



A publication of Bay Area Houston Economic Partnership

Issue 74 – December 29, 2020

[www.bayareahouston.com](http://www.bayareahouston.com)

### In this Edition...

Commercial/Office/Industrial Development  
Retail / Hospitality Development  
Residential Development  
Infrastructure News and Everything Else!

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

### *Those incredible flying machines ...*

- Axiom Space plans to develop a 14-acre campus at the Houston Spaceport at **Ellington Airport**. This headquarters' location will be used for production of its Axiom Station and to train private astronauts. The company was selected by NASA earlier this year to develop a commercial module that will attach to the International Space Station (ISS). Named Axiom Station, it is set to launch in 2024. More modules will then be needed for housing, manufacturing, and research. Together, these modules will create a commercial space station that can be detached from the government-run ISS when it is retired. The structure's exterior will be made in Turin, Italy by Thales Alenia Space which also makes parts of the ISS. All other work will be done at the Houston Spaceport.

At the Spaceport, Axiom also plans to offer private and professional astronaut missions to the ISS. The company will train crews, work with transportation providers to get them there, plan the missions, and provide other services that might be needed. Read more here: <https://www.houstonchronicle.com/news/houston-texas/houston/article/Mayor-Sylvester-Turner-to-announce-partnership-15822420.php>

Construction could begin in 2021; the campus could be functional by 2023. Axiom's workforce grew to more than 90 this year; the company plans to hire another 100 employees in 2021. Ultimately, more than 1,000 jobs could be created for the Houston region.

- NASA's budget for 2021 was approved -- \$23.3 billion! The budget includes \$1.4 billion for the Orion spacecraft and \$2.6 billion for the Space Launch System rocket – which will carry astronauts to the moon as part of the NASA Artemis program. Read more here: <https://www.houstonchronicle.com/news/houston-texas/space/article/NASA-receives-23-billion-in-budget-including-15821579.php>

### *Medical news ...*

- Houston Physicians' Hospital at 333 N. Texas Avenue in **Webster** is expanding by 34,800 SF and will bring 30 new jobs to the facility. The existing three-story building is 49,000 SF. Four new operating rooms will be added to the second floor, and the third floor will be dedicated to post-acute recovery and rehabilitation for programs like its Joint Solutions Center and Spine Solutions Center. Additionally, Houston Physicians' Hospital purchased 11 acres on

Texas Avenue for two more multi-story medical office buildings, 60,000 SF each.

- Houston Methodist Clear Lake Hospital announced that two new emergency care centers will open in the area, one in **League City** at the corner of League City Parkway (SH 96) and S. Egret Bay Blvd. and the other in **Deer Park** at 3701 Center Street. The centers will be open 24 hours/day offering full services of a hospital emergency room plus CT, X-ray, and ultrasound capabilities. The Deer Park care center will open by year's end, and the League City location will open by the end of 2021.
- The 150,000 SF medical office building under construction in **Nassau Bay** by Houston Methodist Clear Lake is planned for completion in the second quarter of 2021. It will be home to Houston Methodist Orthopedics & Sports Medicine at Clear Lake, the hospital's physical therapy facilities, plus clinical space for physicians. In the next few years, the hospital expects to add approximately 40 physicians across a range of medical specialties. The hospital also recently opened its expanded Breast Care Center on the hospital's Nassau Bay campus.
- **University of Texas Medical Branch (UTMB) at Galveston** completed its newly-renovated Mother-Baby Unit of 16 beds in John Sealy Hospital. The modernization project includes a complete overhaul of the interior and exterior of the hospital. Work continues on the A-B tower for the new women's, infant's, and children's unit opening in the spring. Work on the C-D tower is expected to start next year. The entire project cost is approximately \$133 million.

### ***Manufacturing activity ...***

Stepan Co. plans to build a new \$202.9 million chemical manufacturing plant in **La Porte**. The project is an alkoxylation facility that would produce chemicals used in home products such as detergents, cleaners, and disinfectants. Construction is expected to begin in the third quarter of 2021; 150 full-time workers will be needed during peak construction. Operations would begin two years later bringing 25 new permanent jobs. Read more here: <https://www.bizjournals.com/houston/news/2020/12/17/stepan-co-la-porte-isd-tax-incentives.html>

Braskem completed construction on its new polypropylene production line in **La Porte**. It has a capacity of 1 billion pounds per year. This is a \$750 million investment by Braskem; 50 new jobs were created. This new line, called Delta, is the largest polypropylene production line in North or South America, according to the company's press release. The project located in La Porte because of available space in its existing facility and because the region is ripe with feedstock for the plant with strong pipeline connectivity.

### ***New construction ....***

Plans are in the works for Ellington Trade Center Phase 2 to be built on SH 3 in **Houston** across from Ellington Airport. Build-to-Suit or pre-leasing is available - 80,000 SF to 348,500 SF. It features class A, tilt-wall construction, dock-high doors on 18 acres.

Phase II of Beltway-225 Business Park broke ground in **Pasadena** along Beltway 8 near SH 225. 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 expected Q2 2021.

A cold storage / refrigerated facility is pre-leasing at 1050 Red Bluff Road in **Pasadena**. More than 55,000 SF was leased to Houston Meat Distribution leaving 40,000 SF available in the 96,000 SF facility. Another free-standing building of 41,400 SF is available for warehouse/distribution space.

Core Trucking Company of Texas, LLC has constructed a new transload facility servicing Port Houston. Built on 7.5 acres within **La Porte's** Prologis Port Crossing, it includes 2,400 SF of corporate office space and a 12,000 SF transload facility with 12 dock doors. It's built to handle a 24/7 transload operation. It's at the intersection of McCabe Road and SH 146. Future plans are to build an Automated Storage and Retrieval (ASRS) warehouse which could be built on additional unused acreage.

Waste Management plans to spend \$3 million to build out 26,000 SF of new space in **Pasadena** at 3520 Pansy St. The company provides integrated environmental solutions.

### ***Recent industrial and flex lease transactions ...***

- 784,000 SF – Dunavant Distribution Group, a logistics and supply chain innovator, leased a building at Bay Area Business Park, 10629 Red Bluff Road in **Pasadena**. This additional space brings the company's presence to more

than one million square feet within the business park. Construction was recently completed on the last three spec buildings totaling 1.3 million SF; the business park now totals 3.3 million SF on 232 acres. *The tenant was represented by John Nicholson / Colliers International; the landlord by Justin Robinson and Jeff Pate / Stream Realty. Read more here: <https://www.bizjournals.com/houston/news/2020/12/02/dunavant-distribution-group-lease-near-port.html>*

- 102,863 SF – Frederick Trucking leased bulk distribution space at Bayport North Logistics Center I at 9701 New Decade Drive in **Pasadena**. *Chris Haro / NAI Partners represented the tenant; Joseph Smith, Patrick Rollins, Jason Dillee and Andrew Jewett / CBRE for the landlord.*
- 75,000 SF – Cottondale Wood Products, based in Tuscaloosa, Alabama, is expanding operations to the Houston area and has leased a building at 359 Old Underwood Rd. in **La Porte**. The company will produce specialty wood pallets that are used in the petrochemical industry. *Representing the tenant: William Carpenter, Greg Barra and David Boyd / Boyd Commercial; for the landlord: Jeff Everist / CBRE.*
- 60,327 SF – Texas Packhouse leased at Prologis Port Crossing in **La Porte**; 1912 S. 16<sup>th</sup> Street. The space is rail-served with 36 ft. clear height. *Representing the landlord: Gary Mabray and Walter Menuet / Colliers International; for the tenant: Jeff Everist / CBRE.*
- 45,000 SF – E&G Amish Furniture will lease a build-to-suit at Gulfpoint Business Park. This will be the company's sales center. The business park is along the Gulf Freeway, between Beltway 8 and Scarsdale Blvd. in **Houston**.
- 22,300 SF – Intuitive Machines relocated to a larger office at 3700 Bay Area Blvd. A mission control center was built in the new space. It's configured in a circular design to enable team members to gather without having to relocate from their desks. This location will serve as company headquarters; the company also leases space at the Houston Spaceport at **Ellington Airport** where work is underway for development and testing of the LOX-Methane In-Space Propulsion System. The company also has a \$77.2M contract for its work on the lunar lander. *Derrell Curry / Savills represented the tenant. Read more here: <https://www.houstonchronicle.com/business/real-estate/article/Houston-company-gets-new-HQ-with-modern-and-15624909.php>*

### **Acquisitions ...**

A Houston-based company, Realty.com, acquired an office building portfolio including one at 213 W. Southmore in **Pasadena**. The new owner plans to renovate the buildings into co-working suites with amenities such as restaurants, arcades, and gyms.

ESCO International Trading LLC purchased an industrial warehouse of 12,800 SF on 5.6 acres at 401 N. 16<sup>th</sup> St. in **La Porte**. *Dave Ramsey and Brad Elmore / NewQuest Properties for the seller.*

Sunallah purchased 1.3 acres at 1740 E. NASA Parkway for the development of an owner-occupied medical building in **Nassau Bay**. *Wes Miller and Kristen Barker / Wulfe & Co. represented the seller, Griffin Partners.*

Chemic Engineers and Constructors, Inc. purchased a 10,000 SF building on Medical Park Drive in **Dickinson** that will be renovated to accommodate its 40 employees. The company is relocating to Dickinson as well as expanding its footprint. Chemic offers engineering, procurement, and construction management to midstream, petrochemical, refinery, and chemicals markets.

Vista Cos. acquired two retail and office properties totaling 30,061 SF at Clear Lake City Blvd. and El Camino Real; they are 95% leased. *James Bell / Marcus & Millichap represented the seller.*

EverWest Real Estate Investors purchased a recently completed warehouse in **La Porte** at 1301 S. 16<sup>th</sup> Street – 108,975 SF. *Justin Bennett represented the seller, Phelan-Bennett Development; Mark Bigarel represented the buyer in-house.*

### **Now Open**

**Pasadena** – Airrosti Rehab Center at 6021 Fairmont Parkway

**Houston** – Houston Medical ER at 1351 Clear Lake City Blvd.; RYSE Chiropractic + Spa at 780 Clear Lake City Blvd.

**Friendswood** – Airrosti Rehab Center at 107 Shadwell Lane

**Webster** – Complete Care OB/GYN & Family Medicine leased 4,100 SF at 1408 W. NASA Pkwy in Odyssey Park.

### **Opening soon**

**Houston** – CL Psychotherapy leased 1,906 SF at 16821 Buccaneer Lane. Robert LaCoure / Lee & Associates represented the tenant and Wayne Rutledge / Rutledge Commercial Real Estate represented the landlord.

**La Porte** – Rapidcare Emergency Room leased a 6,580 SF freestanding building at SH 146 and Fairmont Pkwy. Gloria Ilochonowu / Keller Williams represented the tenant; Bob Conwell and David Meyers / NewQuest Properties for the landlord.

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

## Retail / Hospitality Development

### *Developments in the works ...*

- ❖ **Seabrook** Mixed-Use Development – Approval has been requested for a Preliminary Planned Unit Development (PUD) on 15+ acres. The development is comprised of a boutique hotel, extended stay hotel, conference center and ballroom, approximately 25,000 SF of retail space, and 260 luxury multi-family apartments. The property is north of Clear Lake, south of NASA Parkway, and west of Elam Street.
- ❖ **Seabrook** Town Center – Approval has been requested for a Preliminary Planned Unit Development (PUD) to create a 324-unit luxury multi-family apartment complex, 37,000 SF of retail space, and an entertainment plaza on approximately 19.53 acres. The property is located north of Repsdorph Road, south of Oak Dale Way, west of SH 146, and east of Lakeside Drive. The development is set to be heard for final plan and first reading of ordinance on January 19, 2021.
- ❖ Regency Centers is preleasing a new development planned at the southeast corner of the Gulf Freeway and El Dorado Blvd. in **Houston**. Retail space of more than 30,000 SF will be available plus several pad sites. This will be a grocery-anchored development. Details are forthcoming.
- ❖ New development in **Dickinson** - Water Street Square! REME Companies and Bryan, TX-based William Cole Inc. plan a new development in Dickinson – a 19-acre mixed use project along the Gulf Freeway just south of FM 517. Retail, restaurants, and offices are all part of the mix. Pad sites are available for sale, ground leases are available, and there are build-to-suit opportunities.
- ❖ Construction will begin early in 2021 on the new 10-screen Alamo Drafthouse in **League City** in the Victory Lakes center on the North East corner of I-45 and FM 646.
- ❖ At the intersection of Austin Street and Egret Bay Blvd. in **League City**, development is underway for 20,000 SF of retail including a restaurant, wine bar, and coffee shop. This site is next to the new Highbridge at Egret Bay apartments that are under construction.
- ❖ Grand Oak Village - Several contracts and proposals are in the works for the 16-acre tract at Link Road at Calder Road in **League City**. Two contracts have been signed for a proposed medical group and a national animal boarding facility. Talks are ongoing with three large medical groups with one or more possibly purchasing several acres. Inquiries have come from medical, performing arts, athletics, and traditional pad site users.
- ❖ Now pre-leasing with an expected completion in August 2021 is a new retail center at **League City's** Marketplace at Ninety-Six. The new building will join several other phases of the development that is anchored by a 123,000 SF Kroger. Sherwin Williams recently signed a 10,000 SF lease. More new homes are coming in just south of this retail center; the Westland Ranch community has 2,100 newly-developed lots.
- ❖ A new 9,000 SF retail center will be built at 3747 S. Shaver in **Pasadena**. The site is close to Allen-Genoa Rd. and Fairmont Pkwy.

### *Restaurant round-up ...*

- Coming within the month: Abendigo's Cafe and Cupcakes at 1035 Clear Lake City Blvd. The scratch bakery and eatery will also feature a Friday night Super Club.
- The Burger Joint will open next year on a pad site outside **Baybrook Mall** – formerly a Burger King. The new location is 4,000 SF inside and 5,800 SF outside featuring a large patio and bar. This is the restaurant's third location in Houston. *Representing the tenant: Chris Reyes and Tyler Trevino / Shop Cos.; for the landlord: Elise Weatherall / Wulfe & Co.*
- The Blue Fish will open soon. Remodeling is going on inside the building which is next to Maggiano's at **Baybrook Mall**.

- Chipotle Mexican Grill opened at 2760 S. Gulf Freeway in **League City**.
- Dimassi's Mediterranean Buffet is open at Baybrook Passage, 19443 Gulf Freeway in the former 6,143 SF Cafe Express location in **Webster**.
- Dickey's Barbeque leased 2,520 SF at **Nassau Bay** Town Center, 1850 E. NASA Pkwy. *Wes Miller / Wulfe & Co. represented the landlord; Eddie Lang / Quenby Commercial for the tenant.*
- Eggcellence Cafe will open in the former Steak n Shake location at the corner of the Gulf Freeway feeder and Magnolia Avenue at the **Webster** Town Center.
- El-Toro Mexican Restaurant began construction on a new 5,000 SF location on Spencer Hwy. near Bay Area Blvd. in **La Porte**.
- The Flame Tacos opened at 3138 NASA Pkwy. in **Seabrook**.
- Go Shabu (Japanese meats, seafood, and vegetables cooked in broth) opened at 16605 El Camino Real.
- Java Owl Coffee House is relocating to 1354 E. NASA Pkwy in **Nassau Bay**.
- Kickin' Cajun opened a second location at 3435 SH 146 in **Bacliff**. The original restaurant is in **La Porte**.
- The Lost Cajun will open soon in a 2,770 SF space in **League City** at 3010 I-45 South in the League City Towne Center.
- Mediterraneo Market & Café will relocate from Upper Bay Rd. to 1400 E. NASA Pkwy., remaining in **Nassau Bay**. The new place is expected to open by the end of the year.
- Ohayo Sushi has opened at 1027 W. Bay Area Blvd. in **Webster**.
- Pier 6 Seafood & Oyster House opened in **San Leon** at 113 Sixth Street.
- Pop Top Burgers opened at 3122 FM 528 ... NEC of Bay Area Blvd. and FM 528.
- Rustika Café and Bakery opened at 1302 S. **Friendswood** Drive
- The Salad Station, originating from Louisiana, will open soon at 931 W. Bay Area Blvd. in **Webster**.
- Texas Pit Stop BBQ will open in the former Pappas Bar-B-Que spot at the Clear Lake Center in **Webster**, 20794 Gulf Fwy. They also have restaurants in **Galveston** and **La Marque**. Besides barbeque, the Webster location will offer steaks, seafood, salads, and country cooking.
- The Toasted Yolk has opened a 6,110 SF restaurant serving breakfast, lunch, and cocktails at Pinnacle Park, 2535 Gulf Freeway South in **League City**. Remaining construction should wrap up in 2021 along the Gulf Freeway, perfect timing for new restaurants and retailers coming into the area. *James Brockway and Daniel Mueller / Brockway Commercial represented the landlord; Henry S. Miller Brokerage for the tenants.*
- Vintage Crown-Micheladas & Tacos will open in **Dickinson** at 628 FM 517 West. There is also an establishment in Galveston.
- Viola and Agnes (neo soul café) opened at 3659 NASA Pkwy. in **Seabrook**.

#### **Hotel news ...**

Fairfield Inn & Suites has opened at Pinnacle Park – 1144 Pinnacle Drive in **League City**. Specs: 64,000 SF, five stories, 112 rooms, fitness room, outdoor pool, and a full-service bar.

At Galveston's former Falstaff Brewery site, Trademark Collection by Wyndham has signed a franchise agreement to build a new hotel. Plans are for an upscale 90-room boutique hotel at 3303 Church St. This is one of Wyndham's fastest-growing brands. Completion is scheduled for early 2022.

### **Retail and Commercial Leasing activity ...**

- 26,584 SF – iTile leased space for a new store that recently opened at Baybrook Gateway, southeast corner of the Gulf Freeway and Bay Area Blvd. in **Webster**.
- 20,740 SF – Roman Iron Gym leased space at 451 Spruce in **Dickinson**. *Kelly Hutchinson / Colliers International for the landlord.*
- 15,115 SF – Furniture & Beyond leased in **Pasadena** at 2619 Red Bluff Road. *Austen Baldrige / NewQuest Properties represented the landlord.*
- In the NASA Bypass Business Park in **Webster**:
  - 15,053 SF – Shoot Point Blank has opened for business at 350 E. NASA Pkwy.
  - 3,402 SF – USA Ninja Challenge leased 3,402 SF at 309 Ibis St. in Webster. *Representing the tenant: Wayne Rutledge / Rutledge Commercial Real Estate; for the landlord, Ross Wycoff / Wycoff Development.*
  - ETC Montessori leased 6,000 SF
- 11,000 SF – WSS Shoes leased at 2214 Spencer Hwy. in **Pasadena**. *Shawn Ackerman and Jason Du / Henry S. Miller represented the tenant.*
- 3,369 SF – Envision Title Co. leased at 1331 Gemini Ave. *Coy Davidson / Colliers International represented the tenant; Ronnie Miranda / 713 CRE for the landlord.*
- 2,100 SF – The Round Top Collection leased at **Baybrook Village**, Bay Area Blvd. and the Gulf Freeway. *Debbie Adams / Edge Realty Partners represented the tenant; Elise Weatherall / Wulfe & Co. for the landlord.*
- 1,573 SF – The Nutrition Fix leased at **League City** Plaza near FM 518 and the Gulf Freeway. *Brad Kilbride / Lee & Associates for the tenant; Carrie Murray / Weingarten Realty for the landlord.*
- 1,089 SF – Emily T. Krone & Company, PLLC leased at 3027 Marina Bay Drive in **League City**. The boutique law firm specializes in business and commercial real estate needs.

### **Other real estate news ...**

World Gym **Texas City**, now in a 45,000 SF space in the Mainland City Centre, will relocate to the former Sears store space which is 100,000 SF. This move should make it the largest World Gym in the U.S. Plans are to open early 2021 with a full basketball court, sauna and steam room, physical therapy, café and smoothie bar, all kinds of yoga, athletics, children's workout area, and pro shop. Also in the works at Mainland City Centre are several new restaurants: Big Phil's Soul & Creole Café – 4,700 SF (Creole food and live entertainment), Texas Pit Stop BBQ, Grazia Italian Kitchen, Brick & Spoon Lafayette (breakfast and brunch), and Java Owl Coffee House.

Restaurant Depot has opened in **Pasadena** at 2545 Genoa Red Bluff Rd. Bringing 40 new jobs to the community, the new 60,000 SF facility is for business owners and non-profit organizations. This is the fourth location in the **Houston** metro area. What's inside? Meat, poultry, seafood, produce, frozen foods, disposables, janitorial and equipment and supplies from major manufacturers.

**Webster's** destination project along the Gulf Freeway has been rebranded as 'Flyway'. Watch for more news on this exciting project! It's a 177-acre development on the east side of the Gulf Freeway, just south of Academy and TopGolf.

Site work is underway for a Spec's Wine, Spirits & Finer Foods in **La Porte** on Fairmont Pkwy. near Farrington St. Plans are to be open by summer 2021.

### **Just for fun ...**

- Until January 3<sup>rd</sup>, Space Center **Houston's** Galaxy Lights is open nightly. It's a one-of-a-kind holiday adventure bringing the most interactive and technologically advanced light display in Texas. Something new this year: a 200-foot LED light tunnel made of more than 250,000 lights are synchronized to holiday music; there are also massive models of the solar system. <https://spacecenter.org/galaxy-lights/>
- Yachty Gras Grand Night Boat Parade, February 6 at 7 pm. View America's largest Mardi Gras boat parade from the **Kemah Boardwalk** or **South Shore Harbour Marina**. [www.LeagueCity.com/mardigras](http://www.LeagueCity.com/mardigras)

- **Dickinson** Little Italy Festival of Galveston County – 2<sup>nd</sup> annual festival, March 13<sup>th</sup>, 10 am to 6 pm. [www.DickinsonLittleItalyFestivalOfGalvestonCounty.com](http://www.DickinsonLittleItalyFestivalOfGalvestonCounty.com)
- Never too early to make plans ... Keels & Wheels 2021 has been scheduled for May 1-2, 2021, at Lakewood Yacht Club in **Seabrook**. [www.keels-wheels.com](http://www.keels-wheels.com)

### Opening Soon

**League City** – Delta Life Fitness will open at 2500 Marina Bay Drive; Playoff Performance will open a larger location at 1760 W. Walker Street (children/young adult sports practice and training); Salon Naturale, LLC purchased a .6-acre site at 2924 W. Walker  
**Friendswood** – Austin-based Summer Moon Coffee will open early next year at Virgata Commons, 1765 S. Friendswood Drive.  
**Webster** - Scoop Craft Creamery will open soon at 937 W. Bay Area Blvd.

### Now Open

**Baybrook Mall** – Amazon Books

**Seabrook** – Dollar Tree at 2000 Bayport Blvd.; Healthy Crave Smoothie Bar at 3100 NASA Pkwy.; Damn Fine Coffee and Fried Pies at 910 Hall Ave.; Bushi Ban Martial Arts & Fitness at 2900 NASA Pkwy.

**Pasadena** – Pizza Lounge at 4450 E. Sam Houston Pkwy. (BW 8)

**League City** – Bravo Party Shop at 2951 Marina Bay Drive; Art, Movement & Life Skills Academy at 1701 S. Hwy. 3.

Northern Tool + Equipment at 200 Gulf Fwy. S; Nutrition Fix at 194 Gulf Freeway; La Rotisserie House at 601 E. Main St.

**Webster** – Floor & Décor at 20740 Gulf Freeway; Chloe's Cajun Kitchen at 111 W. Bay Area Blvd.; Gyro King at 528 Bay Area Blvd.; Absolute Volleyball Academy of Texas at 380 Greene Wing St.; RevoOptics at 219 E. NASA Pkwy.; M Spa Face & Body at 1400 W. NASA Pkwy in Odyssey Park

## Residential Development

D'Agostino Companies will be the developer of a new apartment community to be built on the south corner of **Baybrook Mall** Drive at Glenwest Drive, across from the Lifetime Fitness. Here's the plan: 291 units, four stories with interior, air-conditioned corridors. The project will have two interior courtyards: one with a resort-style pool and the other with an outdoor kitchen, fireplace, and large lawn. Parking: surface, detached garages, and carports. Amenities: Granite countertops and stainless appliances. Construction will start in early January, and first units are projected to open in May 2022.

Aura Beacon Island - There are plans for new development on approximately 15 acres of the 35-acre Beacon Island in **League City**. Once the sale is closed – possibly this month – the new owner of the 15 acres plans to build patio homes, townhomes, and garden-style apartments leaving room for more than four acres of parks and lots of trails. On the remaining land, homes are being developed by Isola Ventura LLC. There's more to come on this exciting project!

A residential development is proposed on 2.5 acres at 213 E. Heritage Drive in **Friendswood**. The land was recently rezoned as a planned unit development. Pending approval, 12 individual lots with garages on the ground floors and living space on the second and third floors would be built.

New homes are planned in **Dickinson** where peacocks used to roam ... Bayway Homes purchased 13.75 acres on the south side of FM 517 between the Gulf Freeway and SH 3. The site has 1,000 ft. of bayou frontage. Planned are 50+ homes on stilts. More details later!

Parkway Trails is well underway in **Pasadena** on land bordered by Fairmont Pkwy., Center Street, and Red Bluff Road. A new project has been announced – Parkway Trails Villas. These townhomes will be two stories, 1,642 – 1,754 SF: from the low \$200's.

Two residential projects have broken ground in **La Porte** along SH 146 at Wharton Weems Blvd. Artesia Village will have model homes open soon ranging from 1,488 SF, starting in the \$250's. Hawthorne at Bay Forest, a Brownstone Group luxury apartment development, is under construction at 1831 SH 146.

A new development is in the works at Pinnacle Park in **League City**. *Galveston Daily News* reports that CityStreet Residential Partners plans a luxury apartment project of more than 300 units. The project is pending approval from the city's planning department and city council. There will be more details later. Read more here (subscription may be needed): [https://www.galvnews.com/business/buzz/article\\_c5c71936-eb4e-506c-89d1-07b7ec9596f8.html](https://www.galvnews.com/business/buzz/article_c5c71936-eb4e-506c-89d1-07b7ec9596f8.html)

Trails at Woodhaven Lakes is a new 82.5-acre residential development planned in **La Marque**. Included are 246 single-family homes, 22 cottages, and a 160-unit resort-style retirement community. Twenty acres for lakes and green space, walking trails, parks, barbeque and picnic area, playgrounds, and a splash pad are included. The cottages are for active seniors, and there will also be a separate facility for assisted living. This development will allow multi-

generational families to live near each other. Homes will range from 1,500 SF to 3,000 SF with prices between \$180's to more than \$300's. The developer, Padua Realty Co., hopes to break ground early in 2021 with lots ready for building in the third quarter. The location is the southwest corner of FM 1765 and Delany Road. A commercial reserve of 3.5 acres will accommodate a future restaurant, retail, medical, or other commercial uses. Read more about it in the *Galveston Daily News*.

Update on Bayou Bend Estates, a 58-acre development in **Dickinson** on FM 517 and Country Club Drive: Gehan Builders signed up for 53 lots with homes starting in the \$350's. The developer, JMK5, retained 24 lots with 12 of them being waterfront sites. JMK5 is working with Friendswood-based Crystal Creek Builders on those lots; prices range from the \$425's up to \$1 million.

Hideaway Estates – Infrastructure work has begun for a new development on Gangs Bayou in **Galveston**, southeast corner of Zingleman and Ostermeyer roads on the island's West End. Thirty-nine homes are planned: \$299's on the interior and \$399's on the water.

The Huntington at **Kemah**, an apartment community for active adults aged 55 and older, is being built at 1105 Deke Slayton Hwy. At the same time, The Huntington at Lago Mar is being built in **Texas City** at 13330 Holland Road. Both developments will have 148 one and two-bedroom units. Amenities include a movie theater, outdoor pool, bocce ball court, and other recreational amenities.

Update on **Taylor Lake** Place: Custom homes ranging between 1,800 SF - 2,200 SF are under construction along NASA Parkway at the Peninsula on Taylor Lake. All are waterfront with a boat slip. The development will feature 30 homes with prices starting in the \$450's.

Palm Bay **Galveston**: On Galveston Island's West End, work will begin soon on 94 single-family homes available as long-term rentals and 20 condominium units. Palm Bay Galveston will be built on land at Stewart and 13 Mile roads on the shores of Lake Como. Wan Bridge is the developer. Details: minimum one-year lease on three- and four-bedroom homes, 1,600 to 1,800 SF, full-time on-site maintenance, and management.

## Infrastructure News and Everything Else!

### City news ...

**Seabrook** - Check out the new LinkedIn page for Seabrook Economic Development. As SH 146 is expanding, new opportunities are available for developers, business owners, and investors. Learn more here: <https://www.linkedin.com/showcase/seabrook-edc>

**League City** – Attention sports fans! Bay Colony Park will be built near the intersection of Ervin Street and Calder Drive on the city's west side. The park will have five softball fields, four baseball fields, two multipurpose fields (for soccer, football, and lacrosse) and four courts that will be used for tennis and pickleball. It will be built in phases, the first being the softball fields, jogging trails, parking, and a maintenance building at a cost of \$6.8 million. Design work is underway; construction starts later next year with completion expected June 2023. Read more: <https://www.houstonchronicle.com/neighborhood/bayarea/news/article/Planned-League-City-complex-to-serve-numerous-15731449.php>

**League City** – The Italian Heritage Museum, also known as the Ghirardi House, has opened to the public. The Ghirardis were one of the first 12 families that emigrated to League City from the Piedmont region in Italy. The museum is located next to the Butler Longhorn Museum and Heritage Park at 1220 Coryell. The city's first annual Italian heritage festival will be held at the park on May 15. <https://www.houstonchronicle.com/neighborhood/bayarea/news/article/Take-a-look-inside-the-new-Italian-Heritage-15777234.php>

**Pasadena** – Redevelopment work has begun on the Shaw Avenue project. This is a \$2.8 million, 12-month-long project being funded by the Pasadena Economic Development Corporation. The new design incorporates recommendations for on-street parking, wider sidewalks, improved lighting, and landscaping, among others. This area is ripe for redevelopment; it has a dense mixture of land uses, public open space, and contains buildings with street frontage and great adaptive reuse potential. One adaptive reuse example is the original Pasadena Post Office, which has been purchased and redeveloped into architectural offices by a private investor. The plan is to inspire reinvestment in the historic parts of the city and to encourage public-private partnerships.

### Education News ...

A new training ship has been approved for the **Texas A&M Galveston** campus. Called a National Security Multi-

Mission Vessel, it will be 525-foot long at a cost of \$390 million. Once built, the ship will be stationed at the Pelican Island campus and serve as the primary training vessel for the Texas Maritime Academy. It will include eight classrooms, a training bridge, laboratories, an auditorium, space available for hospital facilities, and a cargo crane. Up to 600 cadets can be housed at a time. Aside from training, the ship will be a critical disaster resource for the Gulf Coast and will serve as a hospital ship or as housing for recovery workers, for example. The nearest ships like this one are stationed in New York and Massachusetts. Read more about it here:

<https://www.tamug.edu/newsroom/2020articles/NSMV.html>

**College of the Mainland** opened its new facility in **League City** at 1411 W. Main St. The 27,570 SF building will be used for general education and dual-credit classes in addition to an 18-month accelerated Associate of Arts Program. There are eight classrooms, a computer lab, wet lab for biology instruction, and a testing center.

**Texas City I.S.D.** approved \$2.2 million for three tracts of land totaling more than 26 acres on the corner of Monticello Drive and North Vauthier Street. This will be the future site of the new La Marque Middle School for sixth, seventh and eighth-grade students. The cost to construct the school will be funded through a bond that voters approved in May 2018. Construction is expected to begin in February with occupancy in August 2022.

### **Other News ...**

Southwest Airlines will begin service from **George Bush Intercontinental Airport**. Starting April 12, travelers will be able to fly nonstop daily from IAH to five destinations: Chicago, Dallas, Denver, Nashville, and New Orleans. Flights will be as low as \$29 one way from IAH to New Orleans, with the most expensive starting ticket fare being one-way flights to Denver and Chicago for \$79, according to a news release.

<https://communityimpact.com/houston/lake-houston-humble-kingwood/transportation/2020/12/12/southwest-airlines-to-begin-flights-from-george-bush-intercontinental-airport-with-one-way-fare-as-low-as-29/>

Southwest Airlines also will begin direct service between Minneapolis-St. Paul International Airport and Houston's **Hobby Airport** on March 11<sup>th</sup>. <https://www.bizjournals.com/houston/news/2020/10/13/southwest-adding-service-between-msp-and-houston.html>

**Port Houston** is now the No. 1 port in the U.S. in terms of total waterborne tonnage. It is also No. 1 for foreign waterborne tonnage and number of vessel transits. In 2019, nearly 285 million tons of cargo moved through the port which was 47 million tons more than any other U.S. port. In June, the Department of Transportation granted Port Houston nearly \$80 million to restore and strengthen 2,667 linear feet of wharf and 83.5 acres of yard space at its Barbours Cut Container Terminal.

**Port of Galveston:** Galveston Wharves cruise-line activity in 2019 had a \$1.6 billion economic impact in Texas and showed growth in all areas, including jobs and spending. Read the port's news release:

[https://mcusercontent.com/02aa21b02e3ed1cd88f3a9840/files/8a9ac4f4-c8e9-4ef0-93b4-257174bb891c/2020\\_Cruise\\_Economic\\_Impact\\_Texas\\_Press\\_Release\\_Final.pdf](https://mcusercontent.com/02aa21b02e3ed1cd88f3a9840/files/8a9ac4f4-c8e9-4ef0-93b4-257174bb891c/2020_Cruise_Economic_Impact_Texas_Press_Release_Final.pdf)

The Clear Lake City Water Authority completed work on the second phase of the 178-acre **Exploration Green** project. It included a 26.2-acre detention pond, 18 acres of a natural habitat with wetlands and a native grass land area, hike-and-bike trails, two athletic fields, and other amenities. Once complete, there will be five detention ponds; each will hold 100 million gallons of stormwater. There will be 105 acres of a natural habitat and six miles of hike-and-bike trails.

<https://www.bizjournals.com/houston/news/2020/10/13/exploration-green-phase-2-complete.html>

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

**Hwy. 146 widening project** – Work between Red Bluff Road and League City Parkway (Highway 96) is now expected to be done by May 2023 --- more than a year **AHEAD of schedule!** At completion, the existing SH 146 bridge over Clear Lake will have three lanes in each direction between Red Bluff Road and Hwy. 96 (League City Parkway). On the bridge's west side will be two express bridges—one with two northbound lanes and one with two southbound lanes. Both will allow drivers to circumvent local traffic on the main bridge. Read about it here:

<https://communityimpact.com/houston/bay-area/transportation/2020/12/01/hwy-146-widening-expected-to-finish-a-year-early/>

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](mailto:Harriet@bayareahouston.com).

[Clear Lake Shores](#) • [Dickinson](#) • [El Lago](#) • [Friendswood](#) • [Houston](#) • [Kemah](#) • [La Porte](#)  
[League City](#) • [Morgan's Point](#) • [Nassau Bay](#) • [Pasadena](#) • [Seabrook](#) • [Taylor Lake Village](#) • [Webster](#)

Copyright 2019 [Bay Area Houston Economic Partnership](#)  
P.O. Box 58724 • Bay Area Houston, Texas 77258-8724  
18045 Saturn Lane • Bay Area Houston, Texas 77058  
(832)536.3255  
[Contact Us](#)

Questions or Comments? [info@bayareahouston.com](mailto:info@bayareahouston.com)

If you would like to be added or removed from the mailing list for the Business Development Update, please email [Barbara@bayareahouston.com](mailto:Barbara@bayareahouston.com).