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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

New developments ...

Two new buildings in **Friendswood's** Downtown District --

- Lease negotiations are underway with several companies that could potentially fill the entire 63,400 SF mixed-use office building underway at 505 S. Friendswood Drive. The four-story building has retail and restaurant space on the ground floor and office space on the other three. The shell is near completion with build-outs in progress. This is a \$10 million project for Tannos Construction and Development LLC.
- The developer has proposed yet another building, also in the downtown district, next to the city's library. This one will be approximately 147,000 SF with retail and restaurant opportunities on the ground floor and Class A residential on the next three floors. Some of the amenities include a multi-level garage within the building, hidden from the street view. A full gym will be on premises as well as a pool and sun deck above the garage. There will be more details on this project later.

NASA Bypass Business Park in **Webster** broke ground on site work. There are four build-to-suits and a flex office/warehouse under construction at 309 Ibis Street. The developer has pre-leased 8,000 SF to Prognost Systems and has 18,000 SF still available. Additional land is available for build-to-suit or design/builds.

Port 146 is under construction in **La Porte** on the east side of SH 146 near the Barbour's Cut Terminal. For lease is 140,272 SF, 32' clear height with 35 trailer parks and 60' speed bay. An additional 3.4 acres are available.

Industry Park on FM 2351 near Hope Village Rd. in **Friendswood** – There are seven industrial-zoned parcels for land lease, build-to-suit or purchase ranging from .8 to 2.5 acres in size. Two of the parcels have been taken by a national wholesale/retail business and another for a corporate office. The best uses for this business park are distribution, assembly, light manufacturing.

Southeast Distribution Center is now under construction -- a 170,476 SF front-load distribution facility at 730

Genoa Red Bluff Rd. in **Houston**. Expected completion is first quarter of 2020. Specs: 170,560 SF front-load, dock-high, 39 overhead doors, 63 trailer parking spots, 32' clear, 180' truck court. It's divisible to 38,415 SF.

Gulfpoint Business Park at Scarsdale and the Gulf Freeway -- Site work is underway for three design-builds and two buildings that will be for lease -- a 50,000 SF rear-load distribution and a 100,000 SF front-load distribution with a truck court in between.

Nine acres in the 2500 block of Underwood Road in **La Porte** were recently purchased. The new owner plans a business park. More details on this project later. *Nolan Allen / Allen, Howard & Assoc. represented the buyer.*

Land was purchased for a spec building of 5,000 SF, already under construction on Underwood Road, north of Spencer Highway in **La Porte**. The project includes a one-acre laydown yard. *Nolan Allen / Allen, Howard & Assoc. represented the buyers.*

Houston Spaceport news ...

FlightSafety International, a pilot-training company, plans to spend \$16 million to build a facility at Ellington's Houston Spaceport. Originally, the building was to be 90,000 SF; the company recently decided to increase the size to 125,000 SF. It will include 10-12 flight simulators, and more could be added in the next five years on four acres of land adjacent to the building. BAHEP worked on this project with the Houston Airport System and the Houston City Council. FlightSafety is the third tenant at the Houston Spaceport. Read more: <https://communityimpact.com/houston/clear-lake-league-city-nassau-bay/development-construction/2019/09/18/houston-city-council-approves-30-year-spaceport-lease-for-flightsafety/> and <https://www.chron.com/business/bizfeed/article/Houston-Spaceport-inks-deal-with-its-third-tenant-14461004.php>

The second tenant -- San Jacinto College leased part of the Houston Aerospace Support Center at the Houston Spaceport to open the EDGE Center, a new training center for skills needed in aerospace, aviation and other industries, such as oil and gas. The first classes to be offered are about aerospace structures, manufacturing and assembling composite materials. Later, classes will be offered for advanced electronics, structural design and beyond. The college worked with partners from BAHEP, the Houston Airport System, City of Houston, and several others in the community. This article will explain the concept -- <https://communityimpact.com/houston/clear-lake-league-city-nassau-bay/education/2019/08/09/san-jacinto-college-to-train-next-aerospace-workforce-at-houston-spaceports-edge-center/> and <https://www.globenewswire.com/news-release/2019/07/03/1878085/0/en/San-Jacinto-College-launches-The-EDGE-Center-at-Houston-Spaceport.html>

The first tenant, Intuitive Machines, is doing very well. Recently, two Houston-based companies were chosen to begin developing life support and computer systems for potential missions to the moon and Mars. Intuitive Machines and Paragon Space Development Corp. were awarded \$3.3 million for the NASA contract. Earlier this year, Intuitive Machines won a \$77.2 million NASA contract to develop, launch and land its Nova-C spacecraft on the surface of the moon. An additional incentive of \$2.5 million is also included. The Nova-C spacecraft will carry a payload of NASA and private experiments. Read more here: <https://www.houstonchronicle.com/news/houston-texas/houston/article/Houston-based-company-headed-to-the-moon-in-2021-14542169.php#> and <https://www.bizjournals.com/houston/news/2019/06/05/houston-co-receives-77m-nasa-contract-for-lunar.html> and <https://www.pressreader.com/usa/houston-chronicle/20190610/282007558896305>.

Under construction at **Ellington Airport** is nearly \$19 million worth of spaceport infrastructure, including roads and power lines, utilities, and streets. The airport is getting ready for company!

NASA news ...

Lockheed Martin will build the Orion spacecraft for as many as 12 moon missions for NASA as detailed in a \$2.7 billion contract which was recently awarded. Houston's Johnson Space Center will manage the work. The Orion capsules will take astronauts to a mini-space station, known as the Lunar Orbital Platform-Gateway, orbiting the moon. From there, a lunar lander will take astronauts to the moon's surface. For the rest of the story, read this: <https://www.houstonchronicle.com/news/space/article/NASA-gives-Lockheed-Martin-2-7B-for-three-14462039.php>

Did you know the **NASA Johnson Space Center (JSC)** has a \$4.7 billion annual impact on the Texas economy and supports more than 52,000 jobs?

In 2018, NASA's Texas operations employed about 11,000, both directly and through contractors. Approximately 96% have at least a bachelor's degree and 43% have a master's degree or higher; 75% of the workforce is employed in science, technical or aerospace work. There's so much more - you can read about it here:

Other news ...

SNAPP USA has a new 123,000 SF facility in the works in **La Porte** on Fairmont Pkwy. near Bay Area Blvd.

H+M Industrial EPC recently broke ground to expand its on-site fabrication shop in **Pasadena**. This increase triples the current production capacity used to facilitate project execution for clients. The project is scheduled to be complete the first quarter of 2020 and is phase one of a two-phase expansion plan for the organization which includes a new office building in Pasadena.

E Squared Marine, LLC plans to break ground this month on its new 8,065 SF office building at 4440 FM 2351 at Hope Village Road in **Friendswood**. The company is a full-service inland marine transportation and logistics company.

Recent completion & ready for tenants ...

Port Crossing Commerce Center in **La Porte** –

- 1901 Wharton Weems Blvd. – 50,000 to 252,543 SF, 54' x 52' column spacing, 60' loading bays, 36' clear height, dock high.

Medical news ...

Construction will begin in January 2020 for Houston Methodist Clear Lake Hospital's new six-story medical office building in **Nassau Bay**. The 150,000 SF facility will have space for orthopedics and sports medicine and also office space for physicians. The hospital plans to recruit 35 to 40 new physicians in the next five to seven years. Construction on the \$40 million building should be complete by the end of February 2021.

Thomas Memory Care and Assisted Living broke ground on more than three acres for two new facilities at **Friendswood** Fountains Commercial Park.

A new 51,000 SF skilled nursing facility is under construction on Underwood Road in **La Porte**. The project will have 124 beds, 62 rooms.

University of Texas Medical Branch opened its new \$94 million Health Education Center, a 160,000 SF building at 11th and Market streets in **Galveston**. The five-story building's south side is mostly a traditional college building; the north side transports students to a hospital-like setting with simulated patient beds, an ambulance bay, surgical suites and nurses station. Read more here (may require a subscription) https://www.galvnews.com/news/article_00d7d084-308e-57b0-ac9f-21d83e9cf40b.html

Following up on the new facility planned for Transitional Learning Center in **Nassau Bay** – before year's end, construction / renovation will begin on the 43,000 SF building that was purchased at 1275 Space Park. The facility will specialize solely in post-acute brain injury.

A 3.497-acre tract was recently purchased by plastic surgeon, Dr. Sukkar, for a new facility to be built on Texas Children' Circle cul-de-sac near Clear Lake City Blvd. *Carlos Bujosa and A. David Schwarz III / Transwestern represented the buyer.*

Recent lease transactions ...

184,884 SF – A port-related logistics company leased at 4100 Malone in **Bayport North** Industrial Park. *Jason Dillee and Andrew Jewett / CBRE represented Triten Real Estate Partners.*

104,058 SF – Sunbelt Supply leased at 1912 S. 16th St. in **La Porte's** Port Crossing Commerce Center and also took 3.5 acres of outside storage. Remaining for lease in this recently completed building is 60,327 SF - rail served. *Ryan Fusilier and Carl Mueller / JLL for the tenant; Gary Mabray and Walter Menuet / Colliers International represented Liberty Property Trust.*

102,863 SF – American Crossdock & Storage, LLC leased at 9701 New Decade in **Bayport North** Industrial Park for storage and distribution. *Grant Hortenstine and Bob Berry / Avison Young represented the tenant. Jason Dillee and Andrew Jewett / Cushman & Wakefield represented Triten Real Estate Partners.*

44,000 SF – American Cross-Dock & Storage also took sublease space at 13225 Bay Park Rd. in the **Bayport**

Industrial District.

42,842 SF – Allied Industrial Sales leased at 3003 SH 225 in **Pasadena**. *Representing the tenant: John Luck and Griffin Rick / Newmark Knight Frank.*

30,000 SF – TIMEC Construction leased at 2510 E. Sam Houston Pkwy (Beltway 8) in **Pasadena**. The company is an industrial construction contractor that provides piping, structural, civil, specialty welding and fabrication maintenance, T/A and capital construction. *Qualified Properties represented the landlord.*

At 13100 Space Center Blvd. -- Stronghold Ltd. leased 22,197 SF (*represented by Matt Dickson / CBRE*). Albemarle Corp. will now occupy the entire 4th floor after leasing an additional 8,846 SF bringing its total to 29,907 SF. *Negotiating the deal: Robbye Schroeder / Newmark Knight Frank. Dena Wren / Trinity Commercial Advisors represented the landlord in both deals. The 175,000 SF building is now 80% leased up from 45% last year.*

22,000 SF – NanoRacks leased space at 17155 Feathercraft in **Webster**. BAHEP worked this relocation and expansion project with company officials and Jeff Peltier and John Parsley with Colliers International. NanoRacks LLC is a private company that develops products and offers services for the commercial utilization of space. The company hosts a CubeSat Deployer and equipment for experiments on the International Space Station. Read more about what they do: <https://www.houstonchronicle.com/business/article/NanoRacks-commercial-space-industry-march-ahead-14383146.php>

18,584 SF – Middough, Inc. leased at 2625 Bay Area Blvd. *Collin Grimes / CBRE represented the tenant and David Lee and Doug Little / Transwestern represented the landlord.*

16,000 SF – Summit Industries pre-leased space at 218 C Preston Rd in **Pasadena**.

13,750 SF – Xterra Trench Shields leased a manufacturing building at 9797 Galveston Rd. *Clay Pritchett and Zane Carman / NAI represented the landlord.*

8,600 SF – Bureau Veritas leased at 1300 Hercules Avenue. *Handling the transaction for the landlord was Doug Little, Louann Pereira and Matt Seliger / Transwestern.*

6,800 SF – Houston Methodist leased the remainder of the first floor at Tuscan Lakes Professional Building, 2220 E. League City Pkwy., and now occupies 19,546 SF. *BAHEP member Colliers International / Coy Davidson represented the tenant.*

Nexxis USA and Rainbow of Webster both leased at 315 Odyssey Drive at **Webster's** Odyssey Business Park leaving 2,900 SF available for office/warehouse.

Two tenants (medical and insurance) leased office space at Lawrence Business Park, 820 Lawrence Road in **Kemah**. *BAHEP member Colliers International / Kelly Hutchinson negotiated for the landlord.*

Other real estate transactions ...

Jumbo Storage, a 47,700 SF self-storage facility at 4931 Allen Genoa Rd. in **Pasadena** has sold. *Marcus & Millichap represented the owner.*

A 16,000 SF industrial property at 1177 Butler Road in **League City** recently sold. *Negotiating the deal: Jason Tangen / Colliers for the buyer and Mike Spears and Thomas Leger / Lee & Associates for the seller.*

A local investor purchased 4.15 acres at 386 S. Egret Bay Blvd. in **League City**. *Handling the negotiations were Maury Bronstein and John S. Wall Jr. / 192 Ventures for the buyer and Russell Rau and Pat Pollan / Pollan Hausman Real Estate Services for the seller.*

A 3,600 SF building at 5018 Fairmont Pkwy. in **Pasadena** recently sold to a new owner. Today's Vision has leased the building and plans a late October opening. *Negotiating the deal: Herman Williams / Qualified Properties for the seller; Alan Clark / Phelps Commercial Realty for the buyer.*

A-Mini Storage, a 252-unit self-storage facility at 3202 Preston Ave. in **Pasadena**, was purchased by a new company. *Representing the seller was Marcus & Millichap.*

A 1.3-acre tract at the corner of Beltway 8 and Preston Road in **Pasadena** was sold to a new owner. *Alix Fox / Qualified Properties negotiated for the seller.*

[Now Open](#)

Pasadena – CareNow Urgent Care at 5233 Fairmont Pkwy (affiliate of HCA Houston Healthcare Southeast)

[Opening soon](#)

Friendswood – Behavioral Innovations at 103 E. Shadowbend

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

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

Retail / Hospitality Development

New developments ...

Big things are happening at River Bend in **League City** – hotel, amphitheater, restaurant, marina, more luxury apartments! Watch for a 150-room Aloft Hotel to rise up at the 60+ acre River Bend development; completion is expected by the end of 2020. The site is along Wesley Drive near the Gulf Freeway, just north of FM 518. Also planned -- the Spotted Trout, a new restaurant overlooking the marina, serving steaks, burgers, salads and more and a 1,000-seat amphitheater. The first completed project at River Bend was a 203-unit apartment project -- Marina Bend at Clear Creek. In the works is a second phase of the luxury apartment complex; this one will be 300 units named River View at River Bend. More restaurants are planned along with townhomes on piers, retail and offices.

A new retail development in **Pasadena** – the Shoppes at Fairmont Crossing will be underway soon on 3.8 acres at the corner of Fairmont Parkway and Center Street. A new 7-Eleven convenience store will be occupying the corner parcel and a 9,000 SF retail center is in development for the adjoining tract. Still available for future development is a 40,000 SF pad site, perfect for a restaurant or other commercial use. Nearby is Parkway Trails, a new residential development, that's underway next to San Jacinto College.

Gilley's Entertainment Center is coming to **League City**. Developers are in the final permitting phase for the facility and restaurant. Construction begins in 2020 on a 16-acre site at the intersection of Link and Calder Roads. This will be a family-friendly entertainment center and a part of a larger mixed-use development that will include retail shops and a hotel with meeting and conference amenities.

Food news –

The Blue Fish (Japanese restaurant) will open soon at **Baybrook Mall** in space formerly occupied by Kona Grill.

Wings up! Pluckers Wing Bar will open in **Pasadena** on Spencer Hwy at Beltway 8 in early 2020.

Stomp's Burger Joint plans to open in the coming months in **Webster** at 300 W. Bay Area Blvd.

Bill's Bar & Burger of New York opened at the **Kemah** Boardwalk making this the seventh U.S. location. The menu includes burgers, cocktails, milkshakes and craft beers.

Black Bear Diner is now open at Pinnacle Park in **League City**, 2481 Gulf Fwy. Lease space is also available there for another restaurant -- 10,000 SF is ready to go for a seafood eatery.

McDonald's will build a new-concept restaurant in **Nassau Bay** on NASA Parkway, next to Bucky's. The restaurant is relocating from the other side of NASA Parkway where it's been for many years. Yes, they are bringing the roof top astronaut with them.

Los Ramirez Mexican Restaurant will open soon at 463 Bay Area Blvd.

Did you hear that Pottery Barn Outlet is now open at **Baybrook** Village? It's a 36,000 SF store in the former Sport Authority space at 1529 Bay Area Blvd. (behind Outback Steakhouse). This is the third outlet store in

Texas and obviously much closer than San Marcos for Houston-area shoppers!

Erma's Nutrition Center and Natural Market in **Nassau Bay** will relocate to a bigger building it purchased earlier this year. The new location at 2332 NASA Parkway is a 10,000 SF building. Erma's will expand its selection of natural and organic grocery and produce items and more! Erma's is also home to the Nassau Bay Farmers Market, held every Saturday, 10 am to 2 pm. Renovations are underway with plans to open soon.

Star Cinema Grill at **Baybrook Mall** has a \$2 million renovation in the works. The theater is being refitted with reclining seats, private pods and updated décor. The theater will be open during the renovation; work should be done mid-November.

American Furniture Warehouse, a 350,000 SF warehouse and showroom at 21501 Gulf Freeway in **Webster**, is open!

Urban Air Adventure Park opened at 20251 Gulf Freeway in **Webster**. The location was a former 100,000 SF Home Depot building (behind the El Tiempo Cantina). The company outfitted 65,000 SF of the building with a trampoline park, Go-Karts, Sky Rider Coaster, Climbing Walls, Warrior Obstacle Course, Leap of Faith, Wipe Out and more.

There's strong interest in 90 acres that are for sale along FM 518 across from Wal-Mart and the 79,000 SF Shoppes of **Kemah**. The property is in both Kemah and Clear Lake Shores behind the Target and Home Depot that fronts Marina Bay Drive.

A new development is proposed at the **Seabrook** Marketplace on the SEC of Repsdorph Road at Lakeside Drive. The layout shows a 12,750 SF retail space and five pad sites of various sizes.

O-Zone opportunity -- **La Marque** is working to bring entertainment and dining options to its downtown Renaissance District. This is a revitalization project located inside a Federal Opportunity Zone. Market on 3 (a food truck park), the Economic Development Corporation offices, and Art of Coffee are the first businesses to locate there.

Hospitality news –

Fairfield by Marriott, a four-story, 80-room hotel, has opened at 401 W. Texas Avenue in **Webster**.

Villagio Tower Event Venue, a 12,000 SF events center, will open at 3881 **League City** Parkway. Planned are two ballrooms; one of them will feature a wedding chapel and an outdoor courtyard.

Holiday Inn Express & Suites has opened an 80-room hotel at 2710 E. NASA Pkwy. in **Seabrook**.

La Quinta Del Sol has an approved site plan at Port Crossing in **La Porte** for an 84-room hotel.

Another project has been completed at the historic 330,000 SF Falstaff Brewery building in **Galveston** at 3301 Church Street. Events @ The Tasting Room was recently unveiled; it is actually the original tasting room of the Falstaff Brewery. The new venue features two large dining halls, a conference room, bridal room and rooftop patio with a nearly 360-degree view of downtown Galveston and the Gulf of Mexico. Being a historic building, all work was done under guidelines adhering to the authenticity of the 1905 building. The boutique hotel is planned to be completed by the fall of 2021.

Carnival Cruise Line is bringing a fourth cruise ship to the **Port of Galveston** in May 2021. *Carnival Radiance's* schedule will include five, nine and 14-day trips. It will undergo a \$200 million renovation that will add new restaurants and update several other areas. Read the rest of the story here: <https://www.bizjournals.com/houston/news/2019/10/18/deal-of-the-week-carnival-to-grow-galveston-cruise.html>

The **Galveston** Historical Foundation plans to bring a new interactive museum to the city by restoring an important landmark – the 33,000 SF Galveston, Houston & Henderson Freight Depot built in 1904 at 3304 Market St. The project will include a 6,000 SF museum focusing on the 1900 Storm and grade raising. The remainder of the building will be for commercial or retail space. Read more here: https://www.galvnews.com/news/article_c9bd2772-227a-55d1-8578-612e93564700.html

Real estate transactions ...

Crunch Fitness leased 27,000 SF at the **League City Plaza**, 196 Gulf Freeway, at the former site of a Kroger store. This is a new \$2.5 million, 24-hour fitness center with state-of-the-art equipment; it will open soon.

D-Bat leased 27,000 SF alongside Urban Air Adventure Park at 20251 Gulf Freeway in **Webster**. It's an indoor baseball and softball training facility – it opens soon!

The Game Preserve leased 11,000 SF at 20810 Gulf Fwy. in **Webster**. The venue will open soon with an array of more than 125 classic and vintage arcade games.

Salon Service Group leased 1,600 SF at **Baybrook Gateway** in **Webster**. *Carrie Murray / Weingarten Realty representing the owner in the deal.*

Xfinity leased 1,750 SF at 820 Bay Area Blvd. in **Webster**. *Dealmakers: Lunden McGill / Baker Katz for the landlord; Bunny McLeod and Katherine Wildman / Wulfe & Co. and Margaret Regan / Regan & Associates for the tenant.*

Hampton Inn Houston NASA-Johnson Space Center at 3000 NASA Parkway recently sold. *Handling negotiations: HVS Brokerage & Advisory.*

Lazy Daze leased 1,566 SF at 4416 Fairmont Parkway in **Pasadena**. *Retail Solutions for the tenant and Latipac Commercial for the landlord.*

Texas Allergy and Sinus Center leased 2,253 SF at **Baybrook Village Shopping Center**, 1507 W. Bay Area Blvd. *Handling negotiations: Elise Weatherall / Wulfe & Co. and Hunter Jones / Stream Realty.*

Space Center Plaza, a 21,667 SF property at 17070 Saturn Lane, recently sold. *Representing the seller was Marcus & Millichap.*

An undisclosed buyer purchased 1.72 acres in **La Porte** at Farrington Street and Fairmont Parkway. *Negotiations were handled by Jeff Fralick, Martin Turner and Taki Dallis / Retail Solutions for the seller.*

Recently sold – 1.55 acres at 501 S. **Friendswood Drive** in the downtown district for a new 16,000 SF retail center. *BAHEP member Colliers International / Kelly Hutchinson represented the seller.*

An undisclosed buyer purchased 2.4 acres at 10405 W. Fairmont Pkwy. in **La Porte**. *Dealmakers: Alix Fox / Qualified Properties for the seller and Taki Dallis / Retail Solutions for the buyer.*

Just for fun!

39th Annual Martyn Farm Harvest Festival at **Armand Bayou Nature Center** – November 9 & 10. Location is 8500 Bay Area Blvd. in **Pasadena**. Reconnect with nature and step back to the early 1900's! Experience farm life in simpler times with activities like blacksmithing, butter making, woodcarving, wagon rides, and so much more! More info here: www.abnc.org/events

Galaxy Lights – a one-of-a-kind journey through radiant, dazzling space-themed installations via LED lights and interactive displays inside **Space Center Houston** and the illuminated Rocket Park! Just in time for the holidays, the display includes a 40-foot holiday tree at the building entrance and numerous twinkling displays throughout the property. It is open November 16th through January 5th. <https://spacecenter.org/news-center/news-releases/celebrate-the-holidays-with-space-center-houstons-galaxy-lights-presented-by-reliant/>

New at Lone Star Flight Museum, September 28 – January 19. Gateway to Space, an exhibit featuring historical Ellington Field which opened in 1917 to meet the Army's need to train pilots for WW1. It was renamed Ellington Airport in 1984. <https://www.lonestarflight.org/explore/ellington-exhibit>

The newly restored Apollo Mission Control Center at **NASA Johnson Space Center** is now open! This is the historic room that helped land humans on the Moon – and it's a designated National Historic Landmark. The room was used during the Gemini, Apollo and Shuttle eras. The room looks just like it did during the Apollo 11 mission – in every way. <https://spacecenter.org/exhibits-and-experiences/nasa-tram-tour/apollo-mission-control/>

Did you know that during 2018, Space Center Houston generated an estimated total economic impact of \$118.7 million, \$53.7 million in personal income, \$4.8 million durable goods purchases and supported 1,710 full-time jobs in the greater Houston area according to a study conducted by Quanticon, LLC researchers Stephen Cotton, PhD, and Jason Murasko. <https://spacecenter.org/news-center/space-center-houston-empowers-the-houston-area-as-a-significant-economic-leader/> and <https://www.bizjournals.com/houston/news/2019/08/06/economic-impact-of-houstons-top-tourist-attraction.html>

Coming Soon

Webster – HTeaO (iced tea business) at 481 W. Bay Area Blvd.

Friendswood – Rustika Café and Bakery at 1302 S. Friendswood Drive; at Friendswood Fountains -- Friendswood Smiles Family & Emergency Dentistry and Tune-up the Manly Salon.

League City – Kolache Factory at 306 N. Gulf Fwy. at FM 518; Code Ninjas at 3725 E. League City Pkwy.; Moon Valley Nursery at 402 FM 646

Now Open

Baybrook Mall – WonderWaffel – first location in the U.S.!

Seabrook – Farmhouse Furniture by L&S Creations at 2100 NASA Pkwy., McDonald's at 2800 Bayport Blvd.; Good Sense Provisions at 913 Hardesty Ave.

Kemah – Dan's Pizza Wings 'N' Beer Deck at 800 Bradford

League City – Banfield Pet Hospital at 1911 W. League City Pkwy.; Altar'd Interiors at 1640 E. Main; Ann'tiques on W. Main at 1830 W. Main St.; Frost Bank's Clear Creek Financial Center at 201 FM 270; Mathnasium of South Shore at 2576 E. League City Pkwy.

Dickinson – Penny's Beer Garden at 1001 FM 646 North

Houston – Huntington Learning Center at 2700 Clear Lake City Blvd., Clear Lake City Pet Supplies at 16915 El Camino Real

Webster – BB's Tex-Orleans Cooking opened at 1039 W. Bay Area Blvd.; Escalante's Fine Tex-Mex & Tequila at 1043 Bay Area Blvd.; Cut Foil (wine and piano bar) at 20801 Gulf Fwy.; Café Dew at 105 W. Bay Area Blvd.; El Shaddai Bakery at 225 E. NASA Pkwy.; Gulf Coast Archery at 1424 W. NASA Pkwy.

Friendswood – Orangetheory Fitness at 1769 S. Friendswood Drive; Bliss Boutique Fitness at 313 S. Friendswood Drive

Residential Development

- Construction has begun on a new 380-unit apartment-home complex on 21 acres at the corner of Bay Area Blvd. and Middlebrook Drive in **Pasadena**. The Middlebrook Apartments will include 260 apartments and 20 townhomes. Developer, Oden Hughes, plans one, two and three-bedroom units with amenities such as attached and detached garages, carports suitable for boat storage, on-site co-working space, a resort-style pool with cold spas, jogging trails and more. <https://www.bizjournals.com/houston/news/2019/06/07/austin-based-multifamily-developer-breaks-ground.html>
- New homes coming to **Taylor Lake Village** – Approximately 30 homes will be built near the intersection of Academy Lane and NASA Parkway (near Kirby Road) on the canal. The homes will be elevated above the flood plain with the living area starting on the second floor of the structure. The developer of this project also plans a second phase to this project on land where the former boat store was on the hard corner of Kirby Road and NASA Parkway. This phase will include both commercial and residential components. More details on this project later.
- Recent land purchase – 12.5 acres was purchased on the NWC of Canada Rd. and Fairmont Parkway in **La Porte**. The Brownstone Group plans a \$40 million Class A multi-family project on the property. The complex will have a mid-town feel and includes a two-story garage. *Representing the seller: Nolan Allen / Allen, Howard & Assoc.*
- Homebuilder, Grand Dominion, plans to build at Lago Mar in **Texas City**. This is a 2,033-acre community where more than 4,000 homes will be built.
- The Caroline Luxury Apartments, a Finger Companies property, opened at 1235 E. NASA Parkway. It's a 334-unit complex (apartments and townhomes) with resort-style accommodations, three pools and more!
- Chesapeake Bay, an active adult community, has opened in **Seabrook** on Repsdorph Road. Amenities include a grillhouse, putting green, shuffle board court, movie theater and more! Phase two will break

ground in January on 15 additional 6-unit villas and a second pool will be built plus another clubhouse. In March, phase three will break ground – 92 additional units including a three-story building, courtyard, pool and grillhouse.

- Camino Del Sol Apartments at 1120 Red Bluff Road in **Pasadena** sold to a new owner. The property was built in 1969 and has 122 units on 4.25 acres. Planned are \$1.5 million in renovations.
- Jetstream RV Resort at NASA opened at 14450 Ellington Park Drive in **Houston**.

Infrastructure News and Everything Else!

Pumps & Pipes – What, Where & When? This year's Pumps & Pipes Symposium is November 11th 10 am to 5 pm, to be held at Rice University Jones Graduate School of Business, Shell Auditorium, McNair Hall. It's all about cross-industry collaboration and innovation for medicine, energy and aerospace. You'll hear about exploring exciting innovations that happen when you explore your neighbor's "tool kit". There's lots happening at the event -- learn about using medical imaging to diagnose oilfield erosion, watch a heart surgery broadcast live from a Houston Methodist OR, discover how 4D imaging technology is redefining "personalized medicine," and more! To register and find more information -- <https://pumpsandpipes.com/events/>

Education News ...

- The Department of Labor awarded **San Jacinto College** a \$12 million federal grant to partner with other public and private sector entities to train at least 5,000 workers in information technology (IT) fields. Second only to California, Texas had more than 960,000 IT employees in 2017. To ensure that the Texas workforce develops and maintains the skills needed for these jobs, four Texas community colleges and industry leaders have partnered on the Texas is IT (TXIT) apprenticeship project. <https://www.sanjac.edu/news/department-labor-awards-san-jacinto-college-12-million-grant>
- Just opened at **San Jacinto College** in **Pasadena** ... the \$60 million LyondellBasell Center for Petrochemical, Energy, & Technology (CPET) facility. It's a cutting-edge training facility spanning 151,000 SF that includes 35 interior labs including a multifunctional glass pilot lab, 20 interactive classrooms, 4 custom workstations, advanced control rooms, and space for conference, training and assembly. Just outside the building is an 8,000 SF, two-story process training unit. It's all about location! Just outside the doors of this facility are 90 companies operating 132 plants within 13 miles.
- The **University of Houston-Clear Lake Pearland** campus began its Registered Nurse to Bachelor of Science in Nursing (RN-BSN) program. There is a nationwide push to help 80% of registered nurses obtain their BSN by 2020.

Did you know Texas employs 210,350 registered nurses, making it the second-highest employer of registered nursing in the nation?

The Greater Houston area is ranked No. 8 as it employs 53,250 registered nurses.

<https://communityimpact.com/houston/pearland-friendswood/education/2019/06/20/uhcl-pearland-aids-registered-nurses-with-new-bachelor-program/>

- **College of the Mainland** and **Sam Houston State University** have signed an MOU that enables students to have joint admission at both institutions. www.com.edu/apply
- According to U.S. News & World Report's 2020 rankings of western regional four-year universities, the **University of Houston-Clear Lake** is the No. 1 public university in Texas. www.usnews.com/best-colleges
- **Texas City ISD** has construction underway for three new elementary school buildings. Hayley Elementary will be built at 1431 Bayou Road in **La Marque**, a \$24.4 million project. Simms Elementary will be rebuilt at 529 N. Westward Street in **Texas City** at a cost of \$24.1 million. And, Guajardo Elementary will be built at 2300 21st St. in **Texas City**, a \$25.7 million project.

Port Houston is proposing a \$1 billion project to widen and deepen the Houston Ship Channel – the nation's busiest waterway. The channel would be widened from 530 ft. to 700 ft. along Galveston Bay to the Fred Hartman Bridge in Baytown and deepened to a uniform 45 ft. deep from Galveston Bay to the City Docks inside

Loop 610. The project could begin in 2021, if approved, and be completed in the early 2030's. More information here: <https://porthouston.com/widenthehoustonshipchannel/>

Galveston Bay Foundation broke ground on its new headquarters and education center in **Kemah**. The Gessner Center will feature exhibit and event space, inside and outside classrooms and laboratories. A pavilion was the first structure to go up on the 30 acres that Galveston Bay Foundation purchased. This facility allows hands-on work on the edge of the bay such as seining for fish, examining oyster reefs and learning more about the aquatic environment. The property is along SH 146 and extends to the shore of Galveston Bay. Read more here: <https://www.houstonpublicmedia.org/articles/news/local/2019/10/29/350365/future-environmental-education-center-in-kemah-meant-to-teach-visitors-about-galveston-bay/>

Houston City Council Member Dave Martin's office has announced that grant funding was secured through the Texas General Land Office for habitat restoration work at Sylvan Rodriguez Park, just off Clear Lake City Boulevard. The City is targeting 72 acres of the 113-acre park to restore as a coastal prairie and riparian forest ecosystem. The project will provide increased erosion control and attract many different wildlife species to the area. And, there will be educational opportunities for visitors to the park. If you want to know more: districtc@houstontx.gov

Harris County Precinct 2 Commissioner Adrian Garcia's office is working on several park projects in the area. One of the newest is a \$1.5 million project that will add a baseball field and expand parking at the Dad's Club Sports Complex, a 40-acre park at 4500 Village Evergreen Trail in southeast **Houston** off Clear Lake City Boulevard.

Pasadena Economic Development Corporation has published *The Pasadena Pulse*, a report with news and links to available properties, demographics & workforce, community comparison and mapping tools and more. <https://myemail.constantcontact.com/The-Pasadena-Pulse---Local-Economic-Development-News.html?soid=113244444068&aid=ZO-krKRtLF>

A beach-building project is going on in **Galveston** from 61st to 83rd streets. The \$20.9 million project involves laying 711,000 cubic yards of sand to restore eroded beaches. The U.S. Army Corps of Engineers is dredging the ship channel of sandy material and then pumping it into the eroded areas. They are partnering with the Texas General Land Office, the Galveston Park Board of Trustees and the city of Galveston.

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.

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

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