Hot Projects in Bay Area Houston!
Under construction: Aldi Food Store on FM 518 near SH146 in Kemah.

In Kemah: 30 acres available on Galveston Bay; 90 acres plus 33 available on SH 146. Hotel and convention center proposed by city officials for the 30-acre tract.

Residential build out: Tuscan Lakes – 1,850 homes; Marbella – 1,400 homes; Hidden Lakes – 800 homes

Infrastructure underway at Seabrook’s ‘The Point’

In Seabrook - Tookie’s Seafood Restaurant under construction soon.
Clear Lake Shores – Proposed Town Center along Clear Lake Road and Aspen Street. First phase development going out for bid soon.

In Seabrook: 15.57 acres available on Clear Lake

1,500 linear feet of contiguous waterfront

Proposed project: 3-story office / medical professional building in front of Education Village
San Jacinto College building a new maritime center on 13 acres.

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

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

Three new overpasses underway on SH 146: Choate, Wharton Weems and Red Bluff. Also a direct connector to Port Road is now open.
Princess Cruises and Norwegian Cruise Lines will offer new service from the Bayport Cruise Terminal - Princess Cruises during the 2013-2014 cruise season and Norwegian Cruise Lines committed to begin service in 2014.

This is an expected economic impact of $50 million.

Princess Cruises’ new service begins November 2013 with a total of 27 departures planned for the season aboard the 3,080-passenger *Caribbean Princess*. The inaugural cruise sails between Nov. 5 and Nov. 9 and will support U.S. veterans.

Norwegian Cruise Lines will bring the 2,374-passenger *Norwegian Jewel* to Houston to sail seven-day Western Caribbean cruises. The cruises from Houston will go on sale to the public in mid-December 2013.
New! Kuraray America is building a $300 million PVOL resin chemical plant in La Porte’s industrial district – 110 new jobs – and will expand its EVAL plant in Pasadena’s industrial district – $49 M investment – 15 new jobs.

New! Air Liquide is building a new hydrogen plant in La Porte’s industrial district.

New! Lummus Technology is building 20,000 SF office and 80,000 SF manufacturing facility in Pasadena’s Bayport industrial district – $31 million investment – 35 new jobs.

Calpine Corporation leased 83,500SF for its turbine maintenance group – Bay Area Business Park in Pasadena.

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

Nestle Waters North America opened a 312,000 SF facility in Pasadena for its bottled water operation. Three manufacturing lines – 50 employees each line.

New joint venture! Celanese Corp. and Mitsui & Company Ltd. will build a new methanol production plant in Pasadena’s Bayport district – approx $800 million investment.

INEOS plans a $411 million facility in La Porte on 134 acres, next to its plastics plant.
Silver Eagle (the nation’s largest Anheuser-Busch distributor and one of the largest Grupo Modelo distributors in the country) will build a major distribution facility on 50 acres at Gulf Port Industrial Park on SH 225 in Pasadena.

Pristine Hospital of Pasadena is open -- 150 new employees within six months ramping up to 300 new employees in three years. Facility is 100,000+SF on 5.5 acres.

Under construction in Pasadena on Center Street: Houston Area Safety Council’s new multi-phase safety training campus on 30 acres. 220-seat auditorium; 725 workstations in computer lab; parking for 800 vehicles. $70 million investment.
Now under construction for PISD: 236,000 SF Career Technology Education High School.

New restaurants open: Cheddar’s, Olive Garden, Raising Cane’s, Ichibon Japanese Seafood & Steak House. New 90,000 SF Academy is also open. Under construction: Peter Piper Pizza

Construction underway for Enterprise Products crude oil storage facility and associated pipelines on 150+ acres.
The Medical Resort at Bay Area – 55,919 SF facility now open for skilled nursing, physical, occupational and speech therapies. $11 million investment. Will employ approx. 200.

Kelsey-Seybold Clinic – 36,400 SF on 5.6 acres. Spring 2013 completion

Recent area construction--

• Kindred Hospital & St. Luke’s Patients Hospital

• New medical clinics, emergency, medical condominiums and rehab/healthcare center

Pasadena

Phases 1 & 3 of Genoa-Red Bluff Rd. widening project are complete. Second phase from Space Center to Red Bluff Road is underway.
A new development just announced!

- Trendmaker Homes purchased 372 acres for 700+ new homes. Housing will include patio homes to large estates starting from the $300’s.
- 300,000 SF of high-end retail planned at Clear Lake City Blvd. and El Dorado Blvd.
- New school site planned.

Pole Position Raceway – a new entertainment venue is underway on SH 3 across from Ellington Airport – 15,300 SF coming in April / May. First in the Houston area – this will be the 10th U.S. location.
Recent announcements --

• Ellington Air Cargo on 37 acres - $70-80 million investment

• New aviation museums including the Lone Star Flight Museum

• New training center, logistics center, battle command center and $30-40 million hangar

• New terminal, tower and federal inspection station for U.S. Customs and Border Protection -- $10.8 million investment

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

• Under construction! 100,000 SF US Coast Guard regional campus -- $50 - $57 Million investment

Approximately 480 acres available for development in Ellington Airport area. Best uses: office, aviation, institutional and industrial.
U. S. Coast Guard facility under construction; completion expected in 2013.

117,000 SF, 4 stories. $50-$57 million investment. Over 350 will be working at this new regional facility.
Laurenzo’s El Tiempo Cantina plans to open at 20237 I-45

Bone Daddy’s House of Smoke – 8,500 SF - now open! It’s the first in the Houston MSA.

Steak ‘n Shake is open at the Gulf Freeway and Magnolia

buy buy BABY – 31,000 SF – open for business!

Academy, Marriott Springhill Suites, Main Event, Remington College, ITT Technical Institute, James Coney Island, Chuy’s, Twin Peaks and Rudy’s.
Edgewater reports –
• Construction has begun on the public marina; amenities include a restaurant, park, pavilion and shoreline promenade.
• Home construction at Edgewater is underway -- 400 homes are planned including 130 home sites on the island.
• A 50-acre preserve along Clear Creek will be part of the landscape.
Baybrook Commons: 20+ ac. commercial development at Gulf Freeway and Bay Area Boulevard; Star Furniture & Holiday Inn Express now open.

New at Baybrook Mall …
The Cheesecake Factory and P. F. Chang’s

New at Baybrook Passage …
Bonefish Grill – 1st location in Texas -- and LongHorn Steak House

The Cheesecake Factory – it’s open!

LongHorn Steakhouse
Bay Area Regional Medical Center—under construction.

Clear Lake Regional Medical Center - $92 M expansion finishes this month. Includes 154,470 SF patient tower. 60,000 SF medical office building is pre-leasing.
Two 48,000 SF LEED / Gold standard ‘green’ medical professional buildings.

IDEV Technologies, a developer of next-generation medical devices, leased the second building.

? Location TBA. New rehabilitation hospital planned in the area – Medistar Corp. and Dallas-based Cobalt will co-develop a 45-bed facility. 250 new jobs!

What is ‘green’ building?
Buildings that are environmentally responsible, profitable, and healthy places to live and work.
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 - 1st & 2nd phase of retail

Five Guys, Mornings Kolaches and more to come!

Voyager at Space Center Apartments – Occupancy is almost 100%!

Courtyard by Marriott, Saturn One office building and ‘Space Walk Plaza’ esplanade

Phase 2 retail center just completed
The Shuttle and 747 Carrier exhibit! The recently arrived replica space shuttle will be placed 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.

Hakeem Olajuwon’s DR34M has opened at the Jim West Mansion on NASA Pkwy. Men’s custom clothing, sportswear and leather goods, ladies handbags, home décor. Awesome renovation!

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

El Lago – 6.7 acres waterfront acres available.
Pre-approved for mixed-use development. 134 acres for sale. 2,518 ft. frontage on FM 528; one mile frontage on Clear Creek.

New Developments!

- Clearwood Business Park, 45,000 SF total. Five office/warehouse buildings and two retail buildings.
- Masa Sushi restaurant – FM 518 at Hunters Lane

Recently completed –

- $1.3 million Friendswood Family Chiropractic Clinic
- Friendswood Mediation and Conference Center

There are 17 banks represented in Friendswood!
West Ranch reports -

• New builder – Toll Brothers!
• More estate home sites have been platted to keep up with demand.
• South-side development will include lakes, a community clubhouse, larger pool, parks, greenbelt trails and commercial development.

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.

Road extensions: Brittany Bay (League City Parkway) will extend to Beltway 8 in Pearland. Bay Area Blvd. will extend to FM 517.
Long-term project -- 4,594 acres for master-planned community:
2,155 acres for 10,179 residential units, 197 acres for institutional sites,
564 acres for commercial and light industrial, &1,129 acres for parks and open space.
Build-out of the project is expected to be $2.7 – $3 billion over 15 to 20 years.
Hidden Lakes – along South Shore Blvd., north of FM 646 and south of SH 96. 800 homes planned on 350 acres. 100 acres for commercial development.

Peninsula Clear Lake - new homes starting in the $300’s on the water on Davis Road

Proposed office building on Marina Bay Drive

Cypress Bay – 99 home sites on canal lots

Planned – Methodist Retirement Community - approx. 190 units for independent, assisted, memory support and skilled nursing

The Crossings – Methodist Healthy Living Community - $75 million project on 18 ac.
Master Planned Community of 1,850 residential units. 900 homes are on the ground.

Undeveloped tracts on 35-acre island, including waterfront lots, are available for homes. Developers are looking for high-end home builders .. also, multi-family builders for townhomes and apartments.

Overall plan view – Eastern Regional Park – 28 acres
$82 million expansion planned at UTMB’s Specialty Care Center at Victory Lakes: 142,000 SF, 39 inpatient beds, 17 emergency beds, operating rooms, endoscopy rooms and 25,000 SF for future development. Plus $8 million central plant to provide utilities to its 62-acre Victory Lakes campus.

UTMB Multispecialty Center at Victory Lakes

Orchard Park at Victory Lakes - 70,000 SF assisted living facility under construction
Newport at Marina Bend - Proposed multi-family project on Wesley Drive – 203 units

Just announced! 100-ac mixed-use town center development planned on Gulf Freeway between League City Parkway and FM 646
Bay Colony Town Center
HEB, Kohl’s (89,000 SF), Chili’s, Petco, Sears Appliance; three professional buildings and 75,000 SF of office space are complete including a 40,000 SF professional office building.

Victory Lakes Town Center
Best Buy, UTMB Multi Specialty Center, JC Penney (205,000 SF), Shoe Carnival, Lowe’s, Hobby Lobby, Sports Authority, Dollar Tree, and Wal-Mart and Staples. Panera Bread recently opened.

League City Towne Center
Logan’s Roadhouse, Home Depot, TJ Maxx, Super Target, Michaels, Office Depot, Ross Dress for Less, and Petsmart

Jimmy Changas is open!
45-acre development proposed

65-acre Dickinson Country Club for sale -- 1,600 FT frontage on Dickinson Bayou and 1,400 FT frontage on FM 517. And … 35-acre waterfront tract for sale next to country club.

60,000 SF free-standing building for sale

24,000 SF medical office pre-leasing

On the island … UTMB plans $1.4 billion in new construction projects. UTMB broke ground on $438 million Jennie Sealy Hospital featuring 310 patient rooms.
Tanger Outlets of Texas City on 55 acres -- Gulf Freeway at Holland Road. First phase is 90 stores, 350,000 SF.

60,627 SF Buc-ee’s under construction just north of the outlet mall. Parking for 701 cars, 52 gas pumps, 30 cash registers, 41 bathroom stalls.
Now open! The $60 million Galveston Island Historic Pleasure Pier juts out 1,000 feet over the Gulf of Mexico.

Just added …the Galaxy Wheel, the pier’s 100-foot tall Ferris wheel and Stage 25, a spot for live music. Also, the 200-foot tall Texas Star Flyer has also opened.
Bay Area Houston Business Parks

Pasadena, TX – Bay Area Blvd. at Red Bluff Rd. FTZ.
  Ph 1: 140 acres. 1.179 million SF build-out.
   Available: Bldg. 1: 104,300 SF;
   Bldg. 2: 283,920 SF; Bldg. 3: 371,280 SF
Ph 2: Not started yet. 68 acres. 1.1 million SF build-out.

Pasadena, TX
  Total of 287 acres available for development; 188 acres fronts the ship channel; 99 acres is PTRA rail served.

Beltway Green
Pasadena, TX – Beltway 8 and SH 225
Available land for development.

South Street Industrial Park
Pasadena, TX – South Street near SH 225
53 acres available for development. One million SF build out.

Houston, TX - Genoa Red Bluff Road
2-1/2 to 20 acre sites available
Bay Area Houston Business Parks

**Bay Oaks Business Park**

Pasadena, TX – Genoa Red Bluff Rd. near Beltway 8
29 acre development
30,115 SF bldg. available

**Bayport South Business Park**

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

**Port Crossing Commerce Center**

La Porte, TX – SH 146
295-acre development. FTZ. Rail served.
4 million SF build-out.
261,630 SF available at 1902 S. 16th in 2013.

**Carson Commerce Center**

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

**InterPort Distribution Center**

Bayport Industrial District – Bay Area Blvd.
90-acre development.
1.3 million SF build-out.
296,400 SF available

**Port 225**

Pasadena, TX – SH 225
Ph 1: 697,000 SF, 47,500 SF available
Ph 2: Not started yet. 595,390 SF; rail served.
Bayport Industrial District – Bayport North Distribution Center II - La Porte, TX
100,000 SF available at 4331 Underwood Rd.

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

For Sale
INDUSTRIAL
RAIL-SERVED-SITES

Bayport North Industrial Park II
Pasadena, Texas

Fairmont Industrial Center
La Porte, TX
31,480 SF, 20-ton crane ready
At 11804 Fairmont Parkway

Bayport Industrial District – Fairmont Industrial Center
La Porte, TX
31,480 SF, 20-ton crane ready
At 11804 Fairmont Parkway

Underwood Distribution Center 1 and 2
La Porte, TX – Old Underwood Rd. near SH 225.
FTZ. Rail served.
UDC1: 900,000 SF. 450,000 SF available at 359 Old Underwood Rd., 112,500 SF available at 10051 Porter Rd.
UDC2: 710,000 SF available at 359 Pike Ct.

Ellington Trade Center
12555 Highway 3, Houston, Texas 77596

Houston, TX – State Highway 3
54-acre development. 800,000+ SF build-out.
106,700 SF available at 12554 Hwy. 3
137,508 SF available at 12556 Hwy. 3
68,200 SF available at 12552 Hwy. 3
Bay Area Houston Business Parks

**Bayport Industrial District – Bayport North**
Bayport North Distribution Center II - La Porte, TX
100,000 SF available at 4331 Underwood Rd.

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

**Fairmont Industrial Center**
La Porte, TX
31,480 SF, 20-ton crane ready
At 11804 Fairmont Parkway

**Ellington Trade Center**
Houston, TX – State Highway 3
54-acre development. 800,000+ SF build-out.
106,700 SF available at 12554 Hwy. 3
137,508 SF available at 12556 Hwy. 3
68,200 SF available at 12552 Hwy. 3

**Underwood Distribution Center 1 and 2**
La Porte, TX – Old Underwood Rd. near SH 225.
FTZ. Rail served.
UDC1: 900,000 SF. 450,000 SF available at 359 Old Underwood Rd., 112,500 SF available at 10051 Porter Rd.
UDC2: 710,000 SF available at 359 Pike Ct.
Bay Area Houston 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)
- **Beltway Green**, SH 225 & Beltway 8
- **Bay Oaks Business Park**, Genoa Red Bluff Road near Beltway 8 on 29 acres
- **Energy Commerce Center**, 45 acres, Beltway 8 (planned)
- **Carson Commerce Center**, 22 acres, SWC SH 225 and Beltway 8 (planned)

**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

**Friendswood**
- **Clearwood Business Park**, FM 2351
Highlights of 2012’s larger industrial leasing deals ..........
Gulfwinds leased 247,240 SF at Port Crossing, La Porte
Overland Distribution leased 103,185 at Port Crossing, La Porte
Floor & Décor Outlets leased 109,000 SF at Bay Area Business Park, Pasadena
International Distribution Corporation leased 100,000 SF at Bayport North Distribution Center
Jacobson Warehouse leased 55,000 SF at Bay Area Business Park, Pasadena
JV Industrial leased 53,000 SF at Bayport North Industrial Park
Tyco Valves & Control leased 45,000 SF at Bayport North Industrial Park
Honeywell International leased 44,000 SF at Bay Area Business Park, Pasadena
City Farm Energy Corporation leased 41,250 SF at 2439 Albright, Pasadena
Energy Maintenance Services leased 27,120 SF at Bay Oaks Business Park, Pasadena
American International Shipping leased 27,000 SF at 8201 La Porte Rd., La Porte
Catalyst Trading Company leased 22,000 SF at 8211 La Porte Freeway, La Porte
Brand IQ leased 15,000 SF at Ellington Trade Center, Houston
Mustang Seals leased 13,440 SF at 906 Gemini, Houston
Morrison Supply leased 10,000 SF at 305 E. Walker, League City

2010 & 2011 industrial leasing deals totaled over 2.6 million SF – just counting the big deals over 40,000 SF!
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

barbara@bayareahouston.com

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Visit HOT PROJECTS often – things are always changing!