



A publication of Bay Area Houston Economic Partnership  
[www.bayareahouston.com](http://www.bayareahouston.com)

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### *In this Edition...*

Commercial/Office/Industrial Development  
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Bay Area Houston Economic Partnership (BAHEP) is a member-driven organization that provides leadership to stimulate regional economic development and employment in a range of industries such as aerospace, engineering, biotechnology/bioscience, specialty chemicals and plastics, maritime, and information technology and communications. BAHEP partners with 257 member companies, 13 cities, Galveston County, Harris County and the Port of Houston Authority in southeast Texas to foster economic vitality through regional collaboration.

## Commercial / Office / Industrial Development

PinnacleAIS LLC, known as a rising star in oil and gas technology, is moving forward with plans to build on 18-acres in **Pasadena**. The site, bordered by Allen-Genoa, Strawberry and Hernandez Roads, will be the new home of the company's state-of-the-art, eco-friendly corporate campus. Construction will break ground soon on the initial building, 9,000 SF of class A space, with completion anticipated in 2010. The company is a leading provider of services and technology specializing in improved asset integrity for the petroleum and chemical processing industries. The company currently employs 60 and plans to hire 30 to 40 more employees next year.

The Southeast/Gulf Coast International Longshoremen's Association is building an office on approximately one acre at Clear Lake Crossing, FM 2351 and SH 3 in **Houston**. Same location, GHG Corporation has bought additional property for a new building.

Bay Oaks Business Park, a new 29-acre development, one-half mile east of Beltway 8 on Genoa-Red Bluff Road in **Pasadena**, will begin site preparation January 2010. One build-to-suit deal has been signed; more are in the works!

Repair, renovation and remediation of buildings and infrastructure will begin in earnest next month at **Galveston's** University of Texas Medical Branch (UTMB). Approximately 1,000 contractors will be working on \$667 million in capital improvements.

*Did you know that six of the 25 largest Houston-area technology employers have offices in Bay Area Houston (reported by the *Houston Business Journal*)?*

New construction complete ....

- Park Plaza, **Friendswood's** new 21,600 SF office building at 907 S. Friendswood Drive, directly across from City Hall. The two-story structure has 3,600 SF available on the first floor and, for executive suite tenants, 2,842 SF on the second floor.
- **Seabrook** Center at 2100 NASA Parkway, a 24,700 SF, two-story property – for office /

retail tenants.

BASF Corp. will sell its Clear Lake manufacturing facility to **Pasadena**-based Clear Lake Chemicals, a unit of Gulf Bayport Chemicals LP. Products manufactured at this plant are sold to the coatings, construction, agricultural and personal care markets.

Did you know that, according to *Forbes*, the Houston-Sugar Land-Baytown metropolitan area ranks No. 4 on *America's 40 'recession proof' retirement cities* list? This new list covers factors such as the average income for seniors, job-growth predictions through 2014, cost of living, median monthly housing cost and home prices. (reported by *Houston Business Journal*, October 20, 2009)

### **Transactions**

- 28,500 SF Clyde Union, Inc., one of the world's leading pump solution providers, has leased industrial/warehouse space at 9601 New Decade Drive in **Pasadena**.
- 25,300 SF Goodman Distribution leased space at Ellington Trade Center on SH 3 in **Houston**, across from **Ellington Airport** and the Houston Chronicle leased 15,300 SF. Three buildings totaling 513,000 SF are complete; next phase is 320,000 SF in two buildings. *BAHEP member NAI Houston - Jon Michael, John Ferruzzo & Griff Bandy represented the building owner, Koll Development.*
- 20,042 SF UTMB renewed its lease for its administrative offices at the Clear Lake Center in Webster. *BAHEP member United Equities – Buster Freedman and Doug Freedman represented the building owner.*
- 16,650 SF Beatty Street Properties leased office/warehouse space in Port Plaza, 8211 **La Porte** Freeway.
- 15,000 SF UTMB leased space for ear nose and throat, oral surgery and occupational and physical therapy services at 1600 **League City** Parkway – Brittany Plaza Center.
- 5,154 SF Clear Lake ER leased space at 2409 Falcon Pass for a 24-hour emergency clinic (**Houston**).
- 2,478 SF Health and Medical LLC leased at 1110 NASA Parkway. *BAHEP member PM Realty Group – Courtney Knightstep completed the transaction.*
- 2,400 SF The Houston Fertility Clinic signed a seven-year lease at 251 Medical Center Blvd. in **Webster**.
- 2,000 SF ILC Dover leased space in **Nassau Bay** at 2045 Space Park Drive; there are plans to expand further by 750 SF. They make soft goods to support NASA space missions -- example, fabrics for space suits and other inflatable goods. They also compete for jobs in other industries besides the aerospace sector.
- 1,867 SF Stewart Title/Shawn Black & Associates LLP leased space at Texas Citizens Bank in the Clear Lake Shopping Center at 14020 SH 3 (**Houston**). *BAHEP member Colliers International - Marshall Clinkscales & Bruce Wallace represented the landlord.*
- 1,183 SF was leased to an Allstate insurance agent at 6021 Fairmont Parkway in **Pasadena**. *BAHEP member Wile Interests represented the building owner.*
- 1,176 SF Kham Hong leased at Fairmont Parkway and Center Street in **Pasadena**.
- 933 SF Renal Physicians of South Texas leased space at 711 W. Bay Area Blvd. in **Webster**. *BAHEP members PM Realty Group and Alliance Commercial Investments - Erik Haugen and Pete Zamora, respectively, completed the transaction.*
- 766 SF Dorothy Frost Tax Service leased space at 1100 NASA Parkway. *BAHEP member PM Realty Group – Courtney Knightstep completed the transaction.*
- Building purchased – 7,236 SF 1002 Meyer Road in **Seabrook**. *BAHEP member Alliance Commercial Investments Inc – Allen Cruthirds represented the seller.*
- Building purchased -- 25,979 SF industrial building was purchased at 2200 SH 225 in **Pasadena**.
- Building purchased -- 22,783 SF building at 3828 Hughes Court in **Dickinson**.
- Building purchased – 13,315 SF Seagate Village Shopping Center at 3659 NASA Parkway in **Seabrook**.
- Building purchased – 58,204 SF One Harbour Square office building at 3027 Marina Bay Drive in **League City**.
- Building purchased – 5,000 SF at 903 Bay Star (**Houston**) to Custom Advance

Connections. The company had purchased the 'twin' 5,000 SF building in February of this year. BAHEP member Alliance Commercial Investments – Stephen Whynot represented the buyer.

- Land purchased – 4.92 acres at Clear Lake Crossing on FM 2351 in **Houston**. BAHEP member Wile Interests completed the transaction for the owner.

**Are you looking for real estate in Bay Area Houston? Please check out this page for the latest reports .....<http://www.bayareahouston.com/Home/RealEstate3/>**

**Awards ...** Announced this week in *The IEDC: Economic Development Journal*, the City of **Webster** received the International Economic Development Council's 2009 Excellence in Economic Development Award for Sustainable and Green Development for its Green Commercial Building Tax Abatement Program. Congratulations! [Webster Goes Green - IEDC Economic Development Journal article](#)

#### **Now Open!**

**Dickinson** - UTMB has opened [Dickinson Family Health Clinic](#) at 3828 Hughes Court.

**League City** - [University Dermatology](#) at Bay Colony has moved to 2785 Gulf Freeway. This is a consolidation of clinics formerly in Dickinson, League City and Texas City.

**Webster** - [Clear Lake Dental Care](#) at 202 Medical Center Blvd; [Surgical Specialists of Clear Lake](#) leased space at Clear Lake Tower at 450 Medical Center Blvd.

#### **Coming Soon!**

**League City** - [South Shore Surgicenter](#), 9,000 SF, at 2622 Marina Bay Drive; [Gulf Coast Heart Clinic](#) and [UTMB Transplant Center](#) at 2785 Gulf Freeway in Bay Colony; [Texas Orthopedic and Therapy Institute](#) at 501 Gulf Freeway; [Baby Love Ultrasound](#) at 1100 Gulf Freeway

**NEED FREE ENGINEERING ASSISTANCE FOR ONE OF YOUR PRODUCTS OR SERVICES??** Space Alliance Technology Outreach Program (SATOP) has recently completed assistance to a local company that wanted a design evaluation of their line of stethoscopes. The SATOP engineer gave a positive assessment of the products and provided a recommendation in one area for possible improvement. SATOP has an available team of engineers and scientists from the NASA Johnson Space Center and more than 20 aerospace companies and colleges which utilize their aerospace expertise to solve technical / engineering challenges for small businesses. Since 1999, SATOP has assisted over 600 Texas companies. To learn more about this free program and view some of SATOP's success stories or submit a request for technical assistance, visit [www.SpaceTechSolutions.com/bahep](http://www.SpaceTechSolutions.com/bahep).

*NOTE: Please feel free to pass this e-newsletter along to others who would enjoy it, and, whenever possible, remember to credit Bay Area Houston Economic Partnership for this information.*

## **Retail / Hospitality Development**

**Kemah** has expanded its entertainment district to include Bradford Street in an effort to encourage new business to this part of the city. Vacant lots are available for new opportunities, thanks to Hurricane Ike. Businesses inside the entertainment district are not required to provide on-site parking; instead, it can buy or build a parking lot in another area.

**Friendswood** voters have lifted the ban on alcohol sales at restaurants and grocery stores in the city's downtown area. This is a corridor along FM 518 between FM 528 and FM 2351.

The building at 1425 NASA Parkway in **Houston** (formerly a Denny's restaurant) is under contract for sale to a barbeque restaurant.

A focus group and consultant are looking at the possibility of attracting a hotel and conference

center that would bring more business to **Pasadena's** convention center, rodeo arena, fairgrounds and various pavilions. Discussions are on-going. Targeted land is on Fairmont Parkway near Red Bluff Road.

First in the Houston MSA! Pandora has opened its first concept store at **Baybrook Mall**. There are plans to open the next store in the Galleria. If you don't know ... Pandora is a global brand of jewelry sold in 18 countries and is on the wish list of most women!

Star Seafood will be opening a new wholesale/retail seafood market in **Dickinson** at the corner of FM 517 and Grand Boulevard. The facility will be approximately 2,389 SF with a construction value of approximately \$250,800.

#### Coming Soon

*League City - Sterling Bank at 1720 W. FM 646; Five Guys Burgers and Fries and Marble Slab Creamery leased space at Victory Lakes Town Center; The Naked Cupcake & Coffee Café at 1001 S. FM 270; Bada Bing Pizzeria in Bay Colony Town Center; Pomodoro's Pizza & Gelato at 210 SH 3; Joall Produce and Natural Juices at 1416 E. Main; Mini Cooper of Clear Lake at 300 Gulf Freeway  
Clear Lake Shores - Opus Bistro opening soon at 1002 Aspen St. offering continental cuisine and waterfront dining.*

*Friendswood - Texas Tea Room and Café opening in January at 709 W. Parkwood Ave.; Johnny D. Café leased 4,000 SF at 301 W. Parkwood. Pete Zamora - Alliance Commercial Investments represented the tenant.*

*Houston - Wings N More at 1503 W. Bay Area Blvd.*

#### Now Open!

*Kemah - Madeline's, a new wine bistro is now open on Bradford St.*

*Seabrook - Maribelle's new location at 3136 NASA Parkway; Bay Area Houston Convention and Visitors Bureau at 913 Meyer Road & SH 146*

*League City - The Milk Pail (tearoom and bistro) at 1013 E. Main St.*

*Friendswood - Parkwood Animal Hospital at 1301 W. Parkwood Avenue*

*La Porte - Shop Therapy at 314 W. Main*

*Pasadena - BBQ Chop at 4010 Fairmont Pkwy.*

*Webster - Holiday Inn & Kem's Restaurant and Lounge at 302 W. Bay Area Blvd.--full service & saltwater pool; Reflexology and Massage has leased 1,324 square feet at Bay Area Plaza, 129 Bay Area Boulevard.*

## **Residential Development**

- The forty-four remaining units at the 30-story Endeavour high-rise condominiums on Clear Lake in **Pasadena** have been sold to Wonmore Ltd. The units that were purchased range in size from 1,278 SF to the 7,500 SF penthouse. The new owner plans to repair remaining damage from Hurricane Ike and will also upgrade common areas, docks and the marina.
- New builders announced for Tuscan Lakes in **League City**: KB Home, D.R. Horton Homes and CastleRock Communities join established builders Newmark Homes, Meritage Homes, Wilshire Homes, Coventry Homes, and custom builders Harbour Classic Builders and Masterpiece Custom Homes.
- Construction has begun on the marina at Edgewater, **Webster's** new residential community on NASA Parkway at the NASA Bypass. It will accommodate powerboats as large as 50 feet and will provide access to Clear Creek, which, in turn, accesses Clear Lake, Galveston Bay and the Gulf of Mexico. Amenities planned for the marina facility include a restaurant, park, pavilion and shoreline promenade. The marina will be open to the public. Home construction

at Edgewater is underway -- 400 homes plus an additional 130 on an island – custom homes from the \$350's, models from the \$270's and patio homes from the \$200's. A 35-acre preserve along Clear Creek will be part of the landscape.

## Infrastructure News and Everything Else!

Who says a dollar won't get you anywhere? Starting in January, **Harris County** Transit is launching new bus routes that will add over 70 route miles to its current service area. The new service will circulate through **Pasadena, South Houston, La Porte, Shore Acres, Seabrook, and Clear Lake / Bay Area**. At this time, main routes planned are east and west along Fairmont Parkway and Spencer Highway from Pasadena to La Porte. The route will loop into north Pasadena and into South Houston. On the eastern end, it will loop through La Porte where there will be connections for a shuttle service to **Baytown and Crosby**.

Another bus route will run from **La Porte**, down Hwy. 146, into **Shore Acres, Seabrook**, then west on NASA Parkway to Space Center Blvd., on to Bay Area Blvd., then back to Hwy. 146 returning to La Porte. The project is made possible with a grant from the Houston-Galveston Area Council. Fares will be \$1 with one-half price for seniors and the disabled; students ride free. Schedules are still being worked out. Information is available at [www.harriscountyttransit.com](http://www.harriscountyttransit.com)

### **City News .....**

- The Town Plaza in **La Porte**, bordered by Main and Broadway, will be finished by the end of December. There are several properties abutting the plaza that are available for retail, office and mixed use.
- Round two of the Hurricane Ike CDBG funds was approved by the Houston-Galveston Area Council (H-GAC) and has been forwarded to the State for approval. The proposed non-housing allocation for the City of **Dickinson** is approximately \$18.9 million. Once approved, these funds will be utilized to repair and/or replace water, sewer, drainage, and street infrastructure that failed to function during Hurricane Ike.
- **Clear Lake Shores** town center project is still in the works. The project includes property along FM 2094 near Clear Lake Road. City Council has approved a Town Center Conceptual Plan. This development will revitalize the entrance to the city.
- Since acquiring a Spanish-style estate on 10 acres of waterfront property adjacent to Pine Gully Park, the City of **Seabrook** has hired a consultant to develop a master plan for the Pine Gully Park & Carothers Coastal Garden. Said to have incredible assets, including a natural beach, this could become a destination venue for weddings and nature lovers.
- City of **Kemah** has approved an agreement with Galveston County for a new 57-acre park to be built on a dredge spoils disposal site near Kemah Oaks on the west side of SH 146. There's many ways the park might be used -- a place for birding, wildlife and plant life observation, butterfly gardens, community gardens or hike and bike trails. Other possibilities are soccer and baseball fields.
- **La Porte's** Sylvan Beach renourishment project is nearing completion. By the end of December, 2000' linear feet of beach will be ready for your swimming and toe-dipping pleasure.
- City of **Pasadena** has a new dog park at 5174 Burke Road. It's open daily until dusk and features two sections – one for large dogs and the other for those less than 25 pounds -- to promote civility among our canine companions.
- City of **Seabrook** has approved a contract with **Harris County** for the construction of a new

library. Construction bids are expected to be considered by Harris County in December. Total estimated cost of the project is \$4.96 million.

- City of **Pasadena** is working on final approval for fire station no. 5 on Spencer Highway, replacing the current Station 5 on Pansy Street.
- City of **La Porte** is working with consultants on the possibility of building a new convention / community center. Popular opinion is that the new facility should be located on Galveston Bay. It could be new construction or, possibly, renovation and expansion of the Harris County-owned Sylvan Beach Pavilion, now vacant due to damage from Hurricane Ike.
- Check out City of **Seabrook** EDC's new website at [www.seabrookedc.com](http://www.seabrookedc.com). Under the 'About SEDC' tab, you'll find information on these projects: Seabrook Waterfront Development Plan, Cruise Terminal Road Project, The Point Project, Habitat Island, Bay Area Waterborne Transportation Study and State Highway 146 Updates.

#### **Education news .....**

- **University of Houston-Clear Lake** has introduced a new Bachelor of Applied Science in Interdisciplinary Studies. This is in response to upcoming federal requirements for early childhood education professionals. This non-certification degree program is designed for Head Start, preschool and child care teachers and directors who already hold an associate degree in child development or have previous college credits in the field. Also, UHCL recently signed two reverse articulation agreements -- one with Alvin Community College and another with Brazosport College.
- **San Jacinto College** and West Gulf Maritime Association have been awarded a \$441,978 educational training grant from the Texas Workforce Commission. This will enable these organizations to work together to provide technical training necessary to add 300 skilled workers to our local maritime industry, besides upgrading the skills of 325 existing maritime employees. Areas of training include industrial truck operators, clerks / checkers, supervisory personnel, container handlers, longshoremen, yard tractors and crane operators.
- **College of the Mainland** in Texas City has signed an articulation agreement with **Texas Chiropractic College** in Pasadena. Students pursuing a doctor of chiropractic degree (DC) can transfer college credits in science and core curricula to the chiropractic college, the fourth oldest chiropractic college in the U.S.

#### **Road News .....**

##### **--- Pasadena**

- Finished in 60 days instead of the 180-days allowed by the contract, Fairmont Parkway's widening project is complete from Pansy Street to Preston Road with three lanes in each direction. Turning lanes were improved and open ditches were replaced with medians. Landscaping is still to come.
- Final approval has been given for the construction of a large 70-acre flood-control detention pond near the intersection of Beltway 8 and Genoa-Red Bluff Road on a 122-acre land tract. To avoid building small ponds on individual parcels of land, developers in the area will pay a portion of the construction cost. On schedule for the first quarter of 2010, Genoa-Red Bluff Road will be widened from two lanes to four lanes between Beltway 8 to just east of Space Center Boulevard. The city is relocating and adding 36" water lines for this project.

##### **---Friendswood**

- The new extension of El Dorado Boulevard is now open. The new roadway, which was a **Harris County** project, now extends Friendswood Link Road from Blackhawk Boulevard to IH 45.

##### **---Big Stuff**

Latest update for segment B, a 30-mile section of the Grand Parkway, shows 2016 as the year we might expect the new roadway in this area. Public hearings for the 6-7 mile **League City** section should begin next spring. Ultimately, segment B will connect SH 288 in Pearland to Interstate 45; planners are studying various routes the parkway might take but it looks like it will line up with FM 646 in League City's west side. More info is available on [www.grandpky.com](http://www.grandpky.com).

How "tweet" it is! BAHEP is now part of the Twitter network providing its members and followers yet another way to keep up with its activities. Check out BAHEP's tweets at <https://twitter.com/BAHEP>.

Economic development doesn't just happen by itself! If you would like to know more about how you can support our economic development initiatives and have the opportunity to work with the region's business leaders, please contact our Membership Services Representative, Harriet Lukee, at 281.486.5535 or [Harriet@bayareahouston.com](mailto:Harriet@bayareahouston.com).

[Clear Lake Shores](#) • [Dickinson](#) • [El Lago](#) • [Friendswood](#) • [Houston](#) • [Kemah](#) • [La Porte](#)  
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