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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, 13 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

The University of Texas Medical Branch plans another expansion at its **League City** UTMB Health campus. The \$148 million project will add five stories to the hospital allowing for an additional 60 beds, a total of 97 after construction. If needed, the hospital could be built to 12 stories, 350 beds, in the future. By March 2020, the hospital will have 171,000 SF of built space. Read more here: http://www.galvnews.com/news/article_78c56eec-49be-514a-b493-63881c4fe0b4.html <http://www.guidrynews.com/story.aspx?id=1000089447>

The \$97 million MD Anderson outpatient cancer center, being built on the UTMB **League City** campus, should be complete around September. And, the \$30 million parking structure – 740 stalls – will be complete by July.

Medistar Corporation, owner of **Webster's** Bay Area Regional Medical Center at 200 Blossom St., announced it will build a 60,000 SF integrated medical plaza in **League City** on a four-acre site on Town Center Drive (near I-45 between League City Parkway and FM 646). Construction is scheduled to begin late this year. Medistar also plans Webster Medical Plaza, a 60,000 SF medical office building, at 106 E. Medical Center Blvd. <https://www.bizjournals.com/houston/news/2018/02/08/new-medical-plaza-to-be-developed-in-league-city.html>

Doctors United Surgery Center is under construction on 5.25 acres at 5146 Preston Ave. at Beltway 8 in **Pasadena**.

Houston Methodist leased 12,715 SF at the Tuscan Lakes professional building, 2220 E. **League City** Pkwy. The space will initially be used for physical therapy, orthopedics and primary care with other specialties rotating through this location. *BAHEP member Coy Davidson / Colliers International represented the tenant.*

Memorial Hermann's newest and largest (47,000 SF) Convenient Care Center opened at Pinnacle Park in **League City** along the Gulf Freeway near FM 646 – 2555 S. Gulf Freeway. It includes a 24-hour emergency center, specialty physicians, outpatient imaging, lab services, breast care, sports medicine and rehabilitation. This new facility partners with Memorial Hermann Southeast Hospital at 11800 Astoria Blvd. in southeast **Houston**. http://www.galvnews.com/news/article_df69c2ea-cac2-5129-9a5d-2222d2fdcc0a.html

Construction began on French Oaks Memory Care, 600 Enterprise Drive in **League City**. The \$11.5 million project will create 50 jobs upon completion.

New spec industrial construction--

- Carson Cos. started construction on four speculative buildings in **Bayport Industrial Park** at 4311 Malone Drive. The Bayport III, Phase II project consists of a 207,000 SF cross-dock warehouse and three 25,000 SF crane-ready buildings.
- Vigavi broke ground on two buildings at Bay Oaks Business Park, 5581 and 5585 Bay Oaks Drive, in **Pasadena**, 21,000 SF and 21,951 SF, tilt-wall.
- Vigavi plans development of the Southeast Distribution Center in **Houston** on Genoa Red Bluff Road between Beltway 8 and SH 3. 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.

Beltway-225 Business Park – Two spec buildings will deliver in approximately 30 days. One is 21,000 SF, 10-ton crane-ready, tilt-wall, 4 grade-level doors, 30' eave height, and 2,100 SF office area, and the other is 18,500 SF, 10-ton crane-ready, 3 grade-level doors, 30' eave height and 1,850 SF office area. Both have outside storage areas. Also available for build-to-suit development is an additional 3.6 acres. The location is in **Pasadena** on Beltway 8 at Meadow Wood Drive.

Recent lease transactions ...

257,835 SF – An undisclosed tenant leased a speculative building at Bayport South on Red Bluff Rd. in **Pasadena**. Tenant improvements are underway.

149,650 SF - A build-to-suit is under construction for an undisclosed tenant with completion expected later this summer. The developer, Johnson Development Associates, is considering two additional class A, cross-dock, spec buildings of 248,600 SF each on the remaining 24.85 acres. The location is in Bayport South on Red Bluff Rd. in **Pasadena**.

110,000 SF – Calpine Corp. leased space at 9311 Bay Area Blvd. in **Pasadena** at Bay Area Business Park. *CBRE represented the tenant. Lucian Bukowski and Justin Robinson / Stream Realty, the property owner.*

89,000 SF – Leader Gasket Technologies, an international manufacturing and distribution company, leased at PetroPort Industrial Park at 850 Sens Road in **La Porte**. *Representing the tenant was BAHEP member Ryan Wasaff / The Welcome Group and, for the landlord, Cushman & Wakefield / Kelley Parker, Coe Parker and John Littman.*

79,308 SF – Dashiell Corp. renewed and expanded at 12301 Kurland Drive. *CBRE / Lucian Bukowski represented the tenant.*

76,000 SF – PPA Industries recently expanded by 76,000 SF at 9401 Bay Area Blvd. at **Pasadena's** Bay Area Business Park. *Justin Robinson / Stream Realty for the landlord and Mary Jo Giammalva / JLM Commercial Advisors for the tenant.*

35,000 SF – XTERRA Industries leased a new building at Bay Oaks Business Park on Genoa Red Bluff Rd. in **Pasadena**. One year ago, the company had leased a 24,000 SF building in the business park, only to outgrow it quickly; that building on 2.6 acres is now for lease. *Dealmaker: Mark Nicholas / JLL.*

At 17045 El Camino Real, three companies signed leases for a total of 2,309 SF. *BAHEP member Courtney Buckout / PMRG represented the landlord. At 17047 El Camino Real, Perfect Workout leased 905 SF. Dealmakers: Courtney Buckout / PMRG and Kyle Prater / Newmark Grubb Knight Frank.*

Other real estate transactions ...

- Sudden Services, Inc purchased a facility at 4466 Genoa Red Bluff in the Port Commerce Business Park. It's a new 20,000 SF tilt-wall office warehouse on 2.66 acres. *Smith Raines Company represented both sides of the transaction.*
- An investor purchased an approximate 82,000 SF asset on 22 acres at 1605 Genoa Red Bluff Rd. and a 40,000 SF office/warehouse on two acres in the 400 block of N. 10th Street. *NAI Partner's Clay Pritchett represented the buyer; John Ferruzzo and Chris Kugle / NAI Partners and Bayou Properties represented the sellers.*
- Marc Havican purchased a 4,164 SF building at 900 Apollo in **Houston** for the new location of Space City Films. *Jeff George / KW Clear Lake negotiated the deal.*
- Avera Cos. acquired 11.8 acres at SH 225 and Red Bluff Rd. in **Pasadena** to develop a 148,000 SF distribution building. Trailer parking and outside storage will be at the site.

- Office property of nearly 75,000 SF at 12600 N. Featherwood Drive recently sold. *NAI Partners represented the seller and HFF, the buyer.*

You're invited to go with us! BAHEP's Citizens for Space Exploration's 27th annual trip to Washington, D.C., in support of NASA and a healthy Human Space Exploration Program for our country is scheduled for May 15-17. This group of more than 100 travelers will meet with more than 350 congressional offices while in Washington to educate them on the importance of space exploration. We need your voice! If you've never made the trip before, this is the year you should plan to join the group in support of NASA. Contact Jimmy@bayareahouston.com or 832-536-3242 for more details.

Now Open:

Webster - Clear Lake Neuro Specialists and Brain & Spine Clinic at 400 W. Medical Center Blvd. in HCA's new 60,000 SF medical office building.

Retail / Hospitality Development

City of **Webster** landed Costco Wholesale! Soon you'll be seeing construction of a 158,000 SF store with a 24-pump gas station. The location is on 21 acres on the west side of I-45, just south of Star Furniture. A new 2,500 linear foot access roadway, Genesis Boulevard, will connect FM 528 north to Jasmine Avenue at the Costco site. Odyssey Park, a mixed-use business park, is under development at FM 528 and Genesis Blvd. The store's target opening date is mid-October; 250 will be employed there.

New! Gulf Coast Public Market is in the works for **Dickinson** along SH 3 near FM 517. The market will include 40,000 SF of retail space and public amenities – water park, entertainment plaza and basketball court. Engineering is in the design phase; construction bids are about six months out. This regional venue will feature vendors selling prepared and fresh food, seafood, arts and crafts. Let them know what you'd like to see at the public market -- take the survey: <http://www.gulfcoastpublicmarket.com/questionnaire>

Several stores in the 79,000 SF Shoppes of **Kemah** development are now open for business. Marshalls, Petco, Ulta and Rack Room Shoes opened to the public within the past few weeks. Others are scheduled to open soon including Ross Dress for Less, GNC, and Amour Nails. The GBT development is 96% leased with 3,200 SF available. Shoppes of Kemah is located on FM 518 west of SH 146; the site averages more than 12,000 vehicles daily.

New restaurants! Baker Katz purchased the former Zio's site at 820 West Bay Area Boulevard in **Webster** to develop two buildings that will house the following eateries: Bellagreen (the rebranded Ruggles Green), Snooze, Hopdoddy Burger Bar, MOD Pizza, and a juice bar. Now that the site has been cleared, watch for construction on the 15,000 SF development to begin very soon.

Joe V's Smart Shop plans a fall 2018 opening in **Pasadena**, corner of Pasadena Blvd. and Red Bluff Road. Good news -- 175 new jobs!

Restaurant news ...

- Slim Chickens plans a restaurant on Town Center Drive at the Gulf Freeway in **League City**.
- Hubcap Grill is moving to a larger location at 1918 NASA Parkway in **Seabrook**. The former Hubcap Grill location in **Kemah** will become a pizzeria.
- At Pinnacle Park on the Gulf Freeway in **League City**: Sakura Japanese Sushi & Grill (4,300 SF) opens August 30th, Abuelo's Mexican Restaurant (7,600 SF) opens May 21st, Olympia Grill (10,000 SF) and Salata both open June 30th.
- Merlion opens at its new **Seabrook** location, 1205 Main St., in early May.
- King's Bierhaus will open this summer in **League City** at 828 W. FM 646 featuring a 300-seat outdoor biergarten, large indoor dining room and a children's playground.
- Mario's Pizza opens at 2100 E. NASA Parkway – a new location in **Seabrook** - in early May.
- Now that Red River Bar-b-que & Grill has opened its new 10,000 SF restaurant, the former restaurant site is in the process of an extreme make-over for its new concept restaurant -- Red River Cantina, 8,800 SF. Both are located at 1911 E. Main Street in **League City**.
- Burger Libre is now open at 9709 Spencer Hwy. in **La Porte**.

- Tsubasa, a restaurant serving sushi and Korean-style barbeque, will open in June at 2800 Marina Bay Drive in **League City**. *Deal was negotiated by Rick Wade.*
- Flying Rhino Brewing Co. plans a location in **Dickinson** on FM 517 West at Bentwood Bay Drive. Construction will be starting soon.
- Bradford & Main opened in **Kemah** at 501 Bradford.
- Chick-fil-A is coming to Spencer Hwy. and Burke Rd. in **Pasadena**.

New retail buildings coming soon –

- NewQuest is preleasing a 10,000 SF retail center on the League City Parkway at Lawrence Rd. in **League City**.
- Two new retail buildings are under construction at 780 Clear Lake City Blvd. in **Houston**. The owner is looking for a restaurant tenant.

For a bird's eye view of what's going on in Bay Area Houston, use the search bar to find "HOT PROJECTS" on our website: <http://www.bayareahouston.com/>

Done deals ...

5.11 Tactical leased 7,300 SF at 20095 Gulf Freeway at **Webster's** Center at Baybrook making it the largest corporate store in the company's system. The company's business is high quality, purpose-built gear focusing on those engaged in law enforcement, military, covert operations, industrial environments, public safety, fitness, and outdoor adventure.

Pet Supplies Plus – a pet store chain with more than 360 stores – will open a 6,000 SF store on the **League City** Parkway at FM 270. It opens in June. *Baker Katz for the tenant and Hunington Properties for the landlord.*

Approximately six acres were sold on SH 3 and Washington Street in **League City** to a buyer who intends to build a large indoor volleyball facility for girls. *Deal negotiated by Bob Holmes Commercial Real Estate.*

StarFine Furniture & Mattress opened a 12,000 SF store in **Dickinson** at 3503 I-45.

Steelworx Gym & Training Center leased 4,948 SF at 310 Genesis Blvd. at Odyssey Park in **Webster**.

Ashley Home Store opened a 17,133 SF store in **Dickinson** at 3465 I-45 with plans to operate at this location for a year.

My Sons Moving & Storage leased 2,800 SF at Clear Lake Center, 20814 Gulf Freeway in **Webster**. *BAHEP member Doug Freedman / United Equities for the landlord.*

A buyer purchased 1.4 acres at 14507 FM 528 in **Houston**. *Dealmakers: Retail Solutions and Re/Max Top Realty.*

Cubicle Designs LLC and Milspec Construction leased 1,000 and 1,250 SF respectively at Hometown Business Center, 951 E. FM 646 in **League City**. *Brockway Commercial negotiated the leases.*

Aldi has a store under construction at 16701 El Camino Real in **Houston**. Plans are to open early summer.

Grocery Services leased 2,150 SF at 1108 Gulf Freeway – Calder Ridge Plaza in **League City**. *Negotiating the deal were Silk Road Properties and NewQuest Properties.*

Scrubs & Beyond leased 2,493 SF at **Webster's** Baybrook Gateway. It's opening this week. *Kelly Hutchinson / Colliers International for the tenant; John Wise / Weingarten Realty for the landlord.*

League City Pediatric Dentistry leased 2,450 SF in Marketplace at Ninety-Six on the **League City** Parkway and Hobbs Rd.

A plastic surgeon purchased three acres on Marina Bay Dr. at Enterprise Ave. in **League City**. The 3,866 SF building on property will be used for her practice and the balance will be future retail development. *Deal negotiated by Kelly Hutchinson / Colliers International.*

Creative Landscapes leased 3,000 SF in the Lawrence Business Park near Marina Bay Drive in **League City**. *Deal negotiated by Kelly Hutchinson / Colliers International.*

Interfaith Caring Ministries leased 11,358 SF at Challenger Plaza, 803 E. NASA Parkway in **Webster**. *Derek Hughes /*

Zann Commercial for the landlord and Valerie Staples / McAdams Associates for the tenant.

Ace Hardware leased 10,000 SF at the Marketplace at Ninety-Six on the **League City Parkway**. Deal negotiated by Rebecca Le / NewQuest.

LA Fitness plans to open at 6793 Spencer in a 34,000 SF space in **Pasadena**.

DST, a sports training company, will open its DST South location at 830 Baystar Blvd., just off SH 3 across from Ellington Airport. It's 2,990 SF of space and the first stand-alone location. The company is known for training well-known athletes!

Update on Adventure Pointe -- The theme park is located just south of Tanger Outlet and Buc-ees in **Texas City** at Holland Road and I-45. Development and construction are underway. A collection of trains, once used at Playland Park from the 1940's to the 1970's, will be used once again at this new theme park. So, everything is still *on track*.

Just for fun!

May 5-6, 2018 – 23rd Annual Keels & Wheels Concours d'Elegance in **Seabrook** at the Lakewood Yacht Club. This is the place to be for fans of classic cars and vintage wooden boats. <https://www.keels-wheels.com/>

May 3-5, 2018 - 2018 League City Music Fest at Walter Hall Park in League City, 807 SH 3. BBQ and live music!
<http://www.lcmusicfest.com/index.php>

Space Center Houston –

- The new summer exhibit, *Above and Beyond*, runs April 21 – Sept. 9. A high-flying experience into the future of aerospace technology awaits guests. It's produced by Evergreen Exhibitions in association with Boeing, in collaboration with NASA and the Smithsonian's National Air and Space Museum.
<https://spacecenter.org/attractions/above-and-beyond/>

Coming Soon:

Webster - Exclusive Furniture's 50,000 SF showroom will open this fall on 4 acres along the Gulf Freeway next to the Clear Lake Center. TRU by Hilton Hotel, 98 rooms, will open in August just behind Star Furniture on the Gulf Fwy. Checkers (restaurant) at NASA Parkway and Sarah Deel Dr.

Pasadena - Taco Bell at 3202 Spencer Hwy; American Title at 7730 Spencer Hwy.

League City - Taco Bell at 2660 League City Pkwy.; Better Homes and Gardens Real Estate Gary Greene at Marketplace at Ninety-Six; Valvoline at League City Pkwy./South Shore Blvd.

Now Open:

Webster - Emmons Autoplex at 1423 FM 528; Niche Design Market at 20911-B Gulf Freeway in Webster Town Center; Epiphany Home and Gifts at Park Plaza II at 16932 SH 3; Café Johnny's at 3104 FM 528; Pho 17 House & Restaurant at 132 W. Bay Area Blvd. in Bay Area Square;

Kemah - Tookie's Burgers at 406 Texas Avenue

League City - CoCo Crepes, Waffles & Coffee at Pinnacle Park, 2471 Gulf Freeway So.; Southern BOI Café at 109 Meadow Pkwy.; First Watch breakfast and lunch restaurant at 1720 W. FM 646; Clever Parrot Antiques at 202 N. Park Ave.; Strawberry Hill (gifts and décor) at 240 Park Avenue; Tropical Smoothie Café at 2575 E. League City Pkwy.; Freddy's Frozen Custard & Steakhburgers at 2795 Gulf Fwy So.

Residential Development

Westland Ranch is a proposed residential development on the southwest side of **League City** that would bring an additional 1,000 new homes. This development is part of an 838-acre tract within a master-planned area of more than 4,500 acres. There are three other large tracts of land that total more than 3,800 acres. Three school districts - Clear Creek ISD, Santa Fe ISD and Dickinson ISD – are within the master-planned area so land is being set aside for future schools. Westland Ranch is north of FM 517, south of League City Parkway and east of McFarland Road, west of Bay Area Blvd. More information later!

Town Harbour Estates – on Clear Lake near Lakeside Drive in **League City**. It's planned to be a 37-acre gated community of approximately 75 lots and will include a man-made canal.

Webster – Mariposa is under construction on FM 528 behind the Clear Lake Center and the new Emmons Autoplex. There will be 180 units in this 55+ community. The project should be completed by the end of 2018 or early 2019.

New homes in **Seabrook** -- Lake Mija Village: 50 new homes, 26 lakefront, are planned. From the \$300's.

Two residential projects are in the works for La Porte along SH 146, just north of Wharton Weems Blvd. One is a multi-family project, 294 units on 20 acres with one, two and three bedrooms. The other project is comprised of 84 individual patio homes on 19 acres. More information on these later.

Proposed is phase two of Villas at El Dorado, a 55+ community on El Dorado Blvd. in **Houston** just west of the Gulf Freeway. The project includes 35 units, all villas with attached garages.

Update on the master-planned community in **La Porte** on Bay Area Blvd. between Spencer Hwy. and Fairmont Pkwy. – Beazer Homes and Taylor Morrison will be the home builders on the project. Homes will start around \$200,000 and possibly extend to the low \$300's. The project will also include a senior living facility, multi-family, and some commercial development. The project has not started construction at this time.

Update on Marina Del Sol Waterfront Villas: 15 homes are planned; 4 are completed. Newcor has this project underway at 2220 Marina Way Drive in **League City**. Prices range from approximately \$650,000 to \$800,000.

Update on Coastal Point in **League City**: Formerly called Quail Point, the developers, Empire Communities, plan four phases totaling 552 homes on the 200+ acre tract. The site is one mile south of the League City Parkway, north of FM 646 and one mile east of South Shore Blvd. The master-planned community will be built over five to seven years with the first phase beginning in about 12 months.

Update on Baywood Villas – located on Space Center Blvd. at Genoa Red Bluff Road in **Pasadena**. This 55+ community will have 135 units with one and two bedrooms available for lease. A tentative date of June 15 has been set for the pre-leasing to begin on site. Amenities include granite, stainless steel appliances, carpet and faux wood plank floors, garages and carports.

Update on Chesapeake Bay in **Seabrook**, a 55+ community: Construction has begun on the 1st phase which includes a 3-story building with 180 units (one and two bedroom) and 13 villas which have 6 units each (one and two bedroom). The first villas are expected to open this fall. Location is 2300 Repsdorph Road, just across NASA Parkway from Clear Lake. The developer, WMF Investments, also plans the first phase of a 620-unit climate controlled storage adjacent to Chesapeake Bay.

Update on The Delaney at South Shore Harbor: Building is still underway at 2605 Marina Bay Drive in **League City** for this 11-acre project. In mid to late April, the 120 independent living apartments will be ready. The 55 assisted living apartments should be completed by mid-May. Construction will continue on the 32 memory-care units; a move-in date will be announced at a later date.

Now open -- Hawthorne at Crenshaw, 4811 E. Sam Houston Pkwy. in **Pasadena**: 294 units with features that include granite countertops, stainless steel appliances, wood-grained plank flooring, a full-size washer/dryer, clubhouse with 24-hour fitness, cyber café lounge, a resort-style swimming pool, outdoor kitchen, pup town bark-park and garages.

Infrastructure News and Everything Else!

With the hurricane season upon us, many of our citizens are committed to protecting our Texas gulf coast. Have you seen the dramatic new video, **UNPREPARED: A Nation at Risk**, produced by Space City Films and funded by the Bay Area Coastal Protection Alliance? You can view it here: https://youtu.be/v_Ez1Xvkjgo.

Please write to your representatives in Congress giving your support to the coastal spine. We've made it easy by providing a template letter. It takes less than five minutes of your time -- go to <https://buildthecoastalspine.rallycongress.net> and just follow the directions. Your letter will make a huge difference in your future, your children's future, and to the region. Ask everyone you know to give their support by sending a letter, as well!

Southwest Airlines plans to add cargo services to several Mexican cities later this year. Fresh foods and seafood,

pharmaceuticals and ecommerce goods are the expected cargo.

A new 143 ft. traffic control tower is under construction at **Ellington Airport**. It will have the necessary technology for Spaceport-related travel -- NASA missions and potential private space travel.

United Airlines is looking to offer more nonstop flights between Houston's Bush Intercontinental Airport and Havana's Marti International Airport. Upon final government approval, flights will expand from Saturday-only to daily service. <https://www.bizjournals.com/houston/news/2018/03/30/united-airlines-gets-initial-ok-for-more-houston.html>

Port Houston had a record year in 2017 with the highest total tonnage in the Port's history – 38.3 million tons. The container business also set records – 2.46 million TEU's, a 13% increase year over year. Read more: <http://www.guidrynews.com/story.aspx?id=1000088687>

Galveston County news ...

- Santa Fe ISD is adding a \$23 million elementary school at 11818 FM 1764; expected completion is May 2019.
- Port of Galveston could possibly build a third passenger terminal to accommodate the Royal Caribbean's Oasis-class ships that are more than 1,180 ft. long; the ship can carry more than 6,200 passengers. There are many considerations – one factor is that the terminal could cost upwards of \$100 million and would need to be ready by fall 2020. The Port broke a record in December with embarkation of 113,488 cruise passengers and 33 cruise ship calls.
- Big news! Galveston's University of Texas Medical Branch plans to create the new Sealy Institute for Vaccine Sciences. The institute will financially support medical branch researchers who will submit proposals for a new vaccine. A candidate will be chosen, and the institute will secure funding to get the vaccine ready for clinical trials. The school also intends to create a vaccinology track for graduate students. <https://www.utmb.edu/impact/home/2018/02/23/utmb-establishes-institute-to-lead-research-development-of-vaccines>
<http://www.guidrynews.com/story.aspx?id=1000088644>
- The county is working on a \$91 million plan to build a new 75-foot-high span bridge between Galveston Island and Pelican Island, abandoning efforts for a more expensive land bridge. Read more: http://www.galvnews.com/news/article_a4ffb894-00d5-5f22-92cd-5e86c63f51c4.html

City News ...

Houston's Exploration Green, a 200-acre public green space dedicated to flood mitigation, conservation and recreation, celebrated the opening of its first section. There's an 8-acre lake, habitat island and more than 1,000 native trees and shrubs. This was formerly the site of the Clear Lake Golf Club. When Exploration Green is completed in 2021, officials expect that it will drain up to half a billion gallons of storm water and protect up to 3,000 homes. Read more here: www.explorationgreen.org

The City of **Clear Lake Shores** will receive funding to apply to the extension of Hanson Road that will connect FM 2094 (Marina Bay Dr.) and FM 518. A portion of this road is in the City of **Kemah**. The new road extension will continue to Hwy. 96 (League City Parkway) thus creating easy access to the Target, Home Depot and other stores in the Clear Lake Shores shopping center from both FM 518 and Hwy 96. An additional benefit is that this extension will open access to undeveloped real estate for commercial development within the City of Clear Lake Shores. The city is looking for a big box retailer to fill the newly accessed land.

City of **Kemah** plans a city hall renovation and expansion, approximately a \$1.6 million project. The expansion will add 3,834 SF to the current 6,541 SF city hall.

Education News ...

- **College of the Mainland** is planning several campus renovation projects. The gymnasium pool will be filled in and the building then renovated as a multipurpose facility for conference and event space; the student services center and chemistry lab will also be updated. <http://www.guidrynews.com/story.aspx?id=1000088478>
- **CCISD** announced the groundbreaking of a new \$43 million school – the Florence Campbell Elementary at 6605 W. League City Pkwy. One of the features includes a dedicated building for the Galveston-Brazoria Cooperative for the Hearing Impaired. Expectations are to open the school in August 2019.

- New career programs at **College of the Mainland** -- A comprehensive academic plan is in design that could offer students new programs such as engineering, information technology, hospitality, tourism, aerospace and maritime.
- **University of Houston-Clear Lake** will offer a Bachelor of Science in Mechanical Engineering beginning this fall. To prepare students to meet industries' growing demand for trained engineers, the new STEM and classroom building will include a machine shop, a thermal fluids lab, a materials lab, a computer design lab, an additive manufacturing lab, a general purpose measurements lab and a senior design studio for capstone projects. It's expected that 50 students will be admitted in the first year, 55 in the second year, and about 81 students per year after the program is established. <https://www.uhcl.edu/academics/degrees/mechanical-engineering-bs>
- Work is well underway on the 145,000 SF CPET building – Center for Petrochemical, Energy and Technology at **San Jacinto College's** main campus in Pasadena. Plans are to open the facility in 2019. The Center will house programs in process technology, instrumentation, electrical, nondestructive testing and craft trades. It will include a craft training center, a control room, a process simulator lab, a glass pilot plant lab, an exterior glycol distillation unit and corporate training space. In other words, the training center will be a day in the life of an operator! For much more information: www.sanjac.edu/CPET
- **University of Houston-Clear Lake** offers graduate-level students a Master of Science in Multicultural Studies in Education, with the choice of 4 different specializations: Bilingual Education; English as a Second Language; Multicultural Studies; and Social Justice in Education (our new and completely online option). Teachers with expertise in bilingual education and special education are in high need and very marketable across school districts.

Roadways Construction. ...

- A \$320 million proposed expansion of Interstate 45 is scheduled to begin next year. The project will reconstruct and widen the highway for about 10 miles from FM 1764 to just north of the Galveston Causeway.

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

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](#) • [Houston](#) • [Kemah](#) • [La Porte](#)
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