Hot Projects in Bay Area Houston!
League City

- Completed - UTMB Health League City campus expansion - $82 million - 142,000 SF hospital.
- $156 million expansion project -- Future plans include addition of 700-space parking garage, 33,000 SF clinical building and additional 123,000 SF at the UTMB League City hospital for 60 beds.
- If population warrants, UTMB could add more hospital rooms – up to 350.
- Master campus plan is 3 million SF. Plan includes constructing medical office buildings, a comprehensive ambulatory medical center and education/research/office facilities, logistics facilities and a parking garage. (3 phases over 25 years)
New MD Anderson facility is under construction on League City UTMB Health campus. 190,000 SF. $112 million investment. Opens 2018.

Riverbend development, 59 acres -- Just completed is Marina Bend at Clear Creek – 203 units on Wesley Drive at I-45. Retail, office, restaurants, hotel are proposed. 90-slip marina in permitting stage.
Marketplace at Ninety-Six
Phase II under construction.

- 38 acre retail project
- NE and SE corners -- League City Parkway and Hobbs Road
- 123,000 SF Kroger is open!
- Pad sites for banks, pharmacy and restaurants
- Phase II underway -- 63,800 SF of retail space, restaurants, professional office space and medical buildings

Lidl plans a 35,000 SF grocery store on SWC at League City Pkwy at Tuscan Lakes Blvd.
Pinnacle Park
100-acre mixed-use town center development underway on Gulf Freeway between League City Parkway and FM 646.

Cabela’s, now owned by Bass Pro Shops, anchors the development. Retail buildings are under construction. Phase 2: 35 acre mixed-use

Fairfield Inn and Suites, 64,000 SF, 110 rooms to start construction late summer.

Memorial Hermann -- 47,000 SF Convenient Care Center on a 13-acre site. Plans are to open in January 2018 with a full emergency room with 10 beds and a primary care clinic.

Coming: Abuelo’s Mexican Restaurants - 7,600 SF. Olympia Grill (Galveston-based) - 10,000 SF. Others -- Salata, PizzaFire, Tilted Kilt Pub & Eatery, Firehouse Subs.
Residential development underway –
Hidden Lakes – 800 homes on 350 acres. 100 ac. for commercial development. 50% complete.
Bay Colony West – 1774 homes. 860 not yet built
Veranda Townhomes – South Shore. 218 townhomes on 26 acres.
Cypress Bay on Marina Bay Drive – 60 homes.
Beacon Island – 25 home sites from the $800’s. Undeveloped tracts approved for 69 patio homes, 95 townhomes, 301 mid-rise and 385 high-rise multi-family units
Magnolia Creek – 1200 homes; 400 not yet built.
Westwood – 1300 homes; 960 not yet built.
Bay View – 375 homes; 178 not yet built.
Lakes of Quail Point – 560 lots on 210 acres. West of SH 146 and north of FM 646. Just started.

Note: Autumn Lakes, Mar Bella, Sedona, Tuscan Lakes, Victory Lakes are close to being built out.

Proposed development –
South Lakes – 1,500 lots. Between FM 646 and FM 517, west side of FM 3436.
Point Preserve – 93 homes on Egret Bay Blvd. Waterfront community. 14-acre fishing lake.
Pedregal – 1,025 homes. NWC of Hobbs Rd. and FM 517
Lakes of Bay Colony – 120 homes

Did you know League City has one of the fastest growth rates in the U.S. among small cities?

New!
Marina Del Sol
Waterfront Villas from the $675’s – in League City
New office/retail development at the League City Parkway at Tuscan Lakes Blvd. Just completed is 29,000 SF office & professional building.

Under construction: The Delaney at South Shore Harbour, independent and assisted living and memory care on 11 acres.

Under construction: Town Center on 96 along the League City Parkway near South Shore Blvd. Phase 1 – 10,000 SF

Craft 96 Draught House will open in this new building under construction -- League City Pkwy. at So. Shore Blvd.
- Environmental clearance expected later this year, then ROW acquisition.
- Ball park cost $10 million / mile or about $100 Million.
- This segment will tie into FM 646 on the East side of I-45 which will be designated Business 99/646.
UTMB plans $1.2 billion in nearly 200 new construction projects.

• (Bldg. 17E) 6-story, 90,500 SF, $42 million building for UTMB’s research facilities planned at 11th & Strand in Galveston. Completion expected this August.

• The Health Education Center, 162,000 SF facility with a cost of $90.4 million, will be under construction soon at 11th and Market Streets.

• John Sealy Hospital modernization:
  -- updating the façade of the towers, similar to Jennie Sealy Hospital
  -- larger and remodeled patient rooms in the 2 towers. The modernization project is slated for completion in early 2020.

• $11.7 million renovation project – Biocontainment Critical Care Unit
Former Falstaff Brewery building in Galveston – developer plans 90-room boutique hotel, World Gym, climate-controlled facility and offices plus retail.

800,000 SF redevelopment! Retail, sports, restaurants. Latest to open is 50,000 SF Altitude Trampoline Park

Port of Galveston is home port to: Carnival Freedom, Breeze, and Valor, Royal Caribbean’s Liberty of the Seas, and Disney Wonder. Carnival Vista begins operations in 2018 and Royal Caribbean’s Vision of the Seas arrives November 2017.
Tanger Outlet in Texas City on 55 acres -- Gulf Freeway at Holland Road. First phase is 90 stores, 350,000 SF.

Under construction – Adventure Pointe, a theme park on 35 acres. Construction is underway. Vintage trains, iceless skating rink, zip line, go-carts, amphitheater and hotel.

More than 4,500 homes are planned at Lago Mar, 2,033 acres. Models are now open in the 1st phase of 520 homes sites.
In the works! Bayou Bend Estates -- 58 acres for gated community on Dickinson Bayou
- Deep-water access
- 51 residential lots

Arcadia Station In the planning stage! 900 homes on 350 acres fronting FM 517 at Cemetery Road for residential development.

Hotel – Restaurants – Commercial Development opportunity at Cedar Oaks, a 17-acre development bordered by Dickinson Bayou along the Gulf Freeway, just south of FM 517. Recently completed: NOAH’s.

Marais – new restaurant – now open on FM 517
Ellington Airport

... a multi-purpose commercial and general aviation facility and also a joint reserve military base.

All five of the military branches are represented as well as the Texas Air National Guard.

Ellington Airport

- New Lone Star Flight Museum
- New training center, logistics center, battle command center and $30-$40 million hangar
- New Air Traffic Control Tower -- $10.3 million investment
- New public hangars -- $60-$70 million investment
- New 117,000 SF US Coast Guard regional campus -- $57 million investment
Ellington Airport

U. S. Coast Guard Sector Houston-Galveston command center. $57 million investment. 117,000 SF. More than 350 work at this regional facility.

New Maritime Interagency Operations Center (IOC) -- collaboration between the U.S. Coast Guard, Customs and Border Protection, TSA, State of Texas DPS, State of Texas Dep. Of Parks and Wildlife & Harris Co. Sheriffs

Lone Star Flight Museum
$35 million, 130,000 SF project. Includes gift shop, café, auditorium, exhibit hall & vintage aircraft displays. It’s open!
The Federal Aviation Administration (FAA) has granted the city of Houston a Launch Site License that enables Ellington Airport to establish itself as a launch site for Reusable Launch Vehicles (RLV), making it … the 10th commercial spaceport in the United States and the only one adjacent to a major metropolitan area.
The Future of Air Travel?

- Suborbital Aircraft
- Hypersonic (Mach 5+) aircraft taking off and landing at Ellington.
- Ability to cut 11 hour flights (Paris to Tokyo) to less than 3 hours
Spaceport development area …
Phase One Plan

Houston Aerospace Support Center -- 53,000 SF existing building on the grounds of the future spaceport is slated to …

- house the system's new incubator and co-working space

- will potentially include room for early-stage companies, more permanent offices for developing companies and larger facilities for those looking to design and assemble their products on site.
The Reserve at Clear Lake City

372 acres for 740+ new homes, a recreation/community center and numerous parks and green belts. Villas to large estates starting from the $300’s.

More than 220 homes are on the ground. Expected completion by 2020.
Clear Lake Marketplace

300,000 SF of retail under construction at Clear Lake City Blvd. and El Dorado Blvd.  100,683 SF H.E.B. is open!

Commercial development at the entrance to The Reserve at Clear Lake City
Pasadena

The Market at Crenshaw

Market at Crenshaw –
- 168,924 SF development on 23 ac
- BW 8 between Crenshaw Road & Fairmont Parkway in Pasadena.
- Phase II under construction

Candlewood Suites, 80 rooms, is under construction on Beltway 8 in Pasadena between Spencer Hwy. and Vista Rd.
New hotels and multi-family on and near the Beltway ....

Multi-family under construction:
- Hawthorne at Pasadena, 294 luxury units at BW 8 near Crenshaw.
- Preserve at Baywood Apartments, 192 units at Red Bluff & Genoa Red Bluff Rd. Ph.2
- Baywood Villas, 55+ community under construction at 5353 Space Center Blvd.

Recent completion: Crenshaw Grand, 264 units, luxury multi-family on Crenshaw Rd.
New national restaurants are under construction at Pasadena Pavilion -- BW 8 / Vista Road.

Open! Bubba's 33 – family-friendly sports restaurant. 1st in the Houston area. Saltgrass Steakhouse is under construction next door to Bubba’s 33 on BW 8 between Spencer Hwy. & Vista Rd.

Just opened – Pappas Barbeque - Beltway 8 at Pasadena Blvd.
Restaurant Depot, a wholesale cash and carry grocery and foodservice supplier building a 60,000 SF facility near BW 8.

Proposed: Preston Place on 8.8 acres – BW 8 / Preston Rd / Genoa Red Bluff Rd.

Ideal for restaurants, retail, medical and office facilities.

Doctors United surgery center planned on 5.25 acres on the northwest corner of BW 8 and Preston Road.

Restaurant Depot, a wholesale cash and carry grocery and foodservice supplier building a 60,000 SF facility near BW 8.
San Jacinto College

Center for Petrochemical, Energy, and Technology (CPET) building planned at San Jacinto College, corner of Cunningham and Fairmont -- ~ 140,000 SF. It will house process technology, instrumentation, nondestructive testing, electrical, and analyzer tech programs plus large spaces for industry and community meetings.

Master site plan for a long term vision (20 to 25 years)
Heartis Clear Lake – now open! assisted living and memory care on SH3 near Pineloch

Another AL/MC is under construction on Hwy. 3 near Bay Area Blvd.

Additional medical development under construction in Pasadena on Vista Rd., Crenshaw Road and Burke Road.

Cullen’s (former restaurant) at 11500 Space Center Blvd.—redeveloped as Sacred Oak Medical Center, 80-bed specialty behavioral hospital. Plans are to add 20,000 SF in the near future.

Casa Solace Memory Care under construction on Space Center Blvd. 1st phase is 25,600 SF for 36-beds and community center. At completion, project will feature 90 beds for assisted living and memory care.
Recently completed commercial/retail center at Clear Point Crossing

~16 ac. Boulevard Shops at the Reserve Clear Lake City (commercial site) to be developed on Space Center Blvd. Mixed-use development with 5 pad sites and 80,000 – 200,000 SF for larger users.
La Porte Plaza, SH 146 at Spencer Hwy. 20,433 SF

Home2 Suites under construction at SH 146 and Fairmont Pkwy.

El Toro Mexican Restaurant will build at Spencer Hwy & Sens Rd. – 7,500 SF

Oakland Industrial Park at 921 S. 14th. New spec building.
Maritime, Manufacturing and Industrial Activity

Bayport Container Terminal – Port of Houston spending approx. $1 billion to complete the container terminal.

Barbour’s Cut Terminal – POH spending $600 to $700 million to rebuild the terminal.

Former Bayport cruise terminal is now Auto Warehousing Co. Expected to process ~36,000 imported vehicles in the next 3 years.

San Jacinto College’s new $18 million maritime center on 13 acres, 46,000 SF.
BILLION$ of new projects are in the pipeline to be built along the Houston Ship Channel from Galveston to the Turning Basin. BAHEP’s Specialty Chemical Industry is one of the fastest growing industries in the region.

**specialty chemical - petrochemical - natural gas processing - manufacturing**

- Major economic driver responsible for over 35,000 direct jobs, contributing over $45B in capital investments
- Recent plant expansions coming online in 2018 will create opportunities for growth in the region
- Related areas of growth include advanced manufacturing, distribution/warehousing, and logistics
- The average wage of a chemical industry employee in Texas is nearly $87,000.
New development of 55.89 acres of Port of Houston land near the Bayport Container Terminal--

• Build-to-suit facility on 38.38 acres planned --Two building options proposed:  449,280 SF cross-dock building or a 450,684 SF rail-served facility. In the current design, the rail-served alternative includes the ability to store 280 railcars on-site.
• 300,000 SF refrigerated cargo facility on 17.51 acres. Storage and import/export of chilled & frozen meat, fish, poultry, fruits and vegetables.

Bayport South on Red Bluff Road in Pasadena -- Johnson Development Associates Inc. has proposed a spec 256,966 SF on ~14 ac. Also, BTS site, ~31 ac. is available. Recent completion: Preferred Freezer at Bayport South on Red Bluff Rd. – 175,000 SF

New spec building planned: 256,966 SF on 31 ac. site at Bayport South
**Major Industrial Investments**

- **INEOS Olefins and Polymers USA and Sasol Chemicals North America** to build a high-density polyethylene plant in La Porte.

- **Total** and partners Nova Chemicals and Borealis plan a polyethylene plant at Total’s Bayport location. Part of a $1.7B investment that includes a new plant in Port Arthur.

- **LyondellBasell** …
  - will build a $700 million manufacturing plant in La Porte for HDPE production.
  - expanding capacity at La Porte’s ethylene plant -- $500 million investment for all Houston-area projects and lots of jobs!
  - plans to build ethers unit at Bayport to produce oxy-fuels.

- **Enterprise Products Partners** just completed the world’s largest refrigerated ethane export facility at Morgan’s Point.

- **Kuraray America** …
  - is building a $300 million PVOL resin chemical plant in La Porte’s industrial district – 110 new jobs
  - is expanding its EVAL plant in Pasadena’s industrial district - $49 million investment – 15 new jobs.
Major Industrial Investments

- **Braskem** to build in La Porte the largest polypropylene production line in the Americas. $675 million investment. 1,000 development and construction jobs. 50 permanent full-time jobs.

- **LyondellBasell** will build the world’s largest propylene oxide and tertiary butyl alcohol plant in Channelview. Capital investment is $2.4 billion! Up to 2,500 construction jobs and 160 permanent jobs. The ethers unit is proposed for Pasadena in the Bayport complex.

- Watch: **Enterprise Products Partners** proposed an ethylene export terminal at Morgan’s Point.

- **Lummus Technology** is building 20,000 SF office and 80,000 SF manufacturing facility – $31 million investment – 35 new jobs

- **Linde North America** expanding its La Porte operations – a $200 million investment

- **Solvay** is building a unit at LyondellBasell’s Equistar Chemicals facility in Pasadena. $55 million project

- **Kaneka North America** is expanding its CPVC line, a $50 million project. 10 – 12 new jobs!

- **Noltex** broke ground on a $180 million expansion project. Up to 25 new jobs!
Proposed chemical construction located in Texas near $50 billion

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More investments to our region …

**Kinder Morgan** is building new storage facilities in Pasadena on the ship channel. $106 million investment.

**Kinder Morgan’s** BOSTCO (Battleground Oil Specialty Terminal) site – a **$485 million** project- 1st phase of 52 storage tanks will start service in Q3 2013. Next phase expansion starts fourth quarter of 2014 – 6 more tanks.

**Intercontinental Terminals Company**, an affiliate of Mitsui & Co., purchased 180 waterfront acres in Pasadena to expand services. Construction is underway for a **$150 million** tank terminal with ship-docking facilities and 10 tanks.

**Oiltanking Partners** spending **$44 million** on an expansion at its terminal on the Houston Ship Channel.

**Magellan Midstream Partners and LB C Tank Terminals** building a **$95 million** crude oil storage and pipeline facility.
**CG Roxane LLC** opened a bottled water facility in Pasadena to produce Crystal Geyser Alpine Spring Water. First phase: $30 million, 15 – 20 jobs, 130,000 SF

Just completed: One of two buildings for **FlowServe** at Park 225

Port Commerce Business Park on Genoa Red Bluff Road: buildings are in various stages of completion for BTS or lease.
New spec buildings at Park 225 in Pasadena -- 121,400 SF. Another one, 32,500 SF, is proposed.

Kinder Morgan completed its new building, 82,800 SF, 3-story office building at Park 225 in Pasadena, BW 8 at SH 225.

Under construction: Gulf Point mixed-use business park -- 43 acres on Gulf Freeway at Scarsdale Blvd. Wycoff Dev. & Const. has available sites for flex, distribution and single tenant users, 5,000 – 500,000 SF. Sale or lease.

Under construction by Wycoff Dev. & Const. -- Port Place on Preston Rd. in Pasadena. 20,000 SF, 20-ton crane ready is available.

Under construction: Beltway-225 Business Park in Pasadena. United Equities Inc. plans 2 buildings, both 10-ton crane ready, 21,000 SF and 18,500 SF with additional 3.6 acre site for BTS.
Energy Commerce Business Park in Pasadena - Clay Development & Construction broke ground on Phase II: one building is 101,400 SF rear-load and the other is 232,960 SF cross-dock designed for warehouse/distribution.


National Property Holdings will deliver early 2018 - 157,200 SF building, front load, rail served, at 1706 S. 16th St. in La Porte.
Two new buildings starting construction at Port Crossing Commerce Center in La Porte -- one is cross-dock 600,135 SF delivering early 2018; the other is a flex building, 105,000 SF. Build-out is 4 million SF at full development.

600,135 SF available at S. 16th St. at Wharton Weems Blvd. in La Porte

PetroPort Industrial Park on 35 acres: DCT Industrial Trust Inc. started construction on 2 buildings totaling 252,000 SF near SH 225 and Sens Rd. One is leased; one is available early 2018 -- 89,440 SF front load, divisible to 30,000 SF.
AVERA Cos. is developing a 143-acre industrial complex in Pasadena on Underwood Road in the Bayport Industrial District. Site allows for rail-served buildings, 200,000 – 900,000 SF and non-rail-served up to 1,000,000 SF.

Kuraray America Inc. leased 465,851 SF at this new business park.

Bayport Logistics Park: AVERA Cos. has 3 buildings totaling 738,610 SF under construction on 41.5 acres at Bayport North Industrial Park.

28,606 SF building available at 4107 New West Dr. in Bayport North Industrial Park.
Bay Area Business Park in Pasadena –
Phase II - 4 new LEED-certified buildings totaling 830,000 SF.

Carson Cos. plan 5 buildings totaling 397,775 SF. Four are under construction at Bayport North Industrial Park.

Just completed: 365,727 SF warehouse/distribution facility in Carson Bayport 2 in Bayport North.
Ship channel bridge will be widened to 4 lanes each direction. $823 million project.

Juan Seguin Park is planned on Independence Parkway just before the Lynchburg Ferry landing.

Beltway 8 / Sam Houston tollway widening will add 4 lanes each direction. $192.7 million project. Construction has begun.

SH 146 from Red Bluff to FM 518 expansion project is scheduled to bid summer 2018. $190 million project.
Red Bluff Road to FM 518

~$200 million project to widen the 3-mile segment between Seabrook and Kemah is the closest to starting. Scheduled to bid summer 2018.
The Commons at Seabrook

The Towers – 416 luxury multi-family project on 15 acres, 1 to 4 bedrooms
Concierge service.

Planned: 30,000 SF commercial reserve on 7.7 acres.
Merlion Restaurant opening a larger restaurant at 1205 Main in Seabrook

Seabrook looking for developers!
Area of interest for future mixed-use development is a combined 67+ acre tract south of Red Bluff Road, on the east side of SH 146. The site is ideal for multi-family in the back with retail and commercial up front and a possible inner loop road connecting to the expressway.
Seabrook Towne Center

Planned: 30 ac. development, SH 146 to Repsdorph

Holiday Inn Express & Suites plans new hotel in 2700 block of E. NASA Pkwy. in Seabrook.

Planned: Chesapeake Bay Luxury 55+ Community on 12 ac, Repsdorph Road in Seabrook, bungalow/townhouses. 259 units.
Seabrook

Royal Cove -- New look for 2600 block of E. NASA Pkwy. Floating barges are planned ranging 2,500 – 4,000 SF for commercial/retail/restaurant use.

Development opportunity in Seabrook: 15.57 acres available on Clear Lake
Tennessee-based developer GBT Realty Corp. will develop The Shoppes of Kemah, a $16 million, 79,000 SF retail center – FM 518 near SH 146 in Kemah. It’s 92% preleased to Petco, Marshall’s, ULTA Beauty, Ross Dress For Less and Rack Room Shoes.
The Commons at Seabrook
The Towers
Seabrook Town Center
Kemah Boardwalk
Chesapeake Bay
Waterfront property – 15.57 acres
Merlion
67+ acres
Seabrook Marina
Holiday Inn Express
Royal Cove
Kemah Plaza
Shoppes of Kemah
Independence Plaza at Space Center Houston

The Shuttle and 747 Carrier exhibit is open at Space Center Houston!

It’s out of this world AND the only one in the world!

Space Center Houston welcomed 1,050,477 visitors in 2016.

Space Center Houston is an international space museum and interactive educational center.

It’s the first Smithsonian Affiliate in Houston!
Medistar Corporation plans -- Ambulatory Surgery Center at Gemini Avenue and Buccaneer Lane – Construction scheduled for completion in late 2017.

The Shores Clear Lake. 100 units for assisted living and memory care – under construction on Space Center Blvd. at NASA Parkway.

Groundbreaking at UHCL:
• Recreation and Wellness Center, 81,709 SF; $38.2 million
• STEM and Classroom Building, 121,575 SF; $65.7 million
• $22 million, 300-bed student housing project will start construction on campus late 2017.
Nassau Bay Town Square

$150 million development project on 27 acres. Two more office buildings are planned.

Retail is full; city office space is more than 90% leased.

100,000 SF of medical office space will be available in the near future.
Bay Area Regional Medical Center – Building-out floors 6-9. Total SF will be 373,000 with 200 beds. $300 million investment.

60,000 SF medical office building at Clear Lake Regional Medical Center.

MOB at Clear Lake Regional Med. Ctr. – 60,000 SF

60,000 SF medical office building just announced for Bay Area Regional Medical Center at Hwy 3 and E. Medical Center Blvd. Also planned is a 70-bed skilled nursing facility. Medistar Corp. development.

Former medical device facility, 48,000 SF Gold LEED certified, is available.
Nearly 100% leased: Magnolia Court Business Park on 11 acres. Site is on Magnolia Avenue near Kobayashi Road.

Odyssey Park, deed-restricted commercial park, on 28 acres for medical, retail, warehouse and distribution. Construction started.

Location is NWC of FM 528 at W. NASA Blvd.

1 million SF build-out is expected!
San Palmilla, a 347-unit upscale multi-family project is now open on 12 acres, Gulf Freeway at El Dorado Blvd.

Just behind the Clear Lake Center at I-45 and NASA Parkway:
- Under construction - 48,000 SF Emmons Motor Company on 16 ac.
- Planned: 180 units on 14 ac. for active adults by developer Bonner Carrington

El Tiempo Cantina plans to open before year’s end on the Gulf Freeway in Webster.

7,000 SF Escalante’s planned for Baybrook Gateway, SEC of Bay Area Blvd. & Gulf Fwy.
TRU by Hilton under construction on Rogers Ct. in Webster. 98 rooms, 4 stories.

Delta Blues Smokehouse, a new concept restaurant by Pappas, opened at Baybrook Shopping Center on the Gulf Fwy. in Webster.

Pluckers opens soon on Gulf Fwy. In Webster

District Theatres open on Gulf Fwy. at NASA Parkway
Webster Destination Development

177 acres mixed-use development next to Academy and TopGolf

Hotel
Retail
Dining
Entertainment
Office buildings

Site work in progress!
Baybrook Mall -- 555,000 SF expansion
Life Time – under construction on 14 acres at Baybrook Mall along Gulfbrook Road. 120,000 SF athletic resort. Opens fall 2018.

NY-based Popbar is now open at Baybrook Mall! 1st store in the Houston area.

Baybrook Mall’s New Power Center

Lifestyle Center at Baybrook Mall
Thanks for visiting Bay Area Houston!

If you know of a company wanting to relocate or expand to this region, give us a call – we can help!

Call 832.536.3255

Visit HOT PROJECTS often – things are always changing!

Updated 11-15-17

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