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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, Galveston County, Harris County and the Port of Houston Authority in southeast Texas to foster economic vitality through regional collaboration.

Commercial / Office / Industrial Development

NA Industries, based in Chattanooga, TN, and a wholly owned subsidiary of Nippon Shokubai Co. LTD, headquartered in Osaka, Japan, will build a new \$100 million plant to produce superabsorbent polymers. The product, also known as SAP, is used in diapers, surgical pads, and wound dressings. Location of the new facility will be next to American Acryl at 4923 Bayport Road (Old Hwy 146) on a 10-acre site in **Pasadena's Industrial District**. It's expected to be in operation by June 2012 and will have a production capacity of 60,000 metric tons per year. Sixty full-time jobs will be created. BAHEP worked this project with the City of Pasadena and representatives of NA Industries.

Air Liquide broke ground for its new hydrogen production facility on Fairmont Parkway in **La Porte** within the **Bayport Industrial District**. The Hydrogen Steam Methane Reformer (SMR) plant incorporates the latest technology of Air Liquide that provides efficient and environmentally responsible hydrogen production. This project will be the first installation of an SMR in the U.S. using this design. The plant will be capable of producing more than 100 million cubic feet per day of pure hydrogen for the company's Gulf Coast Pipeline System, which services industrial customers along the coast from Freeport to Port Arthur, TX. It's expected to be operational in late 2011. Investment value and employee numbers are not known at this time.

Effective Environmental Inc. based in Dallas, has purchased a 30,000 SF property on 5 acres in the **Bayport Industrial District** at 9950 Chemical Road.

Eastin Wells Inc. based in Long Beach, CA, leased 12,000 SF on 1.5 acres at 300 Hwy 146 N in **La Porte**. The company specializes in supplying high quality, chemical-free natural raw honey products to the United States, especially from Taiwan, Indonesia, Vietnam, Argentina, India and Thailand. Most of its customers are honey processors and packers that cater to major food companies in the U.S.

Cates Control Systems, a national distributor of industrial automation products, has purchased

two buildings in **Houston** near Ellington Airport at 14221 and 14251 Gulfstream Park. It's reported the company will relocate its corporate headquarters and build a distribution/service center at the new site.

H&M Mechanical Constructors Inc. purchased two buildings totaling more than 10,000 SF plus 18 acres at Center St. and Red Bluff Rd. in **Pasadena** to accommodate the company's expanding needs and future growth requirements. It provides construction services in the oil and gas, refining, chemical and petrochemical industries. Also offered is engineering and design/build services.

Wrist USA just expanded by 24,000 SF at East Belt Business Park in **Pasadena**; the company now occupies 69,000 SF. It is one of the world's leading ship supply companies offering general ship supply, catering, sea catering, bulk and marine logistics. *BAHEP member CB Richard Ellis – Faron Wiley represented the landlord.*

Houston Physicians Hospital at 333 North Texas Ave. in **Webster** has an expansion underway that will add another operating room and 11 more beds.

The Heart and Vascular Hospital at **Webster's** Clear Lake Regional Medical Center plans to add 72 private rooms on its 4th and 5th floors. This is a \$17 million expansion project with a projected completion date of February 2011. Once complete, the facility will encompass 305,000 SF.

Cole Crossing, a 19,764 SF medical and retail center, is underway at SH 3 and Cole Street in **Webster**. It should be ready for occupancy in late July.

Did you know that spinoffs are products that emerge from **NASA's** space technologies -- many of which we use in our everyday life? The technology transfer program has benefitted global competition and the economy for more than 40 years. In this publication, you'll see that 1,600 stories have been written since 1976. Read all about it .. you'll be surprised! [Spinoff 2009](#)

Transactions

- 210,000 SF Jacobson Companies expanded its office/warehouse at 11503 Hwy. 225, Williamsport Business Park in **La Porte**. Additionally, it renewed an 80,000 SF lease at 11427 SH 225. The company is a leading third party logistics (3PL) provider of warehousing and distribution, contract packaging and manufacturing, transportation, freight management and industrial staffing centers. *BAHEP member CB Richard Ellis – Gray Gilbert and Bill Rudolf represented the tenant.*
- 80,000 SF Hermann Services Southwest expanded its warehouse space at Underwood Business Park in **La Porte**. *BAHEP member Clay Development & Construction – Charlie Christ for the landlord.*
- 19,700 SF UTMB Pediatrics leased at **League City's** Bay Colony Professional Building at the Gulf Freeway and FM 646.
- 15,400 SF Centerpoint Church leased the former Palais Royal location at 231 W. Main in **League City**.
- 14,250 SF Cuff Safety and Environmental Services has subleased space at 11355 SH 225 in **La Porte**.
- 13,500 SF Elite Emergency Care leased space at Victory Lakes Town Center in **League City**.
- 8,005 SF Gamma Waste bought the building at 712 E. **Pasadena** Freeway (SH 225) for its new headquarters. *BAHEP member Jeanette Holt / Holt Properties for the seller.*
- 6,800 SF Mangur Management, a physician billing service, leased space at 205 East Medical Center Blvd. in **Webster**.
- 5,000 SF Airgas leased space at East Belt Business Park in **Pasadena**. It distributes industrial, medical and specialty gases and related equipment, safety supplies and MRO products to industrial and commercial markets. *BAHEP member CB Richard Ellis – Faron Wiley represented the landlord.*
- 4,800 SF Turbo Services International leased space at 602 North 1st St. in **La Porte**. It

serves the marine industry. *BAHEP member Jeanette Holt / Holt Properties for the building owner.*

- 4,000 SF Into Action Recovery leased at 16808 El Camino Real in **Houston**.
- 3,506 SF Cornerstone Mortgage leased space in **Houston** at 1331 Gemini Avenue. *Frank Cole / Twenty Twenty Properties and Marshall Clinkscales & Bruce Wallace / Colliers International represented the building owner and tenant, respectively.*
- 2,703 SF Critical Infrastructure Solutions leased space at 17100 El Camino Real in **Houston**.
- 2,394 SF A chiropractic firm leased space in **Webster** at 711 Bay Area Blvd. *BAHEP member PM Realty Group – Erik Haugen for the landlord.*
- 2,340 SF Gulf Coast Endodontic has leased space at 4949 Fairmont Parkway in **Pasadena**. *BAHEP member Marshall Clinkscales / Colliers International for the building owner.*
- 1,714 SF American Laser Centers leased space at 251 Medical Center Blvd. in **Webster**. *BAHEP member Mark Raines / CBRE for the tenant.*
- 1,679 SF Space City Publishing leased space at 17045 El Camino Real in **Houston**. *BAHEP member PM Realty Group – Courtney Knightstep for the landlord.*
- Building purchased – 9,100 SF retail building at 2941 Spencer Hwy. in **Pasadena**.
- Building purchased - An orthodontic clinic will open at 1561 Live Oak in **Webster**.

Are you looking for *real estate* in Bay Area Houston? Please check out this page for the latest reports [BAHEP Real Estate Page](#)

Coming Soon!

Friendswood - Disiere Office Park (4,854 SF) at 205 E. Edgewood Dr.; Victoria Hopkins, MD, at 1305 W. Parkwood Ave.

Now Open!

Houston - Clear Lake ER at 2409 Falcon Pass (24 hr./ 7 days a week with a pharmacy and in-house laboratory)

League City - First Care at Victory Lakes Town Center; The Specialty Care Center at Victory Lakes, a \$61 M facility, has opened. It's expected to generate \$7 M annually and create 157 jobs.

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, aerospace companies, colleges and universities 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.

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

Something new -- The Green Event Center has opened at 2000 W. Parkwood in **Friendswood** in the Jacob White building. The state-of-the-art facility offers full-service catering and can accommodate up to 250 seated guests for events.

Goodwill leased 19,165 SF at 5952 Fairmont Parkway in **Pasadena**. The company also leased 18,055 SF at Victory Lakes Town Center in **League City**.

Clear Lake Furniture expanded from 12,000 SF to 17,895 SF at 20807 Gulf Freeway in Bayway Village II in **Webster**.

Former 20,304 SF Circuit City at the SE corner of Gulf Freeway and FM 646 – **League City** Towne Center - is sold and off the market. The Arms Room, a 15-lane shooting range and gun store, has purchased the building and hopes to open in July. Training courses for women and safety classes for hunters will also be offered. *BAHEP member Colliers International - Marshall Clinkscales, Greg Cizik and Edward Edson represented the tenant.*

Galveston's Rainforest Pyramid at Moody Gardens has completed phase one of its \$25 million enhancement project. In May 2011 there will be various new tropical plants and exotic birds, mammals, fish, reptiles and a new canopy-level walkway.

Bon Appetite!

- Chuy's is building a new 6,800 SF restaurant near Cinemark **Webster** at 20975 Gulf Freeway. Tex-Mex and an Elvis shrine at every location! The restaurant chain has 18 total locations – 16 in Texas and five in the Houston MSA. Look for an August opening!
- Atchafalaya River Café will be built on the former site of the **Seabrook** United Methodist Church – a 2.58 ac site on SH 146, just north of the Kemah Bridge. Closing on the property is set for July. Plans are to build a 450-seat restaurant specializing in Cajun and Creole cooking.
- Twin Peaks, based in Addison, TX, will open a 7,400 SF restaurant in **Webster** at 20931 Gulf Freeway – formerly Vegas Grill. Look for your favorite foods and cold beer here! They have seven locations in Texas and one each in Oklahoma and New Mexico.
- Little Daddy's Gumbo Bar is planning to open early next year at Victory Lakes Town Center (NE corner of Gulf Freeway and FM 646) in **League City**. The restaurant will be on a pad site – 2,200 SF.
- Tradicao Brazilian Steakhouse will open at 201 W. Bay Area Blvd. in **Webster** – formerly Miyako's. The 7,190 SF restaurant will offer a salad bar, plate after plate of grilled meats and shrimp and an extensive wine list. They also have a location in southwest **Houston**.
- Moreno's Bar-B-Que Restaurant has purchased the former Denny's restaurant, 5,476 SF at 1425 NASA Parkway in **Houston**. The Moreno family also has a Mexican restaurant in **Friendswood**. *BAHEP members Alliance Commercial Investments – Pete Zamora and CB Richard Ellis – Simmi Jaggi and Elizabeth Clampitt closed the deal.*
- Matt's Restaurant & Lounge has opened at 3202 Marina Bay Dr. in **League City**. Lunch and upscale dinner is served daily featuring lamb, steak, seafood, and poultry.
- Dunn Brothers Coffee, a new 1,980 SF coffee shop, plans to open in November at 201 S. **Friendswood** Drive. Look for an outdoor patio, seating areas and a drive-through.
- Osaka Japanese Steakhouse and Sushi will open a 4,515 SF restaurant at **League City's** Victory Lakes Town Center.
- Mackey's Bar and Grill, formerly operating in Galveston, has relocated to 20801 Gulf Freeway, Bayway Village II in **Webster**, serving baby back ribs, fresh flounder, snapper and Bayou Shrimp!
- **Kemah's** Chart House restaurant has reopened as Lighthouse Buffet – 65 items!
- Alpine Brauhaus plans to reopen this week in **Webster** at 1020 NASA Parkway in 2,500 SF at Point NASA.

Associated Credit Union will open their 30,000 SF corporate headquarters at **League City** Pkwy

and Walker Street on July 15th.

Ground has been broken for CHASE Bank's third branch location in **Friendswood** at 255 W. Parkwood Ave. Nine employees will work at the new 4,200 SF building.

A new 3,270 SF retail building will begin construction at SH 3 and 23rd St. in **Dickinson** for Mr. Donut. Available for lease is approximately 2,000 SF.

Dollar Tree is taking over the former NTB spot at SH 3 and Bay Area Blvd. in **Webster** – 10,000 SF.

Family Dollar will be constructing a new 8,320 SF building at SH 3 and Termini in **Dickinson**.

Farmers Market News ...

- Just opened ... **Kemah** Farmers and Open Air Market has opened at SH 146 and FM 2094.
- Already in progress ... **Nassau Bay's** market is every Saturday, 10 AM – 2 PM at 18045 Upper Bay Rd. **Clear Lake Shores'** market is every Saturday, 8 AM – Noon on FM 2094 and Clear Lake Road.
- Working on it The Pelican Market, **Seabrook's** new farmers market, plans to be built later this year at 1325 Meyer Road. **League City** is working on a site for its market.

Coming Soon!

Dickinson - Fresh Tortilla leased space at 1827 FM 517 East

League City - Schlotzky's and Freebirds World Burrito at Victory Lakes Town Center; Wings N More at 220 Gulf Freeway (I-45)

Friendswood - Frank's American Pie at 108 W. Edgewood; AMOCO Federal Credit Union on FM 528 at Winding Way will open in August.

Pasadena - Shell Federal Credit Union on Southmore; South Houston Mixed Martial Arts leased 2,250 SF at 3316 S. Shaver; Chinese buffet is opening at the former Luby's location on Southmore.

Now Open!

League City - Subway at League City Towne Center

Webster - Beyond Image at 587 W. Bay Area Blvd., (apparel and skateboarding shop); Silver Fox Wholesale Flooring at 16910 N. Texas Ave.;

Residential Development

- Want the look of Southern Italy? Cypress Bay, a 60-acre development off FM 2094 in **League City**, will see the first two waterfront homes under construction in July. Harbour Classic Homes plans a two-story, 3,400 SF home and Centurion Builders plans a 5,000 SF, three-level home, complete with a roof-top terrace and pool. Two sections are planned: 60 homes – all waterfront and 30 homes – 16 of which are waterfront. This is a gated community; 40' boats can be accommodated.

Infrastructure News and Everything Else!

BAHEP's Citizens for Space Exploration (CSE) made its 19th Annual Trip to Washington, D.C., from May 17-19, 2010. Representing 26 states, 145 CSE travelers – including 32 "Gen Y" university students met with 355 congressional offices to speak on behalf of America's leadership

in human space exploration. These meetings were in addition to 73 congressional office visits made in March this year. CSE conducts the largest (i.e. most congressional offices contacted, most participants and most states represented) pro-human space exploration grassroots annual trip to Washington, D.C. in the nation.

City News

- **Friendswood** – City council has approved a \$15,000 economic incentive grant to HomeTown Bank for the development of a 7,864 SF building. Located at 600 S. Friendswood Drive in the downtown neighborhood empowerment zone, the grant will reimburse costs related to construction and development of the project including landscaping improvements. Additionally, \$9,284 in development fees, water and wastewater impact fees will be waived. The \$1.6 million bank will occupy 4,779 SF and lease 3,085 SF.

Did you know that the median household income is \$117,000 in **Friendswood**? There are more than 20 banks for the 37,000 residents!

- **League City** – The construction of a new criminal justice facility is being considered. The building would include a police station, jail, emergency operations center and administrative offices. This project could end up as a regional public safety and emergency operations center if the city partners with Galveston County. There are issues to resolve, including funding.

Did you know that **League City** is the corporate headquarters of American Homestar Corporation? Its South Shore Harbour office houses 45 of the company's 620 total employees.

As part of the Hurricane Ike rebuilding effort in Galveston County, the company was selected as one of five contractors to rebuild homes. The modular homes will be built and then transported to home sites for installation by local contractors. There are two

Housing and Urban Development CDBG (Community Development Block Grants) grants totaling \$245 million for repairing and rebuilding housing damaged by Ike.

- **Webster** – The city plans a new 18,000 SF Central Fire Station within the next two years on property adjacent to City Hall – Pennsylvania St. at SH 3.
- **La Porte** – City Council has approved an amendment to its tax abatement package. To qualify for tax abatements, businesses must provide a minimum capital investment of \$3 million and be located within the city limits. Abatements include 10 percent property tax rebates for rail-served facilities, 10 percent for manufacturing facilities and between 10 and 50 percent rebates for retail and commercial office businesses, depending on square footage.

The city has begun its free summer concert series at its new Five Points Plaza – every Friday starting in June.

- **Clear Lake Shores** – The city will rebid the Jarboe Bayou Bridge restoration project. Also, a proposition has been approved that will allow the city to move forward on the new town center – a three to five year project.
- **Seabrook** – The city is designing a gateway to make the area more visible to tourists. One area being considered for a banner is across 10th Street at Todville Road near 'The Point'. Officials plan \$7 million in improvements for that area including raising Waterfront Drive, dropping utilities underground, some decorative lighting and maybe a boardwalk.

Galveston County -- On June 14th, the Port of Galveston and the Port of Houston Authority will hold a public meeting to present information and seek comments about a feasibility study for a container terminal at Pelican Island (reported in the *Galveston Daily News*). Displays of the

proposed project will be available for public viewing, and port representatives and study team members will be on hand to provide information and answer questions. 5:30 PM - 8:30 PM at Galveston Island Convention Center.

Education news

- San Jacinto College and CenterPoint Energy are partnering on a \$407,000 job training grant from the Texas Workforce Commission to train 1,308 workers on the smart grid. They will earn an average wage of \$26/hr. after training.
- College of the Mainland's pharmacy technician program has been accredited by the American Society of Health-System Pharmacists. The college has graduated more than 300 students since the program began in 2001.
- Capital improvement work has begun at all three San Jacinto College campuses. Thanks to a \$295 million bond referendum approved two years ago, the infrastructure phase is underway; phase two will be the construction of new buildings and facilities; phase three is renovations to existing facilities.
- Clear Creek ISD's robotics team and its alliance partners won the regional robotics tournament held in April. More than 65 teams entered the competition in Houston and this was one of 45 regional tournaments held around the world. The tournament, 'For Inspiration and Recognition of Science and Technology' (FIRST) promotes science and technology to young people everywhere.
- UTMB has outlined a plan to meet the growing need for medical professionals. By 2020, student enrollment will increase by 100 percent in both the School of Nursing and the School of Health Professions. The School of Medicine will increase its enrollment by 25 percent. The number of residency slots will also increase. UTMB President David Callender said the university is in the planning stage of state-of-the-art facilities to accommodate an expanding student body. Also, there are plans to recruit additional faculty.
- New programs at San Jacinto College--
 - Diagnostic Medical Sonography. Employment in this field is expected to increase by 18 percent through 2018. Wages in 2008 were approx \$62,000.
 - International Business and Logistics (IBUS). Jobs available to graduates include import specialists, custom brokers, freight forwarders, U.S. customs agents and logistics coordinators ... to name a few. There is high demand for maritime employees!

Road News

---League City

- A public meeting was held today to address questions and concerns about the FM 518 Bypass project – intersection of FM 518, FM 270 and FM 2094. Information about the project and meeting can be found at www.leaguecity.com.

---Webster

- The northbound entry ramp from the NASA Bypass to the Gulf Freeway (I-45) main lanes is open and the exit ramps are open to NASA Parkway/FM 528 on the northbound and southbound sides.

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 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.

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