douglas Hurley on SpaceX's Crew Dragon spacecraft. And, it's one of only two SpaceX Falcon 9 boosters currently on display in the world, and the first commercial space exhibit for Space Center Houston. www.spacecenter.org

Now open - the **Friendswood** Fairy Trail, a nature-based educational activity, at Stevenson Park. The fairy abodes feature child-sized doors that tots can open and close to reveal the fairy inside; they will be built onto trees or nestled in other hidden places. There's no cost, and it's wheelchair accessible. Children will learn about caring for the environment such as: recycling, volunteerism, community, healthy eating, waste prevention, native plants and wildlife, and litter prevention. The trail is approximately one mile so it is perfect for little feet. www.FriendswoodFairyTrail.com

Keels & Wheels rescheduled dates --The 25th Annual Keels & Wheels Concours d'Elegance will take place October 17-18, 2020 at the Lakewood Yacht Club in **Seabrook**. The Keels & Wheels Uncorked event, a preview party leading up to the Concours d'Elegance, will be held on Thursday, October 1st at the Lone Star Flight Museum, located at Ellington Field, 11551 Aerospace Ave. <https://keels-wheels.com/>

Adventure Pointe, a new theme attraction in **Texas City**, is back on track. Located near Tanger Outlets along the Gulf Freeway, the first phase will include a carousel, a pirate village and Jean Lafitte's ship, a Land of Oz area plus interactive games and a live entertainment venue.

[Coming Soon](#)

Baybrook Mall – Lululemon

Seabrook – Viola & Agnes' Neo Soul Café at 3659 E. NASA Pkwy.; Beacon Federal Credit Union purchased 1.482 acres on the circle at 2226 Repsdorff. John Braun / Bayou Properties Realty represented the buyer.

League City – Fairfield Inn & Suites by Marriott plans to open soon; the facility will have 112 rooms and a full-service bar and fitness room.

Nassau Bay - Dickey's Barbecue Pit at Nassau Bay Town Center

Pasadena – Code Ninjas at Fairmont Crossing, Fairmont Pkwy. and Center St.;

Webster - Mind and Body Solutions will relocate to 210 Genesis Blvd.; Ohayo Sushi at 1027 W. Bay Area Blvd. (near Barnes & Noble)

Friendswood – Smoothie King at FM 528 and FM 518.

Now Open

Kemah – Denny's at 212 FM 518

Houston – *The Chopping Block (meat market and more!)* at 14040 Galveston Rd. (SH 3); *Madeline's Boutique* at 11510 Space Center Blvd.; *Los Ramirez Mexican Restaurant* at 463 Bay Area Blvd.; *The Mesquite Grill* at 16630 El Camino Real

Clear Lake Shores – Soul Freak Studio Café at 822 Clear Lake Road (coffee, tea, classes)

League City – Prime Pizza at 2508 S. Gulf Freeway; The Drink Station at 3729 E. League City Pkwy; Moon Valley Nurseries at 402 W. FM 646; Cakes by Julia at 190 S. Gulf Freeway; Iron Keel Strength and Fitness at 3311 FM 518; CMIT Solutions of Clear Lake (cybersecurity & information technology) at 2925 S. Gulf Fwy.; Clear Creek Mediation Center at 814 E. Main Street; Ace Hardware at 1915 W. League City Pkwy.; Fajita Pete's at 201 S. Egret Bay Blvd.; Reserve Wine and Spirits at 1915 W. League City Pkwy.; Hue Salon at 828 W. FM 646

Friendswood –Chick-fil-A at 1757 S. Friendswood Drive; Southern Sol Boutique at 152 S. Friendswood Dr.; Catfish Station at 145 E. Friendswood Dr.; Lowens Seafood (and Cajun) restaurant at 2111 W. Parkwood Ave.; Garage Ultimate at 4650 FM 2351; Friendswood Grocery at 214 S. Friendswood Dr.; Forgotten Lore Bookshop, LLC at 628 S. Friendswood Dr.; Lu's Barber Shop at 1765 S. Friendswood Drive; Bellissimo Day Spa at 119 W. Parkwood Ave.; Gentlemen's League Barber Shop at 2407 W. Parkwood Ave.; Flawless Skin Lounge at 607 S. Friendswood Dr.

Dickinson – Rancho's Taqueria at 3300 Gulf Freeway

Seabrook –Sugar Mountain Coffee on E. NASA Parkway at Lakeside Drive (coffee, bakery treats, gelato and the famous pies from Seabrook Classic Café); Americano Café at 2900 NASA Parkway; Bay Area Natural Wellness at 2900 NASA Pkwy.

Pasadena – *Wingstop and Orange Theory* at 7730 Spencer Hwy.

Webster – *Mediterranean Bites Fusion Grill* at 16856 SH 3; *HTeaO* at 481 W. Bay Area Blvd.; Nova Wellness Center Clinic & MedSpa at 400 N. Texas Ave.

Residential Development

A new development is planned by Legend Communities and Tiki Time LLC in **Galveston County** on **Tiki Island**. Six acres of undeveloped waterfront property was acquired for a new upscale residential community, yacht club and boathouse resort. Tiki Island Residences and Boathouse Resort will include 75 condominiums, five penthouses and a 5,500+ SF restaurant plus storage for up to 220 boats on four levels. Prices will start in the \$600's. The first phase, a boathouse and waterfront restaurant, is breaking ground this year. Phase II, the residential component, starts in 2021. Read more in Galveston Daily News (subscription required) https://www.galvnews.com/business/buzz/article_aff50ec6-f213-525a-96b2-4e55c5673c88.html and <https://www.bizjournals.com/houston/news/2020/04/22/austin-developers-plan-resort-style-condo.html>

New multifamily project in progress at 1445 S. Egret Bay Blvd. in **League City**: Highbridge at Egret Bay is a 4-story garage wrap style - the garage is totally enclosed by residential units. The project consists of 254 total units (200 one-bedroom and 54 two-bedroom). Class A finishes – granite, stainless steel appliances, washer/dryer, smart home locks, thermostats and hub. Community amenities: pool, putting green, two-story fitness center, game room, business center, running/walking track, package lockers. The first units are expected to be available around June 2021.

Beamer Villas – A new residential area is planned on Beamer Road between FM 2351 and El Dorado Boulevard, about 1.5 miles from the Gulf Freeway. Gehan Homes plans 72 single-family homes and 24 duplexes. The homes will be the builder's Premier Series. Lots are mostly 50 ft. with some oversized. New home construction is expected to begin the first quarter of 2021. More details later!

Bayway Homes has platted 31 single-family lots in **La Porte** on Old Hwy.146, just north of Shore Acres Blvd.

Parkway Trails in **Pasadena** -- K. Hovnanian Homes released additional 60-ft. homesites in a new section with pricing expected to start in the \$280's. Townhomes are also planned with prices starting from the low \$200's. Location is Fairmont Parkway / Red Bluff Road / Center Street.

Huntington at **Kemah** – A new retirement project is underway on FM 518 near Lawrence Road in Kemah. Planned are 148 units, one and two bedrooms. Amenities are still in the planning stage but a pool is definitely in the mix.

Crystal Lagoon has opened for use by residents at master-planned Lago Mar in **Texas City**. The resident-designated beach and amenities take up about 35% of the lagoon's perimeter. The big picture is a 12-acre lagoon within a planned 70-acre mixed-use resort development. The public access section is expected to open in 2021 on the lagoon's west side. The lagoon's east side will eventually be home to a mixed-use entertainment district, allowing guests to experience sunset views as they shop and dine. Conversations are in play with hotel, restaurant and retail developers about waterfront development. https://communityimpact.com/houston/bay-area/development/2020/06/22/crystal-lagoon-opens-to-residents-of-texas-citys-lago-mar-community/?type=article&utm_source=newsletter&utm_campaign=newsletter_article

Update on Bayou Bend Estates, a 58-acre residential development in **Dickinson**. Forty-seven homes on ¾-acre lots are planned; twelve of the lots are waterfront. Homes will range from 2,500 SF to 3,000 SF. Five models will be underway very soon with completion expected by the end of the year. The location is FM 517 and Country Club Drive.

- Raamco International purchased the Towers at Clear Lake, a 216-unit multifamily property at 18707 Egret Bay Blvd.
- A private investor purchased 3rd Street Village Apartments, 48 units, at 310 Waco Ave in **League City**. The buyer intends to make extensive renovations to the interior and exterior of the property.

Infrastructure News and Everything Else!

Southwest Airlines Co. launched its first route to Cozumel, Mexico in March with twice-daily service from **Hobby Airport**. In June, Saturday flights will be added between Houston and Nassau, The Bahamas, subject to government approval.

Port Houston will receive more than \$21.8 million in grant funds from the U.S. Department of Transportation's Maritime Administration. Plans are to use the funds to develop a wharf from 1,000 linear feet of green space at the Bayport Container Terminal. A crane rail for existing cranes to operate on the new wharf will be installed. Ultimately, this will allow the terminal to handle 2.4 million TEUs a year.

Port of Galveston has extended its lease with Royal Caribbean Cruises to allow the company another year to fully commit to building a \$100 million terminal at Pier 10.

One of the **Galveston** rail trolleys is back. It will be tested for about 30 days before ridership can begin. Two more are still in repair and expected back soon.

City news...

Nassau Bay - If you're wondering what that is being built across from the Hilton Houston NASA Clear Lake hotel, it's the Wave Art Monument, This is a joint project with NASA's Johnson Space Center, TxDOT, Harris County Precinct 2 Commissioner Adrian Garcia, Texas Representative Dennis Paul, SWA Group, and the City of Nassau Bay. See the city's FB page: https://www.facebook.com/search/top/?q=city%20of%20nassau%20bay%20texas&epa=SEARCH_BOX

League City has a new 13,000 SF Animal Care and Adoption Center at 755 W. Walker Street. This is the place to adopt your new pet! Check out the care and services offered: www.leaguecity.com/3553/animal-control

To replace critical aging infrastructure, the **City of Houston** is partnering with seven cities and water authorities to build a new southeast transmission line that will transmit up to 75 million gallons a day (MGD) of surface water from the Southeast Water Purification Plant. Lockwood, Andrews & Newnam, Inc. was selected as the technical adviser for the water line. The 54-inch line will be completed in 2025 and will service the **City of Houston, League City/Gulf Coast Water Authority, Clear Lake City Water Authority, Cities of Webster and Friendswood, Baybrook Municipal Utility District (MUD) No. 1, Harris County MUD No. 55 and City of Pasadena**. [To request the article, email](#)

Seabrook – An additional 1-1/4 miles of trails will be added to the current 3.6-mile trail system. The addition will begin just to the north of the city's public works at 1100 Red Bluff Road. It will cross Pine Gully and then go up a 60-to-70 ft. high berm where you'll be able to see Galveston Bay from atop the 'mountain'. For information about the trail system, visit <https://bit.ly/2YIGGBE>

Education News ...

Texas A&M at Galveston will offer a new doctoral degree program in marine and coastal management and science this fall. There is a demand for people with expertise in coastal issues; the university estimated there were as many as 24,300 jobs open nationally and 2,360 jobs in Texas that fit with the training provided by the new program. This includes jobs as teachers, biological and conservation scientists and natural science managers. Read more: https://www.galvnews.com/news/article_4f30416e-66ee-5d04-9c4e-5606eace1dd5.html (subscription may be required)

College of the Mainland update – On the main campus in **Texas City**, the 160,000 SF STEAM building (Science, Technology, Engineering, Arts & Mathematics) and 60,000 SF administration building should be completed in mid-January. Both are funded by a \$162.5 million bond referendum that was approved November 2018. Some of the new programs being developed are engineering, surgical and imaging technicians, dental hygienist and physical therapy assistant. Expanded programs include pharmacy technician, nursing and medical assistants and medical coding. Other planned bond projects include a new 90,000 SF industrial careers building, and renovations to the fine arts building and to an existing building in **League City** which will house a COM satellite campus.

San Jacinto College will launch its Bachelor of Science in Nursing (RN-to-BSN) degree at the Central Campus this fall. The one-year program is for working registered nurses (RNs with an associate degree) who want to advance within the profession. According to the American Association of Colleges of Nursing, approximately 44% of hospitals and other healthcare employers require new nurses to hold a BSN degree, while employers overall express a 'strong preference' for nurses with BSNs.

Free Tuition! The **Texas City** Economic Development Corp. made a \$1 million donation to **College of the Mainland's** Opening Doors Promise Scholarship fund, making it possible for high school students residing in **Texas City** to attend the college without paying tuition. Additionally, COM's scholarship program is open to 2020 graduates of **Hitchcock** through donations from the **Hitchcock** Economic Development Corp., Associated Credit Union of Texas and the Hitchcock ISD's Education Foundation. www.com.edu/promise_and https://www.galvnews.com/news/free/article_a5a4be2d-931d-5569-9d4e-566fab1a65ea.html

More Free Tuition! Also, a new partnership between **San Jacinto College**, **Pasadena ISD** and a nonprofit group will cover tuition and fee costs for all graduating seniors from three high schools (South Houston, Dobie and Sam Rayburn) if they attend the college. This is the first cycle of the Promise Program and hopes are to expand it to other schools in the **Pasadena ISD**. <https://www.houstonchronicle.com/neighborhood/pasadena/news/article/Program-to-cover-San-Jac-tuition-for-all-15014443.php#:~:text=A%20new%20partnership%20between%20San%20Jacinto%20College%2C%20Pasadena%20ISD%20and,high%20schools%20have%20until%20Feb.>

The Aspen Institute named **San Jacinto College** as one of the top 10 community colleges in the nation - for the third consecutive time - making the college eligible for the prestigious Aspen Prize for Community College Excellence. The Aspen Prize recognizes institutions that achieve strong student outcomes across four key areas: teaching and learning, degree completion and successful transfer to four-year institutions, success in the workforce, and equitable outcomes for diverse student groups. Congratulations!

Road news ...

Construction is underway on the widening of El Dorado Boulevard from Horsepen Bayou to Clear Lake City Blvd. A bridge across the waterway and a hike-and-bike trail are part of the \$8 million project. Anticipated to cost approximately \$8 million, this is a joint project with **City of Houston** and **Harris County Precinct 2**. Completion is expected within 18 months, weather permitting. Thank you Mayor Pro Tem Dave Martin and Harris County Commissioner Adrian Garcia!

Red Bluff Road widening project is underway between Kirby Boulevard and SH 146, a stretch of about 1.5 miles. The existing road will be converted to one-way westbound and eastbound lanes and a new bridge will be built over Taylor Lake. Cost is \$15.1 million; completion is expected in March 2021.

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 Pilgrim at 832.536.3255 or Harriet@bayareahouston.com.

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