



A publication of Bay Area Houston Economic Partnership  
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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, and information technology and communications. BAHEP partners with 270 member companies, 13 cities and Galveston and Harris counties, in southeast Texas, to foster economic vitality through regional collaboration.

## Commercial / Office / Industrial Development

A new office building has been announced for 700 E. Medical Center Boulevard in **Webster** (between Sarah Deel Drive and El Camino Real). It will be built to Gold LEED standards with an extensive green roof. Up to 30,000 SF will be available.

Peterson Plantation Plaza, a new 10,000 SF commercial development at 1410 Winding Way in **Friendswood**, is underway with anticipated completion by September. Riley-Sherman Shipping Agency, an oceanic transportation logistics company, will headquarter there. A second building is planned – a build-to-suit for lease. • Cowards Creek Office Park is underway at 1102 S. **Friendswood** Drive. Total building size is 6,000 SF. Parkwood Vision Center will take 2,002 SF. • Roberts Office Park, a building recently remodeled at 306 S. **Friendswood** Drive, is ready for tenants. Build-out is 12,000 SF and divided into four 3,000 SF upper and lower level units.

The second phase of the Armed Forces Reserve Complex will begin this month at **Ellington Field**. The \$48.4 million project consists of 10 buildings for the Army Reserve, Navy, Marine Corps Reserve and National Guard support and training missions. Completion is expected for November 2010.

Phase one of the 45-acre business park on Beltway 8 in **Pasadena** will be shovel-ready pretty quick. Planned is a 2-story, 60,000 SF building. Four 15,000 SF floor plates will be constructed in an offset-wing design. Location is south of Greenshadow Drive.

There's also a new business park in the design phase on Genoa-Red Bluff Road, just east of Beltway 8 in **Pasadena**. Work should start this summer on the 29-acre tract. The site is about 4 miles from I-45 and 6 miles from SH 225.

GulfPort Industrial Park is planned on 288 acres on SH 225 in **Pasadena**. Parcel one is 95 to 188 acres and parcel two is 100 acres. Utilities are in place; rail is available to both parcels. Deep water frontage is 2,226 feet along the Houston Ship Channel; maintained draft depth is approximately 42 feet. The land is available for build-to-suits, design build and land sales.

Construction is complete at the 226,000 SF Bayport Logistics Center in **Seabrook** on SH 146 between Port Rd. and Red Bluff Rd. Gulf Winds International, Inc. is filling it up.

**Port of Houston** Authority commissioners may award a contract for the **Bayport** Terminal Administration Building, a \$10.6 million project. The two-story, 30,000 SF building will be LEED-certified. They also may award a contract for the **Bayport** Terminal Maintenance and Repair Building Phase 1 for \$19.3 million. This project would include a 65,500 SF building.

Plans are still on for the apartments at the River Bend development. Something new has been added ... 52 townhomes overlooking the marina and lighthouse. First phase will be 200 of the 350 planned apartments and some of the townhomes. A resolution was approved by **League City** for a northbound park and ride site at River Bend. An application for federal funding has been submitted for this project.

Under construction on Beltway 8 and Crenshaw in **Pasadena** are nine professional office buildings. Fourteen units will be available ranging from 1,479 SF to 3,909 SF. Several have been sold with the buyers anticipated occupancy this October. Building shells should be complete by August 2009.

Did you know that a survey of National Institutes of Health grant funding for medical school departments in 2008 showed that the **University of Texas Medical Branch in Galveston** ranked seven UTMB departments in the top 20 in their respective fields?  
And ... it placed UTMB's microbiology and immunology departments second in the nation!

#### **Transactions .....**

- 300,000 SF Ozburn Hessey Logistics leased space at 4331 Underwood in the **Bayport North** Distribution Center.
- 150,000 SF Space has been leased by a logistics company at 4331 Underwood in the **Bayport North** Distribution Center.
- 20,728 SF GEM Mobile Treatment Services leased at 1434 Sens Road in **La Porte**. *BAHEP member GSL Welcome Group – Ryan Wasaff represented the landlord.*
- Bay Enterprises Company has purchased the former Megahaus building in **Dickinson**, 13,230 SF, at 2201 FM 517 East. *BAHEP member NAI Houston – Trey Martin represented the buyer.*
- Gilkes, a British-owned company that builds and repairs fluid pumps and turbine systems for the marine industry, recently expanded its **League City** location by constructing a 12,000 SF facility in the Wycoff Business Park on FM 1266. The total new investment is \$480,000. League City economic development officials and SATOP, the Space Alliance Technology Outreach Program, administered by BAHEP, have worked with the company since 2004 to bring the project to fruition.

- 12,000 SF Memorial Hermann Imaging Center has leased at the H-E-B Clear Lake retail center at 1000 Bay Area Blvd. (**Houston**)
- 10,983 SF Orion Marine Group, Inc. leased space at 12000 Aerospace (**Ellington Airport**) for its corporate office. *BAHEP members Colliers International – Coy Davidson and NAI Houston - Dan Boyles handled the negotiations.*
- 6,000 SF Sitex Environmental leased space at 509 N. 8<sup>th</sup> Street in **La Porte**.
- J&S Lighting is building a 6,000 SF showroom and office/storage area at 11516 Spencer Highway in **La Porte**.
- 4,386 SF Houston Pulmonary Medicine Associates leased at the Memorial Hermann Southeast Professional Building at 11920 Astoria Blvd. (**Houston**)
- 3,976 SF Houston Learning Academy renewed its lease at 17926 SH 3 in **Webster**.
- 3,151 SF Petrocom LLC leased space at 711 W. Bay Area Blvd. in **Houston**. *BAHEP members NAI Houston – Dan Boyles & Josh Cheatham and PM Realty's Erik Haugen negotiated the deal.*
- 1,875 SF Scottrade leased at West Bay Area Boulevard at Live Oak in **Webster**.
- 1,721 SF Ethyl Corporation leased at 6021 Fairmont Parkway in **Pasadena**.
- 1,500 SF CobbFendley, a civil engineering and surveying firm, has opened an office in **League City** at 3027 Marina Bay Drive.
- 1,495 SF Gilmore One leased at 100 Cyberonics Blvd. (**Houston**) *BAHEP member Griffin Partners – Jason Long represented the tenant.*
- 1,080 SF 5 to 50 Networks, an IT consultant group and BAHEP member, leased at 17300 Saturn in **Houston**. *BAHEP member Alliance Commercial Investments – Allen Cruthirds represented the tenant.*
- Engineering company HDR / Claunch & Miller has opened a satellite office at FM 517 East and Fatta Drive in **Dickinson**.

***Hello to some good buys!***

- Two land parcels have sold in **Bayport North** Industrial Park, phase two, in La Porte on Fair Drive – a 5.52-acre tract and a 5-acre tract. *BAHEP member NAI Houston - John Clark represented the buyer on the 5 acres.*
- Sens Road Business Center, 47,700 SF office/warehouse at 1426 Sens in **La Porte**, was recently sold to a new owner. Property was built in 2004.

**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/>**

- Contiguous Office Space – 5,000+ SF
- Industrial and Flex Space – 5,000+ SF
- 10+ Acre Tracts for Sale

- Vacant Free-standing Buildings - 5,000+ SF
- Vacant Space, 10,000+ SF, not Free-standing
- Land to lease / Build-to-Suit / Design Build

*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.*

**NEED FREE ENGINEERING ASSISTANCE FOR ONE OF YOUR PRODUCTS OR SERVICES??**

Space Alliance Technology Outreach Program (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).

**Now open**

**Friendswood** - UTMB Neurology and Pain Management at 807 S. Friendswood Dr.

## Retail / Hospitality Development

The Fitness Center at **League City's** South Shore Harbour is renovating and expanding. New services and amenities include a full-service day spa, a multi-level cardio room, and new yoga and Pilates studios.

Baker St. Pub & Grill has signed to lease 6,500 SF at **Nassau Bay** Town Square.

No Barefootin' Here! The Atlanta-based Flip Flop Shop will open in **Baybrook** Mall this month. The retailer sells only flip flops and sandals priced from \$20 to \$120.

Foodtown hopes to open this July in the Randall's grocery store space on El Dorado at SH 3.

*Looks like we're expecting company!*

- **Nassau Bay's** new 180-room Marriott Courtyard should break ground by mid-summer. Also planned is an adjoining conference center. A working design for a 27,000 SF conference center has been approved by Norris Conference Centers -- a single-story building with a glass entry, meeting rooms and ballroom. The conference center will be adjacent to the new Marriott Courtyard hotel and the Nassau Bay City Hall.
- The new Comfort Suites, an 86-room hotel at SH 146 and Red Bluff Road in **Seabrook** is now open. Under construction at NASA Parkway and 5<sup>th</sup> Street is the new 88-room Springhill Marriott; completion is expected first quarter 2010. All other hotels have reopened.
- In **Webster**, Staybridge Suites Houston-Clear Lake is open -- 112-room extended-stay hotel at 501 Texas Avenue, an \$11.5 million investment. Currently under construction is the Hilton Garden Inn on Texas Avenue and Marriott Springhill Suites on Kobayashi Blvd., Holiday Inn on Bay Area Blvd., and Holiday Inn Express on Rogers Court.
- Super 8 Motel is proposed at 702 SH 146 South in **La Porte**. Under construction is the Quality Inn and Suites at 11003 Fairmont Parkway at Driftwood. Just completed is Sleep

Inn at 1332 South 8<sup>th</sup> and Candlewood Suites on 13th.

- Hampton Inn and Candlewood Suites are under construction at Victory Lakes in **League City**. La Quinta has proposed an \$8 million upscale hotel for this Gulf Freeway corridor.
- In **Kemah**, a five-story, full service Holiday Inn is under construction on 8<sup>th</sup> and Harris streets. Super 8 just broke ground at 1413 SH 146.

**Celebrations!** Space Center Houston, the official visitors center for NASA's Johnson Space Center, will celebrate the 40<sup>th</sup> anniversary of the Apollo moon landing on July 20. • Another milestone – Armand Bayou Nature Center will celebrate its 35<sup>th</sup> anniversary this year. The nature center is one of the largest urban wildlife preserves in the country.

**Clear Lake Shores** hosts a Farmers Market on the 1<sup>st</sup> and 3<sup>rd</sup> Saturdays of the month, 8 a.m. - 12 noon, at 1020 Marina Bay Drive. Lots of fresh produce, seafood, flowers and eggs plus local honey and baked treats.

Who doesn't like a free concert? **Friendswood's** 'Concerts in the Park' schedule is available here: <http://www.ci.friendswood.tx.us/COF/parksrec/Concerts/Default.htm>

**Galveston's** Moody Gardens has reopened its Rainforest Pyramid after sustaining damage from Ike. The pyramid features freshwater ponds, waterfalls, more than 2,000 species of plants, and lots of colorful birds and fish .... and more!

Broken Records! A smashing-good time was had by all at Space Center **Houston** during the nine days of this year's spring break. The attraction had the best attendance over the last 10 years!

Still in search of a restaurant operator for the corner of SH 146 and Main Street in **La Porte** – the city has turned to a restaurant consulting firm to fill the spot that's in one of the region's busiest areas! The city owns the building and it plans to renovate the 5,000 SF space for the chosen full-service restaurant.

Texas Strike Zone, an indoor batting cage, has leased 15,500 SF on Fairmont Parkway near Beltway 8 in **Pasadena** -- same center as Incredible Pizza, 24 Hour Fitness, Magnolia Bakery & Café, Pei Wei, Sears Appliance, and Regency Beauty Institute.

#### ***Coming Soon***

**Webster** - MichiRu Sushi & Asian Restaurant at 2091 Gulf Freeway.

**League City** - Logan's Roadhouse Restaurant at 3160 Gulf Freeway - anticipated opening end of August; WINGSTOP at 3010 Gulf Freeway; Berryhill Baja Grill at Lighthouse Plaza; Buffalo Wings and Rings - location not yet announced.

**Dickinson** - Galveston Government Employees Credit Union will build a new facility near the intersection of SH 3 and FM 517 East. Backe's Bullpen is planned for 2709 Dickinson Avenue; Premier Martial Arts at FM 517 and I-45; La Frontera (Mexican food) at SH 3 and Deats Rd.

**Houston** - new McDonald's prototype going up at Baybrook Village; Koman Furniture leased a pad site at Baybrook Mall.

#### ***Now Open!***

**Webster** - Grind House Skatepark, a 15,000 SF indoor skatepark, pro shop, party rooms and classes at 20810 Gulf Freeway. Floyd's Cajun Seafood at the Clear Lake Center is now Floyd's Cajun Seafood and Texas Steakhouse; Sprinkles, a yogurt lounge, opened at the Point NASA center, next to Star Cinema Grill.

**Houston** - Pablo's Pub has replaced Taco Milagro at Baybrook Passage.

**La Porte** - Lil' Jack's Indoor Party Center at 1010 S. Broadway at Fairmont Parkway.

**Seabrook** - Seafood markets have reopened.

**League City** - Lila's Mexican Restaurant at 2500 Marina Bay Dr.; Coffee Bistro at 109 Meadow Parkway; New York Pizzeria and Chick-fil-A at League City Town Center; Pizzeria Victory Lakes at 1660 W. FM 646; Big O's Golf (apparel, custom club fitting, repair) at FM 518 and SH 3; Sports Authority and Hobby Lobby at Victory Lakes Town Center; Teachers Plus at League City Plaza - FM 518 and I-45; Pomodoro's Cucina Italiana at 2700 Marina Bay Drive.

**Kemah** - The Flying Dutchman Restaurant & Oyster Bar has reopened!

## Residential Development

- Plans have changed a bit for The Peninsula Clear Lake along Davis Road in **League City**. Smaller homes in the range of \$700,000 to \$1.5 million will be built instead of the pricier \$1.9 and \$3 million homes currently under construction.
- Summerbrooke Apartments, in an ETJ area between **League City, Clear Lake Shores and Kemah**, will include 376 units on 28.57 acres at 1225 Lawrence Road.
- Latest plans for the Lakes at Fairmont Greens show the subdivision will have 511 executive style homes. The lots bordering **La Porte's** Bay Forest Golf Course will have an unobstructed view of the playing greens. By the way, the golf course has been acclaimed as one of the top 20 municipal golf courses in the state. Several parks and hike and bike trails will be featured along the lakes and will culminate at Taylor Bayou, which will be improved as a public amenity. The community will be buffered along SH 146 by a masonry sound wall. The developer/owner is looking for a home builder.

## Infrastructure News and Everything Else!

City of **Pasadena** has approved two new fire stations, each one about \$1.8 million. Work has begun at Southmore Avenue at Red Bluff Road – expected completion is nine months; the other is planned for Fresa Road at Queens.

The grand opening for **Dickinson's** new city hall / library complex is Tuesday, June 30<sup>th</sup>, 4 p.m. City hall is approximately 22,750 SF and the library, 12,300 SF. Location is FM 517 east and SH 3.

Architectural plans for City of **Seabrook's** new \$6 - \$7 million library are 75% complete. Bids should go out this summer; construction should begin this fall. Part of the structure will be LEED-certified.

League City is searching for a consultant to develop a master plan for 137 miles of interconnected hike-and-bike trails throughout the city. Amenities might include benches, exercise equipment, and bird-watching stations. The city would like construction of the first phase to begin as soon as possible.

Geographical boundaries of Friendswood's Downtown District have expanded to include the area along Friendswood Drive from Castlewood to Cowards Creek. Businesses and developers in the area near Cowards Creek have an opportunity to opt-in to Downtown District incentives as long as they are for profit and incorporate façade and/or sidewalk improvements according to the zoning guidelines into the development.

**League City's** Economic Development Corporation has a newly redesigned website!

[www.leaguecityedc.com](http://www.leaguecityedc.com)

The \$3 M beach re-nourishment project for **La Porte's** Sylvan Beach will add 2,000 linear feet of shoreline protection besides giving the city back its beach it lost many years ago. Sylvan Beach Park is part of the Harris County parks system.

**La Porte's** hike and bike trail system will be expanded by over 6 miles this year, including a 5.2 mile trail that will connect the central business district of **La Porte** to the **Pasadena** Trail System. This trail segment will begin at Little Cedar Bayou Park, move north to Fairmont Parkway, and then run east along the south side of Fairmont Parkway to the Pasadena Convention Center. Interconnections will be made at Canada Road to the new park complex and at Bay Area Boulevard to Spencer.

The dog park originally planned for Kipper Mease Park on Red Bluff Road in **Pasadena** will instead be located at Bay Area Park, 7500 Bay Area Boulevard, near **Armand Bayou**. A project of **Harris County** Precinct Two Commissioner Sylvia R. Garcia, the dog park will total 5.3 acres with separate sections for large and small dogs. Construction should be completed soon.

**Congratulations** are in order to...

**Friendswood!** *Business Week* magazine has named Friendswood as the Best Affordable Suburb in Texas for 2009. Considerations were a low crime rate, median family income, commutes, education, economy, green living and overall affordability. Competing cities had to be within 25 miles of the most populated city in their state and have a population between 5,000 to 60,000. [http://images.businessweek.com/ss/09/02/0219\\_affordable\\_suburbs/44.htm](http://images.businessweek.com/ss/09/02/0219_affordable_suburbs/44.htm)

**League City!** For the second time in a row, the League City Economic Development Corporation received an Economic Excellence Award from the Texas Economic Development Corporation. The award recognizes agencies that meet a certain level of performance and professionalism. The city is one of only two organizations in the Houston metro area to receive the excellence award and the only one in the Bay Area Houston region.

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

- The robotics team from Dickinson High School recently attended the national robotics competition in Atlanta and snagged an impressive 36<sup>th</sup> place out of 400 participating national and international teams. This is the team's first time to enter the competition!
- New school buildings –
  - **La Porte ISD's** new Agriculture Science & Operations Center is planned for 2015 Sens Rd.
  - Bayshore Elementary, an \$18.8 million project, will be built on 20 acres -- McCabe Rd at SH 146 in **La Porte**.
  - **Dickinson ISD** plans a new administration building at the former Barber Middle School location, corner of FM 517 East and Timber Drive.
- The Aerospace and Biotechnology Academy at **San Jacinto College** has been awarded a \$230,984 Texas Workforce Commission grant. It will provide educational opportunities to college and high school students wanting to pursue technology and engineering-related career fields.

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

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

- Bids will go out in late June for an additional lane on Fairmont Parkway between Pansy Street and Preston Avenue.
- Crenshaw Road extension from Beltway 8 to Space Center Boulevard should be complete by the end of the year, hopefully sooner!

##### **---Webster**

- Roadway work is complete on NASA Parkway -- the road now goes under I-45 instead of over it. The NASA bypass is open and one of the direct connectors is open, too – if you're

southbound on I-45 and going east on the NASA bypass, that direct connector is open. Construction is still underway on the northbound connector.

**---La Porte**

- The city of La Porte is partnering with **Harris County** to widen Sens Road to four lanes from Spencer to SH 225.
- Fairmont Parkway is being expanded to a 6-lane roadway between SH 146 and 16<sup>th</sup> Street, with construction expected to begin this year. This **Harris County** bond project will go a long way towards relieving congestion along this heavily utilized section of Fairmont Parkway.

**---League City**

- City and county officials have pledged support for the FM 518 bypass; construction could start as early as 2010. The \$17.2 million road would connect FM 270 to FM 2094, bypassing the five-points intersection of FM 518, FM 270 and FM 2094. Work is underway on the engineering study.
- According to TxDOT, the completion date for connecting League City Parkway (SH 96) with the new Interstate 45 intersection is mid-May.

**---Galveston County**

- Widening the Gulf Freeway from the Harris County line to just south of FM 518 is planned and funded.

**---Houston**

- According to our sources, Metro still has the park and ride at El Dorado and the Gulf Freeway on their 2010 implementation plan. No action has been taken yet -- stay tuned for further details!

**---Big Stuff**

- TxDOT has announced that three overpasses will be built on SH 146 at Red Bluff, Choate and Wharton Weems. Direct connector ramps to Port Road will also be included in the \$50 million project. This should significantly improve mobility along the SH 146 corridor. The contract will be let July 2009.

Economic development doesn't 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).

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