Hot Projects in Bay Area Houston!
Developers wanted! City of Kemah has this hotel project in mind for 30 waterfront acres

- 30 acres available on Kemah’s Galveston Bay; 90 acres SH 146 at League City Parkway– bank-owned property
- Infrastructure underway at ‘The Point’ in Seabrook
- Residential build out in League City: Tuscan Lakes- 1,850; Marbella – 1,400

Now open – Hubcap Grill in Kemah
**Kemah Marketplace, phase II**

- 14.5 acres on FM 518 near SH 146
- 100,000 SF
- national retailers
- west of Walmart

Nearly 4 million visitors/year at the Kemah Boardwalk!

Under construction! H-E-B, a 95,000 SF, SEC of League City Pkwy and So Shore Blvd. Opening in November.
Hidden Lakes – along South Shore Blvd., north of FM 646 and south of SH 96. 800 homes on 350 acres. 100 acres for commercial development.

Cypress Bay – 99 canal-front lots

Newport at Marina Bend - Proposed multi-family project on Wesley Drive – 203 units

Under construction – The Crossings, ~ 190 units for independent, assisted, memory support and skilled nursing. 150 new jobs.

The Crossings at Woodland Creek - $75 million project on 18 ac.
$82 million expansion underway at UTMB’s Specialty Care Center at Victory Lakes. 142,000 SF. 175 – 210 new full-time jobs.

Orchard Park at Victory Lakes - 70,000 SF assisted living facility recently completed

Under construction: Watermark Apartments, 21 acres. 368 units.

New! Brittany Business Park, 20 acres, Gulf Fwy. & Calder Rd.
Tuscan Lakes

Master Planned Community of 1,850 residential units. More than 900 homes are on the ground.

Builders: Westin, CastleRock, DR Horton, KB Homes, Pulte

400 new homes with prices in the $400’s will begin construction this year.

Planned: The Shops at Tuscan Lakes, SH 96 at FM 270. 12,450 SF
Undeveloped tracts on 35-acre island are available for homes. Approved plan calls for 69 patio homes, 95 townhomes, 301 mid-rise and 385 high-rise multi-family units.

Veranda Townhomes – South Shore plans 218 townhomes on approx. 26.4 acres on Clear Lake along Enterprise Blvd. Currently, the first phase of the development is platted and under construction.
In the entertainment district -- Jimmy Changas and Quaker Steak & Lube are open.
Pinnacle Park
100-ac mixed-use town center development planned on Gulf Freeway between League City Parkway and FM 646.
Marketplace at Ninety-Six

- 38 acre retail project
- NE and SE corners -- League City Parkway and Hobbs Road
- Grocery anchored
- 2 story office buildings
- Pad sites for banks, pharmacy and restaurants
- Next door to Perry Family YMCA
Development opportunity in Dickinson -- waterfront property, 16 ac.

65- acre site for sale -- 1,600 FT frontage on Dickinson Bayou and 1,400 FT frontage on FM 517. A 35-acre waterfront tract is also for sale adjacent to this site.

On the island …

- UTMB plans $1.2 billion in nearly 200 new construction projects. UTMB broke ground on $438 million Jennie Sealy Hospital featuring 310 patient rooms. It will be operational in 2016.
- Six-story, 93,000 SF, $42 million building for UTMB’s research facilities planned at 11th & Strand in Galveston.
Moody Gardens presents Ice Land this November. 900 tons of ice carved into a holiday Sponge Bob Square Pants ice sculpture park! How cool is that?

The $60 million Galveston Island Historic Pleasure Pier juts out 1,000 feet over the Gulf of Mexico.

More entertainment news: A possible redevelopment of the famed Balinese Room on the seawall is in the works!
Tanger Outlets of Texas City on 55 acres -- Gulf Freeway at Holland Road. First phase is 90 stores, 350,000 SF. More shopping - 50,000 SF - is planned.

New tourist destination! 60,627 SF Buc-ee's is open just north of the outlet mall. Parking for 701 cars, 52 gas pumps.

Planned – Adventure Pointe, a proposed theme park on 35 acres. Construction expected to begin this year. Vintage trains, iceless skating rink, zip line, go-carts, amphitheater and hotel. Four main theme areas including a ‘Land of Oz’.

45 acres available for development
134 acres available. 2,518 ft. frontage on FM 528; one mile frontage on Clear Creek.

New Developments …

Georgetown – a proposed 589-lot subdivision on FM 528. 25- acre commercial reserve

Manison Plaza, a 2-story office building at FM 518 and Hunters Lane.
Acadiana Plaza, W. Parkwood Avenue, available in December.

Tannos Professional Park, FM 518, available January 2015. 15,000 SF, 2-story. Retail and office use.

Clearwood Business Park, FM 2351, available April 2015. 16 ft. span. 45,000 SF total. Five office/warehouse buildings and two retail buildings.

Masa Sushi restaurant and 5,000 SF retail center – FM 518 at Hunters Lane.
West Ranch reports -
- More estate home sites have been platted to keep up with demand.
- A new section, West Lake, has opened.
- West Ranch builders – David Weekley Homes, Village Builders, Highland Homes, Coventry Homes and Partners in Building

West Ranch – 766 ac., 1,500 homes, 213 ac. commercial. West Boulevard will connect FM 518 to Friendswood Lakes Blvd.

First commercial development site plan proposed.
Ellington Airport

... a multi-purpose commercial and general aviation facility and also a joint reserve military base. All four of the military branches are represented as well as the Texas Air National Guard.
Ellington Airport

• In the works …. Aviation museums including the Lone Star Flight Museum

• Recently completed … Training center, battle command center

• In the works … U.S. Customs and Border Protection -- $10.8 million investment

• New public hangars - $60 to $70 million investment

Approximately 600 acres available for development in Ellington Airport area. Best uses: office, aviation, institutional and industrial.
Ellington Airport

Just completed - U. S. Coast Guard Sector Houston-Galveston command center
$50+ million investment
117,000 SF
More than 350 work at this new regional facility.

Lone Star Flight Museum,
$25 million, 125,000 SF project. Includes gift shop, café, auditorium, exhibit hall & vintage aircraft displays. 2016 completion
Sierra Nevada Corp. signed a letter of intent with the Houston Airport System to work together on developing a spaceport at Ellington Airport.
PISD’s 236,000 SF Career Technology Education High School. Opening this fall.

Port Commerce Business Park. 2.5 to 20 acre sites available for build-to-suits.

Enterprise Products crude oil storage facility on 150+ acres.

Proposed development project on nearly 200 acres adjacent to and surrounding the Pasadena Convention Center.

ExCargo Services building on 22 acres. 10,000 SF office. Future plans: 100,000 SF distribution center.
Opened last year: Kelsey-Seybold Clinic – 36,400 SF on 5.6 acres.

United Surgical Partners International to build 50,000 SF surgery center on 5.25 acres

Heartis Clear Lake – under construction on SH3 between Pineloch and Clear Lake City Blvd. assisted living and memory care

Just opened: 20,000 SF UT Physicians at Clearpoint Crossing

Crenshaw Grand, 264 units, luxury multi-family project underway.
The Reserve at Clear Lake City

Trendmaker Homes purchased 372 acres for 700+ new homes. Housing will include patio homes to large estates starting from the $300’s. First lot delivery is scheduled late in 2014.

Homes west of El Dorado Blvd: Clear Brook High School;
East of El Dorado Blvd: Clear Lake High School

Clear Lake Marketplace - 300,000 SF of high-end retail planned at Clear Lake City Blvd. and El Dorado Blvd.
Hampton Inn & Suites, 87 rooms, under construction at SWC of SH 146 and Fairmont Pkwy.

Mariposa Apartment Homes at Pecan Park – 180 units for 55+. 18-acre site. 2 acres reserved for general commercial development fronting Canada Road.
Gulf Winds International – building a $14 million, 180,000 SF warehouse on SH 146 in Seabrook

Bayport Container Terminal – POHA spending approx. $1 billion to complete the container terminal.

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

San Jacinto College breaking ground this year on a new $18 million maritime center on 13 acres, 46,000 SF.
“More than $90 billion of new plants and plant expansions are planned or under construction in the petrochemical belt that stretches from the Upper Texas Coast to New Orleans.” – Houston Chronicle
More than **$50 BILLION** worth of new projects are in the pipeline to be built along the Houston Ship Channel from Galveston to the Turning Basin.

specialty chemical - petrochemical - natural gas processing - manufacturing!

- More than **33,000** are employed in the chemical industry in East Harris County.
- More than **120** petrochemical construction projects have been announced in recent years.
- By 2020, local industry will create more than **46,000** permanent positions.
- The industry will need about **90,000** skilled craftsmen (electricians, welders, pipe fitters, etc) during the next year along the Gulf Coast.
- The average wage of a chemical industry employee in Texas is nearly **$87,000**.
Air Liquide recently completed a new hydrogen plant in La Porte’s industrial district

Kuraray America is building a $300 million PVOL resin chemical plant in La Porte’s industrial district – 110 new jobs

Kuraray is expanding its EVAL plant in Pasadena’s industrial district - $49 M investment – 15 new jobs.

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

LyondellBasell expanding capacity at La Porte’s ethylene plant -- $500 million investment for all Houston-area projects and lots of jobs!

LyondellBasell expanding capacity at La Porte’s ethylene plant

LyondellBasell expanding capacity at La Porte’s ethylene plant -- $500 million investment for all Houston-area projects and lots of jobs!

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

Enterprise Products Partners will construct the world’s largest refrigerated ethane export facility at Morgan’s Point.

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

Nolvex breaks ground on a $180 million expansion project. Up to 25 new jobs!

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

New joint venture! Celanese Corp. and Mitsui & Company Ltd. will build a new methanol production plant – ~ $800 million investment

Oxiteno, a subsidiary of Brazilian-based Ultrapar Holdings, will start up a new specialty chemical plant. $30 million investment

Linde North America will expand its La Porte operations – a $200 million investment

NA Industries opened a $100 million polymer facility in Bayport Industrial District – 60 new jobs
More investments to our region …

**Nestle Waters** has opened a bottled water manufacturing plant…
3 production lines, 150 employees.

**Rentech Nitrogen Partners** is building a $30 million power generator at its Pasadena facility. Fall 2014 completion.

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

**Odfjell’s** Bayport site is adding 10 tanks to the current 100 storage tanks for natural gas liquids derivative chemicals. Completion in 2014.

**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** will spend $44 million on an expansion at its terminal on the Houston Ship Channel

Recently completed: Carson Commerce Center on SH 225 at Beltway 8. 365,000 SF
Lubline, a lubricant and additives manufacturer, building a $60 million facility on 30 acres. 30 new jobs.

Plant Maintenance Services will build an 80,000 – 100,000 SF office and fabrication facility on Genoa Red Bluff. 150 new jobs.

Holman Boiler Works building a new 24,000 SF facility at Bayport North Industrial Park. Employment is expected to grow to more than 100.

Teadit North America -- new headquarters, 110,000 SF office/warehouse at Bayport South Business Park

Delta Rigging & Tools – new building recently completed at Park 225 Business Park

Wika Process Solutions building new office and manufacturing hub, 87,900 SF, at Park 225 Business Park

FlowServe Corporation building 100,000 SF office/warehouse for valve and seal division at Park 225 Business Park

Atlantic Plant Maintenance building 80,000 SF training and development facility on Pasadena Blvd.
Houston Area Safety Council’s new training campus on 34 acres, Center Street in Pasadena. $70 million investment. Second phase underway: 17,000 SF training center and 27,000 SF retail center.

HASC trains an average of 1,600/day.

Silver Eagle Distributor’s new $25 million, 400,000 SF distribution facility on 50 acres on SH 225. 200+ new jobs!

225 RailPort – Frontier Logistics new 600,000 SF distribution facility on SH 225 at Beltway 8. $50 to $70 million project. Under construction.
Industrial activity …

So far in 2014, 1,173,200 SF have been leased for industrial use.
(Sunbelt Supply, Sprint Safety, Louisiana Valve Source, TGE Industrial Services, Gulf Winds, Anheuser Busch, TorcSill, SA Quality Metals, Performance Contracting Group, OMI Environmental, SCP, Nalco Champion, UTC Construction, Industrial Packaging Systems)

2013’s larger Industrial leasing deals ….1.28 million plus!

- Frontier Logistics, Pasadena: 600,000 SF
- Dunavant Transportation Group, Pasadena: 174,720 SF
- Protect Plus Industries, Pasadena: 174,720 SF
- USA Wire & Cable, Pasadena: 104,300 SF
- Furmanite America, Bayport: 32,000 SF
- CB&I, Pasadena: 31,200 SF
- Seaway Crude Pipeline, Pasadena: 30,000 SF
- SCG Energia, Pasadena: 25,000 SF
- Holman Boiler Works, Bayport: 24,000 SF
- USA Wire & Cable, Pasadena: 20,000 SF
- SCP Distributors, Houston: 19,651 SF
- Tracerco, Bayport: 15,000 SF
- Valspar, Webster: 11,647 SF
- Flexiplus, Pasadena: 10,500 SF
- Scott Safety, Pasadena: 10,000 SF
- CED Astro, Pasadena: 10,000 SF

2012’s large industrial leases reached almost one million square feet. 2010 & 2011 industrial leasing deals totaled over 2.6 million SF – just counting the big deals over 40,000 SF.
Business Parks

Pasadena
- Port 225 East, 84 acres, SH 225 & South St. Ph 2: Rail served.
- East Belt Business Park, Beltway 8 near Pasadena Blvd. and Red Bluff
- South Street Industrial Park, 53 acres, 601 N. South Street (planned)
- Park 225, SH 225 & Beltway 8
- Gulf Port Industrial Park, 288 acres. SH 225, Rail served.
- Bay Oaks Business Park, Genoa Red Bluff Road near Beltway 8 on 29 acres
- Carson Commerce Center, 22 acres, SWC SH 225 and Beltway 8
- Energy Commerce Business Park, 45 acres, Beltway 8 near SH 225.

Bayport Industrial District
- Bay Area Business Park; 140 acres on Red Bluff Rd. & Bay Area Blvd. (Pasadena)
- Bayport South Business Park; 167 ac. on Red Bluff Rd. (Pasadena)
- Bayport North Ind. Park, Fairmont Parkway at Underwood Road (La Porte and Pasadena) Rail served.
- FairPort – 137 acres on Fairmont Parkway at Underwood Rd.; (La Porte and Pasadena) Rail served.
- Fairmont Business Center; 11810 Fairmont Parkway at Bay Area Blvd. (La Porte)
- Interport Distribution Center; 13001 Bay Area Blvd. (La Porte) 90 acres

Pasadena & Deer Park
- Deerwood Glen Office Park, SH 225 just east of Beltway 8

Pasadena & Seabrook
- Bayport Logistics Center; 14.88 acres, 5300 Highway 146

La Porte
- Underwood Business Park, Underwood & SH 225; 200 Acres
- Port Crossing Commerce Center, 16th Street, 295ac.
- Sens Road Distribution Center, Sens Rd. at SH 225 16 acres
- Fairmont Industrial Center, Fairmont Parkway at Bay Area Blvd.

Houston
- Ellington Trade Center, SH 3 between FM 1959 and Clear Lake City Blvd. 54 acres
- Port Commerce Business Park, Genoa Red Bluff Rd between Space Center Blvd. and Red Bluff Rd. 2-1/2 to 20 acre sites.

Kemah
- Kemah Business Park, FM 518 and Anders Lane. 4+ acres

League City
- Lawrence Business Park, 5 acres at 820-880 Lawrence Road
- Britanny Business Park, 20 acres at Gulf Fwy. and Butler Rd. For sale or build-to-suit.

Friendswood
- Clearwood Business Park; FM 2351

Webster
- Magnolia Court Business Park, 901 Magnolia
Pasadena, TX – Bay Area Blvd. at Red Bluff Rd. FTZ.
Ph 1: 140 acres. 1.179 million SF build-out.
Ph 2: Not started yet. 68 acres. 1.1 million SF build-out.


Pasadena, TX – Beltway 8 near SH 225. 53 acres available for development. One million SF build-out.

Pasadena, TX – South Street near SH 225. 53 acres available for development. One million SF build-out.
Pasadena, TX – Genoa Red Bluff Rd. near Beltway 8
29 acre development

Bay Oaks Business Park

Pasadena, TX – Red Bluff Rd.
167 acres available for development.
FTZ. Rail served.

Bayport South Business Park

La Porte, TX – SH 146
295-acre development. FTZ. Rail served.
4 million SF build-out.

Bayport Industrial District – Bay Area Blvd.
90-acre development.
1.3 million SF build-out.

Pasadena, TX – SH 225
Ph 1: 697,000 SF, Ph 2: Not started yet.
595,390 SF; rail served.

InterPort Distribution Center

Bayport Industrial District – Bay Area Blvd.
90-acre development.
1.3 million SF build-out.

Port Crossing Commerce Center

Pasadena, TX – SH 225
22-acre development. 365,000 SF build-out.
Under construction.

Carson Commerce Center
Bayport North Distribution Center II
4331 Underwood Road at Fairmont Parkway
Pasadena, Texas  77507
(Harris County, City of LaPorte ETJ)

AVAILABLE FOR LEASE
200,000 SQUARE FEET

Minutes from Barbours Cut and Bayport Terminal
with easy access to Beltway 8, Highways 146 and 225.

Bayport Industrial District – Bayport North Distribution Center II - La Porte, TX

Bayport Industrial District – Bayport North Industrial Park II - Pasadena, TX
137-acre development.  UP Rail Served.

Fairmont Industrial Center
11804 Fairmont Parkway
La Porte, TX

Underwood Distribution Center 1 and 2
La Porte, TX – Old Underwood Rd. near SH 225.
FTZ. Rail served.

Houston, TX – State Highway 3
54-acre development.  800,000+ SF build-out.
Princess Cruises and Norwegian Cruise Lines both offer new service from the Bayport Cruise Terminal -- Princess Cruises started November 2013. Norwegian Cruise Lines starts service this year.

For the 2013-2014 season, sailings will be aboard the 3,080-passenger *Caribbean Princess*.

For the 2014-2015 and 2015-2016 seasons, the *Emerald Princess* will make Bayport its home port for Western Caribbean sailings.

Norwegian Cruise Lines will bring the 2,374-passenger *Norwegian Jewel* to Houston for Western Caribbean cruises.

The Port of Houston Authority creates $178.5 billion in economic impact and more than 1 million jobs in Texas?

It is estimated that the POHA’s cruise industry brings an economic impact of $2 million to the greater Houston region with each sailing and more than 200 jobs.

--Martin and Associates
The Commons at Seabrook

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

30,000 SF commercial reserve on 7.7 acres.
Seabrook Towne Center
30 ac. development, SH 146 to Repsdorph
Under construction: L&A Seafood Retail at 10th and Waterfront Dr. in Seabrook

New residential planned – Estates at Lake Mija – in Seabrook. 49-lot subdivision located north of Lake Mija and west of the Mystic Village Subdivision.

Tookies Seafood under construction on SH 146 in Seabrook
Clear Lake Shores – a new Town Center along Clear Lake Road and Aspen Street. Infrastructure completed. Looking for developers.

In Seabrook: 15.57 acres available on Clear Lake

1,500 linear feet of contiguous waterfront
The Shuttle and 747 Carrier exhibit! The replica space shuttle “Independence” is now on top of the modified Boeing 747 that carried the space shuttles for 35 years. This will be a new permanent exhibit at Space Center Houston.

Universal Weather and Aviation to bring approx. 700 employees to new corporate world headquarters office.

El Lago – 6.7 acres waterfront acres available.

Did you know Space Center Houston is now a Smithsonian Affiliate?
Nassau Bay Town Square

$150 million project! 27 acres. Development planned for three office buildings, a multi-family project, retail centers, Courtyard by Marriott and a new city hall for Nassau Bay.

Recently completed –
102,000 SF office building - hotel - apartments – city hall
1st & 2nd phase of retail

Voyager at Space Center Apartments

Courtyard by Marriott and ‘Space Walk Plaza’ esplanade

Saturn One

Nassau Bay City Hall
Bay Area Regional Medical Center just opened! 248 beds, 674-space parking garage. $300 million project. Will employ 520 full-time.

Clear Lake Regional Medical Center - $92 M expansion is complete. Includes 154,470 SF patient tower. 60,000 SF medical office building is pre-leasing.
48,000 SF Gold LEED certified facility available. Formerly occupied by IDEV, a medical device manufacturer.

60,000 SF rehabilitation hospital under construction - Medical Center Blvd. and SH 3. Integrated Medical Plaza will also be built on this 10-acre development. Plans for the 70,000 SF building include a women’s center, outpatient surgery center and physicians’ offices.

Medistar is leasing two 40,000 SF medical office buildings, Gemini I and II.
Under construction: Magnolia Court Business Park on 11 acres. Site is on Magnolia Avenue near Kobayashi Road.
In the planning process: Webster’s new welcome center features an 80-foot tall Apollo-era astronaut.

TopGolf is under construction on the east side of the Gulf Freeway in Webster, just south of Academy Sports + Outdoors. 65,000 SF

Laurenzo’s El Tiempo Cantina under construction at 20237 Gulf Fwy
Constellation Park and Destination Development in Webster

- Hotel
- Conference Center
- Retail
- Dining
- Entertainment
The Fresh Market – 24,000 SF specialty grocery store now open at Baybrook Village

NORDSTROM Rack – 31,000 SF, under construction at Baybrook Square

Baybrook Eastfield --
347 upscale apartments planned

Kelsey-Seybold clinic just completed. 55,000 SF
Baybrook Mall plans a multi-million, 555,000 SF expansion that adds more than 30 retailers, 10 restaurants and entertainment and hospitality venues to the property. Work has begun with completion expected by the 2015 holiday season.

Star Cinema Grill’s 42,000 SF flagship theater is planned.

Dave & Buster’s, too! 40,000 SF entertainment venue
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! 832.536.3255

Visit HOT PROJECTS often – things are always changing!

Updated 10-8-14
Barbara@BayAreaHouston.com