

Past Issue 10 - March 31, 2005



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## Commercial / Office Development

The former Texas Genco power plant, sitting on 563 acres, will be for sale soon. The acreage starts in **Webster**, fronting both Highway 3 and NASA Parkway, and extends to **League City**. The southeast side of the tract fronts on Clear Creek; two canals are included in the tract. A brokerage firm will be selected soon to market the property. The plant could be sold 'as is' or with the plant dismantled making the area more aesthetically pleasing to interested developers. Stay tuned!

**Kemah's** Hwy. 146 and SH 96 area will see a lot of new construction. Developers are working on a 130 ac. mixed-use Lifestyle Center. Planned for the tract's eastern edge are large retail boxes, a theater, restaurants, entertainment, and hotel; on the west – an apartment complex. The northwest quadrant of the tract is adjacent to the new county park.

The **Seabrook** Economic Development Corporation has requested proposals for planning documents for the redevelopment of the South Seabrook Marine District. They are in the process of reviewing proposals and will recommend a short list of finalists in late April. They expect to select a consultant by mid-May. The District was formed to take underutilized and under appreciated areas at the Point, Jennings Island along Clear Creek Channel and Old Seabrook and work towards controlled development.

**Friendswood** Lakes' 18-acre commercial site plan will soon feature a 25,000 SF 2-story office building. Recently approved, the \$3 million project will rest on 1.4 acres of land at the corner of Friendswood Lakes Drive and FM 528.

A preliminary plat will be submitted soon for Bayshore Park, a new townhome/commercial/office project in **Pasadena**. The 32-acre tract corners Vista, Burke and Strawberry.

The National Biocontainment Research laboratory received a \$750,000 gift from the Brown Foundation. The planned \$167 million research facility at the UT Medical Branch in **Galveston** will start construction this spring. In 2003, UTMB received a \$110 million grant from the National Institute of Allergy and Infectious Diseases to build one of two national biocontainment

laboratories that will allow researchers to study the pathogens responsible for a number of dangerous emerging infectious disease threats. The latest contribution will go toward the \$57 million local match needed for the lab's construction. When completed, the 160,000 SF lab will rise 7 stories.

*FYI: Bay Area Houston Economic Partnership actively works on business retention and expansion by calling on our local aerospace/aviation, bioscience, and chemical companies ..... the A, B, C's! We are currently working on 5 projects that are aerospace-related, 7 bioscience projects and 10 projects in the chemical arena. Also in the works are 7 manufacturing projects.*

In the next few months, construction will begin on a new speculative 260,000 SF warehouse in **Bayport** North Industrial Park, phase 2. Building plans include 26' to 30' clear ceiling height, dock high. The 364-acre site on Fairmont Parkway and Underwood Rd. has room for an additional 260,000 SF building and options are available for another 50 acres of land. The tract is within the Bayport Industrial District.

BASF, The Chemical Company, has announced plans to invest \$60 million to build a new plant at their site in the **Bayport** Industrial District.

Las Vegas-based aerospace firm, Bigelow Aerospace, has purchased a 50,000 SF industrial building on 5 acres across from **Ellington Field** on Highway 3. With plans to develop and build the "first hotel in space", the tilt-wall building (formerly Grumman Corp.), complete with 10, 15 and 30-tons cranes, was a perfect fit for the project. Bigelow's move to Bay Area Houston strategically placed the company in the center of the largest concentration of human space flight engineers in the country.

Goodman Manufacturing, an HVAC distributor, has leased a 33,000 SF (former Grumman Corp.) building at 12130 Old Galveston Road. This is a large expansion for the company and a move into Bay Area Houston.

A deal has worked out for M. D. Anderson Cancer Center to buy land on Old Spanish Trail for their 125-acre research park. The site is currently occupied by the U. S. Army, Navy and Marine reserves; they will move their home base to a 30 acre tract at **Ellington Field** bringing two thousand military reservists to the Bay Area.

New leases!

- 10,000 SF – Clear Lake Regional Hospital - Bay Colony Town Center for a 24 hr. emergency care and diagnostic center in **League City**, FM 646 and I-45.
- 5,000 SF – AMN, Inc., a parts distributor - East Belt Business Park in **Pasadena**, Beltway 8 and Pasadena Blvd.
- 4,601 SF – Guardian Fidelity Title Company - Walnut Place on Texas Avenue in **Webster**.
- 4,000 SF – Paragon Benefits – 17227 Mercury

In the works! Two deals totaling 25,000 SF are being finalized for the Marina View building in **League City** and over 9,100 SF are in the final stages of negotiation for Bay Terrace II in **Webster**.

Soon Under Construction .....

- Texas Best Care Medical Square, a new medical facility on Texas Ave. in **Webster**. Planned for the 2-acre site is a laboratory and medical offices.
- Watershed at Clear Lake (expansion), a medical treatment center, will build a 2-story 25,000 SF building in **Webster's** Professional Park.
- Riley Sherman Shipping Agency has a 9,000 SF office space underway on Winding Way, between FM 518 and FM 528 in **Friendswood**.

## BAY AREA HOUSTON

### Contiguous Office Space Summary

<u>Building</u>	<u>Total SF</u>	<u>Contiguous Sq. Ft. Available</u>
<b>NASA / BAY AREA</b>		
2400-2450 Nasa Road One	160,000	160,000
2600 So. Shore Blvd. - Marina View	120,000	70,866
1820 NASA Parkway	51,100	51,100
1812 Space Park Dr.	40,848	40,848
1814 Space Park Dr.	39,038	39,038
2224 Bay Area Blvd. - Sverdrup Technology Bldg.	145,095	22,891
2525 So. Shore Blvd. - Marina One	119,249	20,703
555 Forge River - Bay Terrace	109,494	17,859
1560 W. Bay Area Blvd. - Baybrook Office Park So.	75,133	16,000
1120 Nasa Road One	79,542	13,257
16903 Buccaneer Lane - Nova Bldg.	23,010	12,000
16055 Space Center Blvd.	147,000	11,373
12000 Aerospace	79,615	11,222
16875 Diana Lane	10,643	10,643
17146 Feathercraft - Clear Lake Tech Center	98,051	10,062
1275 Space Park	43,222	9,403
17625 El Camino Real - Camino Center II	76,694	8,980
17629 El Camino Real - Camino Center I	78,181	8,809
16441 Space Center Blvd. - Armand Plaza	64,000	7,315
1322 Space Park	122,880	6,187
17043 El Camino Real - Casa Real	18,250	5,667
711 W. Bay Area Blvd. - Bay Plaza I	103,847	5,555

*\*Excludes Medical Office Buildings*

**PASADENA / LA PORTE**

1149 Ellsworth - Ventech Bldg.	127,399	24,164
6021 Fairmont Parkway	25,200	19,217
3222 Burke - Burke Sq. Office Ctr.	43,800	7,440
3737-3743 Red Bluff - Beltway Office Park	88,000	7,139
524 Pasadena Blvd.	5,400	5,400

*\*Excludes Medical Office Buildings*

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Breaking Ground!

**Nassau Bay** – Christus St. John Hospital expansion - \$16 million, 70,000 SF

**Pasadena** – Bayshore Medical Center expansion - \$28 million, 17,000 SF

**Webster** – Clear Lake Regional Medical Center – \$90 million, 200,000 SF heart clinic

What's New?

**Houston** – Bay Area Houston Financial Center on El Camino Real

**League City** – Big League Dreams Sports Park – grand opening – May 14

**Retail Development**

It's booming along NASA Parkway in **Seabrook** .... another retail center has broken ground! This one is 35,000 SF at the intersection of Elam St.; nearby is the new 26,600 SF retail / 39,600 SF office center which will break ground very soon. Sources show demographics for the new retail center at \$95,104 avg. household income in a 3-mile radius; \$84,102 in 5 miles. The traffic counts are 23,120 cars per day.

This area is being revitalized by the advent of new hotels and the luxurious townhomes underway at Lakewood Yacht Club. In the same stretch of road, Seabrook Plaza is being completed renovated to attract top-notch tenants. Current city population is 9,400; incorporated area is more than 12.5 square miles.

Bay Area Plaza, situated on one of **Webster's** prime corners is undergoing a facelift, compliments of the new owner, Orr Commercial. They are looking to upgrade the tenant mix. One building (21,000 SF) fronts Bay Area Blvd.; the other (24,000 SF) fronts Hwy. 3. Traffic counts for that intersection average 35,657.

**Baybrook** Passage – Panera Bread is under construction; also, site work is being completed for future projects starting late summer.

**Baybrook** Square – Robbins Brothers - jewelry store chain based in Southern California - will be taking over the former Larry's Shoes site. Also, Beauty Brands - salon, spa and superstore - will be occupying space on one of the pad sites. Negotiations are on-going for the remaining spots in the totally renovated retail center.

**Baybrook** Gateway – Four new retail stores will occupy the former K-Mart spot. Details coming in the next newsletter.

Cinema Latino is opening their 1<sup>st</sup> theater in the Houston metro area – and Texas' 2<sup>nd</sup> location –

in **Pasadena** at Southmore and Burke. Taking over 20,000 SF of space formerly occupied by a theater, they show 1<sup>st</sup> run Hollywood movies, dubbed/subtitled in Spanish, also Latin and Central American films. Everything is in Spanish ... the lobby and theater music, the concessions, and the advertisements. They plan to open May 19<sup>th</sup>, the same day Star Wars arrives!

The race is on! It's still too early to say which ones but three national tenants are looking to build free-standing restaurants on Fairmont and Pansy St. in **Pasadena**. More are looking across the street from that site.

Coming soon!

**Baybrook** Mall – Coach, White House/Black Market; Aldo Shoes & Accessories; Auntie Anne's Hand-Rolled Soft Pretzels

**League City** – San Lorenzo Mexican restaurant (4200 SF) and Phil's Place oyster & shrimp bar (2,400 SF); both in Marina Bay Village

**Webster** – Star Cinema Draft House at Point NASA shopping center

What's New?

**Baybrook** Square – Golf Galaxy – the 1<sup>st</sup> in Houston! – 15,000 SF

**Kemah** – Philly Connection on FM 2094

**Webster** – El Valle (restaurant) on W. NASA Pkwy.; TapioCafe in Bay Way Village II.

## **Residential Development**

- A developer based in the Texas hill country has plans on the drawing board for a 26-story high rise condominium project on Clear Lake in **Pasadena**. Ranging from \$300,000 to \$2 million, the 77-unit project is on NASA Parkway. A new \$800,000 sales office is being constructed in the 3900 block of NASA Parkway for this project.
- Largo **Friendswood** - In preliminary plat status, this subdivision will be next to and behind Friendswood Lakes. Planned are 400 homes on 200 acres.
- **Galveston County's** Harborwalk subdivision, 2.4 miles west of I-45 on Hwy. 6, will be hosting the national Street of Dreams – showcase of luxury homes. Their 'Tidewater Collection' will feature 6 custom-built homes; each over 3,500 SF. With lots priced from \$80,000, the project includes a 350-boat marina. The event opens March 4, 2006.  
[www.streetofdreams.com](http://www.streetofdreams.com)
- Armandwilde is under construction on Space Center Blvd., adjacent to Armand Bayou and just behind the famous Jim West mansion. Eighty-nine mediterranean-style townhomes will be offered ranging 1,900 – 3,100 SF with a price starting at \$260,000.
- Tuscan Lakes, a 900-acre mixed use development along **League City** Parkway (SH 96 & FM 270) is off the ground. Priced from \$130,000 to \$700,000, the five neighborhoods will total 1,850 homes at completion. Some sections include lakefront and gated amenities; special use areas will integrate businesses and residences.
- **Friendswood** Oaks, Sec. II, is currently in development at Bay Area Boulevard and Prince George Drive. This final section includes 129 lots on 57.44 acres.
- Lakes of Falcon Ridge, Sec. II, located on FM 518 at West Oak Drive in **Friendswood** is installing infrastructure at this time. The 37-acre development is offering 79 lots.
- FM 1959 and Kensington, near **Ellington Field** – 15 acres are under construction for new apartments.
- Word is that upscale apartments will be built on Enterprise Avenue in **League City**.

## **Infrastructure News**

Major Milestone! The **University of Houston-Clear Lake** is looking for approval from the Texas Higher Education Coordinating Board and the Southern Association of Colleges and Schools' Commission on Colleges, to offer their first doctoral degree ... the Doctor of Education Degree in Educational Leadership. If approvals are received, the first class of doctoral students would be in fall 2006. An interesting fact: The University is one of very few in Texas offering a Master

of Healthcare Administration. Also offered is a joint MHA/MBA. In the near future, this program may be offered at the Texas Medical Center.

**Pasadena I.S.D.** is the recipient of a \$4 million grant from the Dell Foundation. One objective with the grant is to increase the number of students who pass the Advanced Placement exams in math, science and English. Looking at the future, the district acquired the former Gilley's site in Pasadena, a 14.46 acre tract on Spencer Highway, for a middle school campus.

*Did you know more than 6,000 acres of land in **Pasadena** remain undeveloped or in agricultural use?*

**Clear Creek I.S.D.** trustees have approved 75 new teaching positions to address growth in the school district.

In 2004, **Friendswood** created a new type of Planned Unit Development zoning district for Mixed Use. Most developers are familiar with how PUDs are developed. Friendswood's Mixed Use PUD requires the approval of a Master Plan with a mix of residential, office, retail and open/public space. The developer submits design elements and criteria such as set backs for the Master Plan which can differ from current city code. City Staff reviews the PUD site plans expediting the development process.

**League City** has proposed a new zoning category called a Traditional Neighborhood District that would allow a mix of houses and businesses within one area. Current zoning laws separate residential and commercial areas.

*Did you know, in the first year of operation, College of the Mainland's Learning Center in **League City** had 1,426 total enrollments? They offer custom employment training courses, continuing education and credit classes.*

**La Porte** has ended restrictions on height for new buildings in their city. This was good news for Holiday Inn Express; their plan needed four stories to be economically feasible. They have now received variances on height and parking and are working out design details.

The **La Porte** City Council has approved Guidelines and Criteria Governing Tax Abatement Agreements for projects inside the city limits. Certain target industries are eligible for abatement agreements for a period of up to 10 years. The level of abatement is dependent on the number of jobs and the level of assessed value created.

The WorkSource has opened an office on Space Park Drive in **Nassau Bay**. They provide a comprehensive range of services at no cost to employers or residents. Employer services include job postings, candidate screenings, interviewing assistance, labor market information, onsite recruiting and outplacement. Up-to-date technology for recruiting, screening and hiring staff are accessible plus conference rooms and office space. Job referrals, career workshops, resume assistance, and one-on-one counseling are available. [www.theworksource.org](http://www.theworksource.org)

**Ellington Field** will receive a grant in the amount of \$7.5 million from the FAA for runway rehabilitation. This is important, not only for safety, but to extend and improve the life of the runways. Plus, it's a valuable resource for homeland security efforts.

Road News .....

- The NASA Bypass is 17% complete, progressing well. Completion is scheduled for summer, 2007.
- The extension of Vista Road from the Beltway to Space Center in **Pasadena** will start this summer; expected completion is Summer, 2006.
- The extension of No. Texas Avenue from Bay Area Blvd. to Hwy. 3 in **Webster** will

- begin within 30 to 45 days.
- Work has begun on the extension of Strawberry Road in **Pasadena**. Not only will this give the city another north-south corridor, improving traffic flow, but will add an additional evacuation route.
  - Funding (\$9.8 million) has been approved for the Choate Road overpass in **La Porte**. This will eliminate the at-grade intersection between Choate Rd. and Hwy. 146.
  - Funding (\$1.16 million) has been approved for the extension of Preston Rd. from Beltway 8 to Genoa Red Bluff in **Pasadena**.

“You miss all the shots you don’t take.”

-Wayne Gretsky

Participating Cities:

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