



Issue 13

Office / Commercial

Kemah's new mixed-use development, Grand Bay at Kemah, is growing! Thirty additional acres – fronting Galveston Bay - on the east side of Hwy. 96 and SH 146, have been bought by the developer. Grand plans include a marina, 150-room boutique hotel, condominiums, townhomes, and restaurants. The west side of this development is 90 acres, also for mixed-use. Adjacent to this tract is 34 acres fronting SH 146 for a new project: Gordy Park at Kemah. Negotiations are underway for a national hotel; other plans include commercial and retail with lofts above.

The master plan has been approved for West Ranch in **Friendswood**. The development by Friendswood Development Company has 213 acres for traditional commercial projects out of the 766-acre tract. Located on FM 518 between Bay Area Blvd. and FM 528, the development will have 110 acres of public nature trails along Chigger Creek and Clear Creek that will tie into Centennial Park. West Ranch is on both sides of FM 518; the north end residential area will be started first with garden homes, single family and estate homes. The south side features a mixed-use Village Center including 6 to 7 waterfront commercial sites. West Boulevard is the new major thoroughfare planned to intersect with FM 518; Brittany Bay Blvd. will extend into the project from League City. Land has been set aside for a **Friendswood I.S.D.** school site on the south side.

Follow up on redevelopment of **Nassau Bay's** retail and waterfront areas: The City is working to form a Public-Private partnership agreement with Transwestern for assistance in rehabilitating and upgrading the property outside the commercial areas. Quality, high-end development is being promoted for the water's edge; other visions are urban water-front housing and retail opportunities.

JJR has unveiled preliminary plans for the waterfront development at South **Seabrook** Marine District. The 1,000-acre redevelopment zone, comprised of Old Seabrook, The Point and Jennings Island, is divided into five areas of opportunities: Old Seabrook, Toddville Road Corridor, The Point, a Marina Mixed-Use District and NASA Parkway Corridor. A plan will be drawn after input from public meetings. More details later!

Heavy interest has been reported for RiverBend on Clear Creek, a new 67-acre mixed-use project; the tract is on the south shore of Clear Creek at I-45 and FM 518 in **League City**. Negotiations are underway for several users. Sites for restaurants, hotels, a day marina, medical office, office pads, and retail have been provided plus 12 acres for residential development. The developer is offering newly constructed, pre-designed office condominiums that overlook the waterfront or owners can select their site, purchase the space and build to suit.

It was good news for **Ellington Field** that the U. S. Department of Defense plans to locate 12 Predators here, creating about 450 new jobs. With a wingspan of 48 feet and a length of 26 feet, the remotely piloted vehicles will be supported by one mobile and two fixed ground control stations; also, three launch and recovery ground control stations. Planning to be partially operational next summer and fully equipped and outfitted by 2009, the aircraft will focus primarily

on homeland security and border patrol. The investment cost for the project is an estimated \$250M with a \$68M annual operation budget.

The \$167 million research facility (**Galveston** National Laboratory) has begun construction at UT Medical Branch. With only two of these national laboratories being built in the U.S., one in Galveston and the other planned for Boston, researchers will study the pathogens responsible for a number of emerging infectious disease threats. The Perryman Report, November 2003, stated that the research from these initiatives and the concentration of major scientific talent and resources will enhance the competitiveness of Texas for attracting pharmaceutical firms, emerging biotechnology enterprises and other related firms.

Recently, UTMB was selected as the best application of integrated electronic medical records and telemedicine (for public organization's business needs) by the Center for Digital Government's 2005 Best of Texas awards. This week, they were selected by the National Homeland Defense Foundation as the inaugural winner of the Focus on Innovation Award.

Office building starts:

- The developer of Timber Creek golf course and Forest of **Friendswood** has plans for a new Art Deco-design office building - 42,200 SF- on FM 2351 & Woodland Trail. Approximately 20,000 SF is available for sale as office condominiums and the remainder is for lease. The start is planned for first quarter, 2006. Future plans may include a smaller version of this building.
- The City of **Friendswood** has 5 other office projects in the works: 25,000 SF - Friendswood Lakes Office Park, 20,000 SF - Mary's Creek Village Center, 12,000 SF – Pecan Plaza, 10,000 SF – Morningside Office Park and 10,000 SF – Sterling Plaza. Just announced, the former Ace Hardware on FM 528 / Sunset will be redeveloped as Acadian Plaza. Now 39,000 SF, it will be expanded to over 60,000 SF of office/retail space.
- Two story-office building - 18,140 SF - is planned at 1216 E. Main; the design will blend in with **League City's** oak tree lined historical district.

A three-story medical office building has been approved by the City of **Nassau Bay**. The tract is in the 1100 block of Space Park.

The Medical Plaza at Clear Lake, a four-story 113,000 SF medical building, is one of two new projects slated to begin in **Webster** by Medistar Corporation. Texas Gulf Coast Medical Group will occupy the top two floors. The first floor features an imaging diagnostics center, cardiology center, sleep lab and café; the second floor will house a physical therapy center and medical lab. Also being built are two 23,000 SF retail centers with space available to lease. The development is adjacent to Triumph Hospital which opened this year on Blossom Street and Hwy. 3.

Word is that a developer plans two mid-rise office buildings on a 5-acre tract on Medical Center Blvd. close to Clear Lake Regional Medical Center in **Webster**.

ITT Technical Institute purchased 5.5 acres on Magnolia St. near I-45 in **Webster** to construct a 30,000 SF facility. Their disciplines include information technology, electronics technology and computer drafting and design.

New industrial buildings coming up!

- Park 225 East in **Pasadena**. This 84-acre industrial park has 1,754' frontage on SH 225 near the Beltway. Rail served.
- In **La Porte** - Hwy. 225 at Miller Cut Off Road – a 150,000 SF dock high warehouse is planned. Rail served, 26 – 28' clear height and has a delivery time of 7 months.
- Bayport North Industrial Park has one project with 2 buildings totaling 563,500 SF on Underwood Rd. at Fairmont Parkway in **La Porte**. Rail served, ESFR, 26' clear height and front loading.

Underwood Business Park in **La Porte** has leased 130,000 SF to Poly One. Also underway is a 450,000 SF build-to-suit for a client. Future plans at the park call for a 900,000 SF industrial facility. Specs for that building: 500' wide by 1,800' long, 32' eave height, 195 ft truck court, rail served.

New leases!

- 11,000 SF – Parsons is leasing space in the building they recently purchased -- 16055 Space Center.
- 10,400 SF - Emerson Electrical Reliability Services has leased space at the East Belt Business Park in **Pasadena**.
- 8,500 SF – A law firm has leased space in the Marina View building at South Shore Harbour – **League City**.
- 8,301 SF – One Harbour Square in **League City**: Vaquero Oil & Gas expanded from 1,766 SF to 6,238 SF; a securities company by 1,829 SF and 2,000 SF was taken by two more companies bringing the building occupancy from 57% to 96% in 10 months.
- 7,315 SF - Embry-Riddle Aeronautical University has opened a new center at 16441 Space Center Blvd. (Armand Plaza) to offer degrees in professional aeronautics and technical management.
- 7,059 SF - Draper Laboratory, Inc. has leased space in Camino Center I on El Camino Real.

Under Construction or Coming Soon!

- YMCA will build a 40,000 SF facility on Brittany Bay and Butler Rd. (**League City**).
- Soon under construction at Brittany Bay Blvd. & Bay Area Blvd. in **League City**, a 12,500 SF day care.
- Regions Bank is coming to Vista Crossing on Beltway 8 in **Pasadena** – 1st quarter 2006, approximately 5,000 SF.
- A tract of 13 acres was purchased on the NW corner of Fairmont and Center St. in **Pasadena** for the Fairmont Funeral Home and Crematorium, 23,100 SF.

Retail Development

Webster's Centre at **Baybrook** is in redevelopment mode starting with an 11,000 SF addition to the Hobby Lobby building (west side). This space will house the fitness and pool supply companies that are now in business on the east side of the building. Then, that space will be demolished as was the theater in that strip. Other tenants in the Centre include Bed, Bath & Beyond, The Sports Authority and Stein Mart.

New activity near SH 3 & FM 518 intersection: A developer plans two new retail centers – a 17,000+ SF plaza and a 6,000 SF strip center on Galveston Street. Up the road, property on I-45 has been purchased by Houston Garden Center. They will move from their location in **Webster** to the **League City** site.

Baybrook Passage - Three new multi-tenant buildings - 7,000 – 20,000 SF - will be built in 2006. There is also a land transaction in the works for this area. Details at a later date.

Over 20 acres have been purchased for The Shops at **Baybrook**. Just south of Baybrook Square, this tract has anchor and pad sites for retail and restaurants. They are working with national tenants.

Under Construction or Coming Soon!

- Johnny Carino's has signed up for 6,500 SF on Fairmont Parkway in **Pasadena** next to Appleby's. Johnny Tamale's Mexican restaurant has applied for a permit to begin work -- 8,711 SF -- at Beltway 8 and Crenshaw.
- **Nassau Bay** has approved a 14,000 SF building for retail or restaurant establishments in the 1300 block of NASA Parkway.
- Hoshizuna Japanese Steakhouse plans to open a 5,670 SF restaurant in a former cafeteria location on Bay Area & Space Center.
- Prosource of Clear Lake, a nationwide wholesale flooring company, recently purchased two acres on Texas Avenue in **Webster** to build a 25,000 SF showroom and office.
- **Pasadena's** former Ace Hardware on Fairmont Parkway & Pansy will be the new home for Floors Today, a laminate floor store – the first in Houston. The Miami-based company has over 20 stores in the U. S.
- San Jacinto Harley Davidson has broke ground on their 53,000 SF building, Beltway 8 at Fairmont Parkway in **Pasadena**. Two to three restaurant pad sites are available on this high-visibility tract.
- La Quinta hotel is under construction on Vista Rd. at Beltway 8 in **Pasadena**.

Groundbreaking!

League City – Wal-Mart at Victory Lakes

Coming soon!

Baybrook Mall – It's all inside: J. C. Penney's open November 3rd; Borders opens November 10th at Baybrook Passage

League City – CVS at Tuscan Lakes;; Taco Cabana & 24 hour Fitness at Bay Colony Town Center,

Webster – Sushi Coast at Webster Plaza;; Goodwill Super Center (20,000 SF) at Robert's Carpet Center, Lenny's Subs at Bay Area Plaza, Café Poblano (former Macaroni Grill site)

Pasadena – Fitness Connection at 3900 Spencer (formerly Target)

What's New?

Webster - Vito's Deck House at 20237 Gulf Freeway;

Seabrook – Mexico Rustico on 2nd St.

Residential Development

- Terra Bella – Gated cluster-home development on Bay Area Blvd. in **Friendswood**, adjacent to Clear Creek. Planned are approximately 90 lots, 5,000 SF in size.
- Woodbend Point on Taylor Lake - Gated community of 34 townhomes in **Seabrook**. The new project consists of stucco townhomes, 3-story with tile roofs, in a duplex style; 26 are waterfront lots. Located on Red Bluff Rd. & Boardwalk, it's a short drive from Hwy. 146. Prices start in the \$300's.
- Ravello at Tuscan Lakes Apartment Homes – 244 units on the **League City** Parkway (Hwy. 96). Amenities include a resort pool and attached garages. Conveniences are close by with a new Buc-ee's being built on the corner at Louisiana and the Parkway.

Did you know **League City's** current population is estimated to be over 60,000 making it the largest city in **Galveston County**?

The population is projected to grow to over 154,000 by the year 2025.

Infrastructure News

San Jacinto College has selected Delta Connection Academy as the flight training contractor for the Central Campus's aviation program. Aviation majors receive college credit for the academy training conducted at **Ellington Field**; all training fits airline pilot standards. San Jacinto remains the only community college on the Gulf Coast dedicated to the training of students to become professional pilots and one of only a few in the state of Texas.

The **Port of Houston** has seen a 14.5% increase over 2003 at their Barbour's Cut Container Terminal; the struggle to keep up with the increase in container business has help on the way. The first phase of the Bayport Container Terminal will create 1,660 feet of wharf and a 65-acre port facility; it's set to open next year, early Fall.

*Did you know the **Sun** and **Dream** are now sailing from the **Port of Houston**?
Norwegian Cruise Lines' **Sun** is in port until early January and the **Dream**
until April. Both offer 7-night cruises. Combined passenger capacity is 3,798!*

Clear Creek I.S.D. has plans for a multi-use education park on a 135-acre tract of land on the League City Parkway (Hwy. 96) – east side of the Bay Ridge subdivision. The park could include a high school, intermediate and elementary schools. They would be on an as-needed basis and each would require a bond issue. The district also has 34 acres on Brittany Bay for a future intermediate school, 15 acres on Brittany Bay & Windmere Road for a future elementary and 142 acres west of Challenger Park on FM 528 to be used for support service facilities. They report the No. 4 high school on Palomino Lane in **League City** is on schedule; the slab will be poured soon.

New development districts for the Bay Area Houston region – these allow cities to properly plan for and accommodate new growth.

- In **League City**, a Municipal Management District was created to develop approximately 97 acres surrounding the Big League Dreams facility. All of the property is intended to be developed commercially to capitalize on its proximity to the sports park.
- A similar one was created in **Friendswood** for the West Ranch Management District. Undeveloped property within the corporate limits of Friendswood in Galveston and Harris counties will be developed for residential use with mixed commercial, retail and recreational use.

Road News

- Walker Street, now beginning at **League City's** Hwy. 3, is being extended south to FM 646 giving travelers and residents another route. The road will be accessible from the Centerpoint and Victory Lakes developments. The project should be complete by Fall, 2006.
- The bonding company for the NASA Bypass is finalizing details with the new contractor for the project. Company announcement and new time line are forthcoming.
- The 'connector' phase of the NASA Bypass will start soon; the contract was awarded in September. The connector will allow cars to access I-45 directly from the Bypass; it also involves rebuilding a section of I-45 – elevating it over NASA Parkway in **Webster**.