



A publication of Bay Area Houston Economic Partnership
www.bayareahouston.com

Issue 32 – October 14, 2009

In this Edition...

Commercial/Office/Industrial Development
Retail / Hospitality Development
Residential Development
Infrastructure News and Everything Else!

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

Making its debut in the Houston MSA, Desselle-Maggard Corporation has leased 68,000 SF in **La Porte's** Underwood Business Park, 10051 Porter Road. Specs for its new location include 11,000 SF for office and 20,000 SF for an air-conditioned, crane-served shop; the company makes regulators and control valve equipment, services and remanufactures existing equipment, and does contract manufacturing. It expects to employ 45 people by the end of 2010. Also planned is a training academy for equipment repair, which could lead to future collaborations with area community colleges and/or technical schools. The company's corporate office is in Baton Rouge, LA; it also owns a large facility in Port Arthur, TX. BAHEP and GHP worked this project with Desselle-Maggard Corporation leadership. *BAHEP members NAI – Joel Michael and Clay Development & Construction – Robert Clay and Charlie Christ – represented the tenant and building owner, respectively.*

Did you know that *Forbes' Best States for Business* has ranked Texas as No. 8? Business costs (labor, energy, taxes) are the most important followed by labor supply, regulatory environment, current economic climate, growth prospects and quality of life. Our state was No. 1 in the U.S. for overall economic climate and No. 3 for growth potential.

Transactions

- Deerwood Glen Business Park on SH 225 in **Pasadena**/Deer Park has these design-builds in progress

 - 44,000 SF Saybolt LP – office and lab facility
 - 15,000 SF Abrasive Products & Equipment – sales and service operation for its portable air blast and supplies equipment business
 - 18,000 SF Houston Pilots – office. *BAHEP member Clay Development & Construction Inc. - Robert Clay and Charlie Christ – for the owner/developer, all three transactions.*

- 13,000 SF Mexican Restaurants Inc. leased space at 12000 Aerospace (**Houston**).
- 7,400 SF Wonderwear leased space at 12000 Aerospace. *BAHEP member NAI Houston – Dan Boyles – handled negotiations.*
- 6,100 SF Digestive Health Center and Advanced Weight Control Clinic leased space at Bayside Surgical and Medical Center - Preston Road at Fairmont Parkway in **Pasadena**.

- 4,900 SF TransforME Wellness & Spa leased space in **Webster** at 803 E. NASA Parkway in Challenger Plaza.
- 4,000 SF GIA Insurance leased space at 1102 S. **Friendswood** Drive.
- 3,851 SF A mortgage company signed off on a 60-month lease extension at 711 Bay Area Blvd. in **Webster**. *BAHEP member PM Realty – Erik Haugen – represented the building owner.*
- 3,635 SF Texas Children's Hospital leased additional space at Clear Lake Commons on Clear Lake City Blvd. and SH 3 in **Houston**.
- 2,500 SF Varc Solutions leased space at 820 S. **Friendswood** Dr.
- 2,256 SF UTMB Oral Surgery leased for five years at Brittany Bay Plaza in **League City**.
- 1,686 SF Nathan Cardiology Associates leased space at 3333 Bayshore Blvd. in **Pasadena**.
- 1,367 SF Riveron Law Firm leased space at 699 S. **Friendswood** Drive.
- Building purchased – 25,979 SF at 2200 SH 225 in **Pasadena**.
- Building purchased – 2,700 SF at 1118 FM 518 in **Kemah**.
- Building purchased – 5,100 SF at 290 E. Medical Center Blvd. in **Webster**.
- Land leased – Sustainable Pavement Tech leased 8 acres at 1513 Genoa Red Bluff in **Pasadena**.
- Land purchased – Seawater Inc. purchased 5.8 acres on New West Drive in **Bayport** North Industrial Park.
- Land purchased – 1.9 acres at SH 225 at Sens Road in **La Porte**
- Land purchased – 2.5 acres at 1600 West Main (FM 518) in **League City**. *BAHEP member Colliers International – Coy Davidson – represented the seller.*
- Land purchased – 2.64 acres at **Houston's** Clear Point Crossing for a pediatrician.
- Land purchased – 2 acres at SH 225 and Sens Road in **La Porte**.

Did you know that the Ineos Nova Chemical site in **Seabrook** is the largest styrenics (think Styrofoam) manufacturing plant in the world?

Awards ...

- Clear Lake Regional Medical Center in **Webster** received the 2009 Award of Excellence from the Texas Medical Foundation Health Quality Institute. Only 27 of the 227 Texas hospitals that participated met the criteria to earn the Award of Excellence.
- Memorial Hermann Healthcare System was honored with the 2009 NQF National Quality Healthcare Award for providing high-quality healthcare by creating a culture of safety and transparency. This yearly award is only given to one healthcare system in the nation. Memorial Hermann Southeast Hospital is one of the nine **Houston**-area hospitals being recognized.
- City of **Webster** was a category winner for its 'Webster Goes Green' tax abatement program and won honorable mention for *Gateway*, the city magazine, by IEDC (International Economic Development Council). The tax abatement program also won the National League of Cities *City Showcase* award. Both of the 'green' awards center around 253 Medical Center Boulevard, a 48,000 SF, \$11 million, Gold-LEED facility that is home to IDEV Technologies.

Did you know that **Pasadena's** Kaneka Nutrients site is the only one in the U.S. that makes an organic version of the vitamin supplement CoQ10?

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*

Did you know that the **Pasadena** DuPont plant makes the film that is used on the Mars Rovers to convert the sun's rays into energy?

Now Open!

Dickinson - UTMB's Dickinson Family Health Clinic at 3828 Hughes Court; UTMB Dickinson Cancer Center at 2401 West FM 646

Friendswood - UTMB's Friendswood Imaging Center at 128 W. Parkwood

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 is developing a stackable microwave tray. The stackable microwave tray can support up to three dinners simultaneously. SATOP engineers assisted the company in selecting the right material for the application. 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.

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

One of the hottest retailers in the country, Forever 21, will take 82,000 SF at **Baybrook** Mall in space formerly occupied by Mervyn's. The fashion retailer currently leases 7,000+ SF in the mall. With the new, much larger store, they will need more employees for sure! Construction is expected to begin toward the end of 2009 with an anticipated spring 2010 opening.

Conn's has leased 30,338 SF in **Pasadena** – a former Circuit City location – at Fairway Centre III, Fairmont Parkway near Beltway 8.

The Kroger store at 3135 FM 528 in **Friendswood** is expanding by 28,946 SF bringing the total size to 94,759 SF.

Café Adobe, a long-time **Houston** favorite, will be open soon in the former Bennigan's location, 1330 W. Bay Area Blvd., at **Baybrook** Mall. Plans are to open mid-November.

Did you know that the **Kemah** Boardwalk was recently named to [forbestraveler.com's](http://forbestraveler.com) 10 Top American Boardwalks list?

Galveston's Moody Gardens will soon begin a \$25 million enhancement project for its Rainforest Pyramid. Plans call for a new entrance and walkway, new vantage points plus new plants, birds, animals, fish and butterflies.

Friendswood Lakes Center will be built on 1.64 acres on Friendswood Lakes Boulevard. Project plans are 10,221 SF for retail and 4,627 SF for office warehouse space.

Look for the opening of Jimmy's Egg, an Oklahoma City-based restaurant specializing in breakfast and lunch, coming to the corner of Bay Area Blvd. and Space Center Blvd. in the Star Plaza (**Houston**).

Hot Dog! James Coney Island will open at the Clear Lake Center, southwest corner of Interstate 45 and NASA Parkway in **Webster**. *BAHEP member United Equities – Doug Freedman – represented the building owner.*

Did you know **League City's** South Shore Harbour Resort and Conference Center generates almost \$10 million in revenue each year from convention groups and corporate business meetings held there?

Between 100,000 to 150,000 guests per year stay at this four-star rated facility.

IHOP will soon open at Beltway 8 near Fairmont in **Pasadena**. Plans are in the works for a hotel on the same property. Neighbors are Hooters and San Jacinto Harley Davidson.

Coming Soon

Friendswood - Nobu Asian Grill at 3640 FM 528

League City - Jack in the Box at Gulf Freeway and FM 646; Lenny's Subs at Lighthouse Plaza

La Porte - Taco Bell at Spencer Hwy. and East Blvd.

Pasadena - T-Mobile leased 1,820 SF at 3031 S. Shaver; Giant Dollar Store leased 16,962 SF at 2783 Red Bluff Road; Massage Heights leased 2,400 SF at 5661 Fairmont Parkway

Houston - Omar's Flooring leased 3,500 SF, and Blackbird Trading Company leased 2,750 SF at Baybrook Terrace Shopping Center- 19010 Gulf Freeway; Edible Arrangements leased at the Shops at Clear Lake - SH3 and Clear Lake City Blvd. BAHEP member Wile Interests -Jonathan Paine represented the landlord.

Kemah - Super 8 hotel on SH 146

Now Open!

Houston - tommy's patio café has reopened after extensive remodeling.

Webster - The Egg and I at 557 W. Bay Area Blvd.

League City - Logan's Roadhouse at Gulf Freeway and FM 646

Friendswood - Birth and Beyond at Robert's Office Park; Just Desserts at 107 W. Willowick; Goodwill Industries at 212 S. Friendswood Drive; Ellie's Kitchen at 108 S. Friendswood Dr.

La Porte - Magical Creations Ballroom at 11001 Fairmont Parkway

Residential Development

- Preserve at Baywood, a garden-style, gated apartment community, is well underway at Genoa-Red Bluff and Red Bluff Road, former site of Baywood Country Club in **Pasadena**. Plans call for 336 class A units, one and two bedrooms – some with built-in garages. Maximum amenities including swimming pool with BBQ area and sun deck, outdoor fireplace, sand volleyball court, cyber café with WIFI, picnic area with BBQ grills and a dog park. Adjacent to the property are almost 100 acres of natural 'preserve' land along Armand Bayou that will be readily accessible to the residents.
- With a commitment in hand, construction should begin in November on the Clearpointe Residences on Space Center Boulevard in **Houston** at Clear Point Crossing. Near the corner of Genoa-Red Bluff Road, the 252 apartment units will be in a gated, garden-style community, built around a three-acre lake. Amenities include a resort style pool, gourmet kitchens and much more!
- **La Porte** – Sixteen units at The Retreat at Bay Forest North and 12 units at the Retreat at Bay Forest South were both approved as new gated communities. They will start construction soon.
- The Preserve at Taylor Bayou, a mixed-use development on McCabe Road at SH 146 in **La Porte**, is still in due diligence. Apartments will be first followed by mixed retail and commercial development.
- Tuscan Lakes in **League City** has added a new builder offering 10 designs with prices from the \$130,000's. Plans will feature three to six bedrooms – 1,377 to 3,578 SF.
- Adapting to the times, Beacon Island developers will include more custom homes for the island community in **League City**. Construction on those homes will start in November. The bridge is complete and the entry motor court is under construction as well as the installation of decorative street lights and signs.

- Home builders Newmark and Coventry have starting pouring foundations at Edgewater in **Webster**. The Mediterranean-themed development will include a town center with retail, commercial and residential components (some homes will be on private canals) and a marina accommodating boats up to 50 feet. Total build-out is approximately 400 homes.

Infrastructure News and Everything Else!

A commuter rail line between **Galveston** and **Houston** along SH 3 is being considered as an option to alleviate traffic congestion along I-45. Public meetings have now been held and the project is slowly moving forward. Goodman Corporation has collected the information and will be presenting findings of each transit option (including bus rapid transit and express bus service) later this year.

City News

City of **Friendswood** is holding a local option election to legalize the sale of mixed beverages in restaurants by food and beverage certificate holders only and the sale of beer and wine for off-premise consumption only in the dry area of the city limits.

City of **La Porte** has a new facility for its municipal court -- 11,300 SF building at 3005 N. 23rd Street. It will also serve as an emergency control center during extreme weather. The construction was designed to withstand a Category 3 hurricane. The building has some 'green' features: energy efficient roof, recycled glass and tile and drought-resistant plants.

League City will start work soon on a new hike and bike trail from Countryside Park to Magnolia Creek.

Education news

- **La Porte** ISD's new bus barn / agricultural complex on Sens Road, a \$17 million project, is expected to be complete by year's end. The facility will serve as a new district-wide agricultural science center, as a maintenance and transportation facility and as a district-wide support facility for the warehousing of paper, books and general storage.
- **Clear Creek ISD** has announced a new Biotechnology Program and Laboratory will be located at the Education Village High School campus opening fall 2010. The state-of-the-art lab will be utilized by students in the school district's engineering, health science and agricultural science programs.
- College of the Mainland in Texas City is offering a process technology degree program; it's location in **League City** has begun a fast-track certified nursing assistant (CNA) program and a new phlebotomy class.
- According to accountability ratings from the Texas Education Agency, 18 **Pasadena ISD** campuses earned exemplary ratings and an additional 17 schools achieved recognized status for their performance on the TAKS test.
- **La Porte** Instructional Technology Center on the Baker campus of the La Porte ISD is expected to open in November. This will be hands-on technology instruction for teachers and later for the community, too.

Road News

--- Pasadena

- Work has begun for additional lanes on Fairmont Parkway from Pansy Street to Preston Avenue.

- A proposal that would put toll lanes on the median of Fairmont Parkway between Beltway 8 and SH 146 received overwhelming public opposition. This project appears dead for lack of support.
- Crenshaw Road extension from Beltway 8 to Space Center Boulevard will open November 2nd.

---Webster

- Bay Area Boulevard, between SH 3 and the Gulf Freeway, has some work going on New turn lanes at Texas Avenue and Gatebrook Drive plus modifications on others. A signal intersection will be added at Live Oak Street and Bay Area Blvd. Traffic flow will be much improved. Work started late August and should take about 90 days to complete.

---League City

- Red light cameras were installed at these intersections: I-45 & FM 518 on the southbound, eastbound and westbound corners; SH 3 and FM 518 on the east and westbound approach; FM 518 and Marina Bay Drive on the eastbound FM 518 and westbound FM 2094 approach. And, there could be more coming to a corner near you!

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.

[Clear Lake Shores](#) • [Dickinson](#) • [El Lago](#) • [Friendswood](#) • [Houston](#) • [Kemah](#) • [La Porte](#)
[League City](#) • [Nassau Bay](#) • [Pasadena](#) • [Seabrook](#) • [Taylor Lake Village](#) • [Webster](#)

Copyright 2008 [Bay Area Houston Economic Partnership](#)
P.O. Box 58724 • Bay Area Houston, Texas 77258-8724
(281)486-5535 • (281)486-5068 fax
[Contact Us](#)

Questions or Comments? info@bayareahouston.com

If you would like to be added or removed from the mailing list for the Business Development Update, please email info@bayareahouston.com.