



### In this Edition...

[Commercial / Office Development](#)

[Retail Development](#)

[Residential Development](#)

[Infrastructure News](#)

### Commercial / Office Development

UTMB is negotiating to purchase 35 acres of undeveloped property on I-45 just north of FM 646 in **League City** with the goal of building outpatient clinics. The location would enable specialists to complement the primary care services already available in North Galveston County. Exactly what will be constructed has yet to be decided. Possibilities include adolescent psychology or multidisciplinary approaches for the treatment of diabetes, asthma or problems related to aging. Development will be incremental as they will not fill the 35 acres in the next 10 years. It is possible the university could sell some land to interests that would build complementary facilities to the clinic.

**Pasadena's** Bayshore Medical Center, an HCA Hospital, received \$28 million for improvements. There will be three phases of construction and renovation plus new equipment. The imaging department and operating rooms will see big changes besides a relocation of the chapel and new elevators. Work will begin soon!

Bayshore Medical Center recently bought the former 17,000 SF State Farm building on Fairmont Parkway in **Pasadena** to provide adult and pediatric emergency services. This facility will have diagnostic and imaging services and staff offices. Employees for this 24/7 location will open this summer and employ approximately 25. They plan to open the same type of satellite location in **La Porte**.

CHRISTUS St. John Hospital in **Nassau Bay** will be breaking ground on a significant construction program which will make the hospital almost 40% bigger. The construction will take approximately 18 months and will add additional medical surgical and intensive care capacity along with additional space for support services. A public groundbreaking ceremony will be scheduled shortly.

Groundbreaking has begun for two medical-related projects in **Webster**, both on Kobayashi Blvd. The Bay Area Houston Medical Plaza, a 73,000 SF, \$14.6 million Class A medical office condominium, has just 4,000 SF left to be leased. There will be 3 outpatient surgery centers in the building. And, in walking distance from there, the Webster Professional Enclave got started on the first 15,000 SF building

Plans for a new hospital in **Pasadena** are in the works. Patients Medical Center will be jointly owned and operated by physicians and the Rockwall Hospital Corporation. The 15 ac. site on the NW corner of Crenshaw Road and Beltway 8 will include a 93,000 SF hospital and at least one 40-60,000 SF professional building.

**La Porte's** new Port Central Industrial Park on Strang Road has a new tenant. TIMEC, a company serving the oil refining and petrochemical industries, has leased 37,500 SF for their office/warehouse operations.

Gal-Co has purchased the former Velsicol facility on Bay Area Boulevard in the **Bayport Industrial Park**. Gal-Co is involved with cleaning rail cars, tanker trucks, and ISO containers from ships. The company is also involved with managing non-hazardous process water from the area chemical refineries and plans within the next six to eight months to manufacture additives for bio-diesel production.

*Did you know that the **Bayport Industrial District**, comprised of 12 square miles (8,500 acres), is only 45% occupied leaving 4,600 acres available for development and expansion projects??*

BP has leased the top two floors of the 5-story, Class A, Marina View in **League City**. The new spin-off company, yet to be named, will manufacture petrochemicals used to make a wide variety of plastic goods and will operate separately from the BP Group headquartered in Chicago. The area's highly educated, technical work force and quality of life were two major factors that helped seal the deal. The State of Texas' Enterprise Fund committed funds to secure the project. Also, out-of-state college tuition waivers were offered for relocating employees and their families. The relocation will bring 150 jobs to the Bay Area Houston region.

A developer plans a 206-ac light industrial park in **La Porte** at Hwy. 225 and Old Underwood Road. Approval has been received from planning & zoning; next stop – the city council!

Coming soon to **League City's** FM 517 / 646 intersection .. a 26,000 SF shopping center with two ¾-ac pad sites adjacent to a 22,000 SF medical plaza. Already leased to a dentist - 6,000 SF.

Developers of a 1.7 million SF mixed-use town center in **Friendswood** have secured funds to design the infrastructure. The 134-ac project, now being called Clear Creek Village Center, will be built on acreage formerly owned by the Whitcomb family on FM 528 near Bay Area Blvd. Space is slated for retail, residential, office, hotel, marina and amphitheater.

It's in the works! A 217,000 SF hotel, bank and retail center are planned for the 5-ac. tract on Bay Area Blvd. and Reseda. Also, on Falcon Pass (1 block off Space Center and Bay Area Blvd.) a developer has drawn up plans for 12,000 SF retail center and two 6,500 SF professional buildings on the 2.5 ac. tract.

Clearpoint Crossing on Space Center Blvd. should have final permitting of The Village and front 16,000 SF retail building by the end of January. They anticipate starting curb cuts, roadways and utilities in February for their 40-ac Lifestyle parcel. Deals are in the works for several of the land tracts; 60% of the retail center is currently under contract.

Pecan Plaza in **Friendswood** is breaking ground. The new 12,500 SF office/retail center at FM 2351 & Pecan Drive has 9,000 SF available.

**La Porte's** city council has appointed eleven Main Street board members with the responsibility of overseeing the revitalization efforts of their historic downtown. The State Coordinator of this

program was recently in town to explain the dynamics of turning a historic downtown from a declining state back to thriving. An official launch of the program kicks off March 30<sup>th</sup> with help from Texas' First Lady, Anita Perry.

The extension of **Friendswood's** Blackhawk Blvd. from FM 2351 to Beamer Rd. will create several 10 acre industrial tracts along the new road. More than 230 acres of raw land are available in this industrial-zoned area for office/flex/warehouses. The property is near Timber Creek, the 316-ac 27-hole championship golf course. The city is working on a strategy plan with the developer.

A new \$10 million mixed-use project is planned in **Friendswood** for FM 518 near Mary's Creek early this year. The 9.7ac tract, Mary's Creek Village, will feature office space and residential townhomes. Two 10,000 SF professional office buildings will front the project with 39 upscale, single-story townhomes behind them.

### **BAY AREA HOUSTON**

#### Contiguous Office Space Summary

<u>Building</u>	<u>Contiguous Sq. Ft. Available</u>
<b>NASA / BAY AREA</b>	
2400-2450 Nasa Road One	168,000
2600 So. Shore Blvd. - Marina View	70,866
1820 NASA Parkway	51,100
2224 Bay Area Blvd. - Raytheon Bldg.	45,737
1812 Space Park Dr.	40,848
1814 Space Park Dr.	39,038
201 Enterprise Avenue	24,550
2525 So. Shore Blvd. - Marina One	20,703
555 Forge River - Bay Terrace	18,497
1560 W. Bay Area Blvd.	16,000
2020 Nasa Road One	14,000
3027 Marina Bay Dr. - One Harbour Sq.	13,800
1120 Nasa Road One	13,257
16903 Buccaneer Lane	12,000
12000 Aerospace	11,222
17629 El Camino Real - Camino I	11,170
16875 Diana Lane	10,643
16441 Space Center Blvd. - Armand Plaza	10,510
17625 El Camino Real - Camino II	8,900
16055 Space Center Blvd.	7,944
<b>PASADENA / LA PORTE</b>	
1149 Ellsworth - Ventech Bldg.	24,164
1001 E. Southmore - Bank One	23,771
3737-3743 Red Bluff	12,000
817 E. Southmore	10,925
3222 Burke - Burke Sq. Office Ctr.	7,440

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What's the latest on **Pasadena's** wet/dry issue? More than 60% of voters surveyed said they would support beer and wine sales in grocery and convenience stores or restaurants serving alcohol; the city is completing steps needed for a special election. If passed, this should spark

activity as evidenced on the south side ... Fairmont Parkway / Beltway 8 area.

**Galveston County** Economic Development Alliance announced plans to open a small business center at the College of the Mainland's Learning Center in **League City** on FM 518 near I-45. The service is aimed at helping business owners -- and those entrepreneurially-minded.

ExxonMobil has donated a 35-ac tract of land at the corner of I-45 South and Scarsdale Blvd. for a future veteran's museum. The main building -- in the shape of the star of Texas -- will consist of three floors totaling 203,000 SF. The space in each point of the star will be allocated to each of the major services -- Army, Air Force, Navy, Coast Guard and Marines.

**Ellington Field** has a new, larger BX. The 3,000 SF base exchange opened mid-January and includes two eateries, cleaners and a barber shop.

Seabrook United Methodist Church in **Seabrook** on Hwy. 146 near NASA Parkway is moving and has offered the city the first option to purchase. Stay tuned!

Just sold! 46,605 SF, class B office building at 1002 Gemini -- valued at \$2.3 million -- sold for close to the \$3.5 million asking price.

New leases!

- 118,574 SF - Sverdrup Technology (Jacobs Engineering Group) leased space at 2224 and 2222 Bay Area Blvd.; also 16834 Titan Dr. They were recently awarded a \$1.2 billion contract from NASA.
- 28,600 SF - University of Phoenix -- 16055 Space Center Blvd., a Class B office building.
- 17,000 SF -- Muniz Engineering -- One Corporate Plaza.
- 16,000 SF -- Barrios Technology -- Armand Plaza.
- 12,000 SF - ERF Wireless, Inc., a subsidiary of Eagle Broadband, has leased space in the South Shore Harbour business park in **League City**.
- 9,920 SF - UT Medical Branch Women's Healthcare leased space at the Bay Colony Town Center in **League City**, FM 646 at I-45. Recently completed, the 200,000 SF town center is over 80% occupied; a 2<sup>nd</sup> phase is planned.
- 4,975 SP -- MI Swaco -- 12000 Aerospace.
- 2,200 SF - L & M Technologies, Inc, an aerospace company based in Albuquerque, leased space in One Corporate Plaza.
- 1,700 SF -- Congressman Tom DeLay -- 711 Bay Area Boulevard in **Webster**.

Now Under Construction .....

- Ron Carter Cadillac, Hummer & Saab plans a new luxury automobile dealership on 11.5 acres at I-45 South between FM 2351 and El Dorado Blvd. Test tracts, inclines and obstacles will be built for the Hummers -- and there will be one on the roof! They expect to hire 80 additional employees for this location.
- Sterling Bank - 6,715 SP; 4041 Spencer in **Pasadena**

[Coming Soon!](#)  
[Kemah -- Days Inn](#)  
[Breaking Ground!](#)

**Webster** - Clear Lake Regional Medical Center's new Neonatal Intensive Care Unit

[What's New?](#)

**Seabrook** - Comfort Inn & Suites on NASA Parkway

## **Retail Development**

Plans are to demolish the long-vacant Lowe's theater at the Centre at **Baybrook** making way for new development. Another 9.9 acres are available on the site. Tenants include Hobby Lobby, Bed Bath & Beyond, Stein Mart and Chair King.

Buxton Company has completed a Community ID for **Nassau Bay**. This was a two-phase project – the first being to examine the city's potential for new retailers and restaurants. The second phase of the study identified specific businesses in those areas that would be ideal. The city is working on the information.

Planned ....

- Near the intersection of S. Shore Boulevard and **League City** Parkway (formerly known as SH 96), a developer is looking to build a 157,477 SF grocery-based shopping center on 16 acres.
- A garden center is looking at **League City's** I-45/FM 518/SH 96 area for a new store.
- A new 15,000 SF retail center, South **Friendswood** Square, is planned adjacent to the HEB grocery and FM 528. They're looking for tenants!

Did you know, according to **Friendswood's** 2002 retail and office space demand market study, office space in the city maintains a high 90 percent occupancy??

It was also noted that the city has a need for: additional office space, a general merchandise store, apparel store, furniture store, consumer electronic and computer store and restaurants.

[Coming soon!](#)

**League City** – Pepper's Seafood & Steaks at I-45 & FM 518, Salsa's at Perkin's Station

**Baybrook Mall:** Black House/ White Market

[What's New?](#)

**League City:** South Shore Grill on Marina Bay Drive

**Baybrook Mall:** Fossil

**Seabrook:** Jamaica Joe's Coffee Cafe' on 2<sup>nd</sup> Street

**Pasadena:** Willie's Grill & Icehouse, Beltway 8 & Vista

## **Residential Development**

- Colonial Oaks planned for FM 528 at Lundy Lane in **Friendswood** – 71 lots on 47+ acres. Homes will range from \$300,000 to \$1 million in a gated community. Tracts are available to custom builders as well as the general public.

Did you know that the crime rate in **Friendswood** in 2003 compared very favorably to the lowest crime rate recorded in the region at 17.6 crimes per thousand (1,756 per 100,000) of residents in West University Place? The crime rate for 2004 in Friendswood was 14.8 crimes per thousand residents.

- Sunrise Meadows in **Pasadena** on Red Bluff Road near Beltway 8. The city recently won the Outstanding Planning Award in Adaptive Reuse by the American Planning Association for this project. Fifty neo-traditional homes in the range of \$90 to \$120,000 will be built on 10 acres featuring a large park. The homes in the front-porch community have rear-load garages and close access to many businesses.
- Twin Villas in **Pasadena** on Red Bluff Road - Lennar Homes plans to build 260

individually-owned duplex units.

- It's at the title company! A deal involving more than 170 acres on Beamer Road between El Dorado Blvd. and FM 2351 is in the works for a new residential community. This area is just north of the new Clear Creek I.S.D. intermediate school opening this year.

## **Infrastructure News**

**Clear Creek I.S.D.** plans 2 new schools – an elementary in the Magnolia Creek area and a work-in-progress intermediate school at Beamer and El Dorado. And, because this school district is growing faster than schools can be built, plans are to enlarge a newly opened elementary on Blackhawk Blvd. Additionally, the district will have to expand plans for the new school it will build on a 26-acre heavily-wooded tract on Kirby to serve the Taylor Lake Village area.

Design plans for **Clear Creek I.S.D.**'s fourth high school have been approved. The \$63 million school will be built adjacent to Creekside Intermediate on Palomino Lane near the intersection of FM 518. Plans for the new 445,000 SF structure include 2 gyms, a natatorium, an auditorium seating 700, and an animal science area. Work should be completed by June, 2007.

Did you know the **Clear Creek I.S.D.** was designated a "High Growth District" per the State of Texas? At this time they serve 260 subdivisions! Currently, the school district has 34,000 students; by year 2020 they plan to have 51,000.

FYI: The University of Houston Clear Lake is finalizing plans to offer a master's of science degree in biotechnology.

Plans have been scrapped for the San Jacinto Rail line from SH 3 to the **Bayport** district, just east of Hwy. 146 as all players have now agreed to share tracks and cars. Not only does this alleviate the concern of some area residential neighborhoods, it now opens the door for large tracts to be developed at **Ellington Field**.

The city of **La Porte** unanimously passed a resolution establishing the City's intent to participate in a tax abatement and also reviewed draft abatement guidelines and criteria for granting tax abatements in a reinvestment zone.

NASA Bypass news! Phase 2, connecting I-45 with the new bypass, will let in September and construction will begin in November. And, in conjunction with this project, plans have been announced to build an underpass at I-45, connecting FM 528 with the now-existing NASA Parkway (formerly NASA Road 1). This will replace the overpass now being used. Not only will this help **Webster's** traffic flow but should open all 4 corner of this intersection for development opportunities.

Did you know traffic counts on NASA Parkway at Saturn Lane in **Nassau Bay** total 49,600 daily? This total is expected to increase to over 70,000 with the completion of TxDOT's NASA Parkway Bypass Project.

**Nassau Bay** and TxDOT are completing the latest phase of enhancement on NASA Parkway. The ongoing \$917,000 project includes a 130-foot long granite wall honoring the international space efforts and will feature the flags of the participating nations. In addition, 54 more Medjool date palms, 165 live oaks, 95 crape myrtles, 115 wax myrtles, and over 1000 shrubs and perennials, complete with irrigations systems, are being installed. Decorative lighting fixtures are being installed along the north side of NASA Parkway as an in-kind contribution from

CenterPoint Energy. These enhancements were made possible through federal funding administered by TxDOT's enhancement program (80% federal funding/20% local match). This is a nice addition to the available office space in Nassau Bay!

Did you know that when the NASA Parkway Bypass is completed, the drive time from I-45 to **Nassau Bay** will be about 2 - 3 minutes?

Road News .....

- TxDOT recently held a public meeting concerning the expansion of SH 146 from Fairmont Parkway in **La Porte** to I-45 in Texas City. The corridor is approximately 24 miles long and encompasses 15 municipalities in 2 counties. Three possible plans are being considered.
- Preston Avenue in **Pasadena** will be extended from Beltway 8 south, intersecting Genoa-Red Bluff Road.
- Groundbreaking: Canada Road Improvements -- a joint venture between the city of **La Porte** and Harris County will connect East Blvd. with Fairmont Parkway providing not only infrastructure but access to the city's newest 30-ac park on Canada Rd. near Fairmont Pkwy. Expected completion of the \$4.4 million project is within 300 calendar days.
- Harris County is taking bids for the construction of Bay Area Blvd. between Fairmont Pkwy. and Sens Road in La Porte. A joint venture between the county and **La Porte**, the expected cost is \$6.7 million; completion is approximately 450 days after notice to proceed.

A developer has the task of dividing up the surplus land to sell at the former Champion Paper Mill in **Pasadena**. Six industrial zones and one industrial utility zone are being created ranging from 15 to 35 acres. All have heavy rail, industrial waste lines, utilities and right-of-way roads. One parcel has antiquated paper mill relics to sell!

Did you know, for the first time ever in the **Port of Galveston's** history, three cruise ships were in port simultaneously to load and unload passengers?

On December 18<sup>th</sup>, Carnival's *Ecstasy*, Princess Cruises' *Grand Princess* and Celebrity's *Galaxy* unloaded a total of 6,483 passengers and loaded 7,423. Incidentally, the next day, two more docked - Carnival's *Elation* and Royal Caribbean's *Rhapsody of the Seas* - and debarked a total of 4,297 and embarked 4,850. Whew!!!

*"The right word may be effective, but no word was ever as effective as a rightly timed pause."*

-Mark Twain

Participating Cities:

[Friendswood](#) • [Houston](#) • [Kemah](#) • [La Porte](#) • [League City](#) • [Nassau Bay](#) • [Pasadena](#) • [Seabrook](#) • [Webster](#)

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