



Issue 11

Office / Commercial

Seabrook's transformation of The Point, Old Seabrook and Jennings Island along Clear Creek Channel into a fun and exciting destination is getting closer. JJR, a Madison, WI firm, was chosen by the city's economic planning board to work on a plan for the waterfront development / redevelopment (approx. 1000 acres). Beautiful sunsets, the bay and fresh seafood are already in place; the city is looking to add possibilities such as entertainment venues, marinas, a boardwalk, restaurants and hotels.

One of the largest chunks of open land left in **Friendswood** is 760 acres along FM 518 near the city's line with League City. West Ranch would feature a mix of high-end residential homes and estates and office/business projects. There is a bill in the works to create the West Ranch Management District.

League City's Interstate 45 / FM 646 area is growing leaps and bounds! Big League Dreams is now open and there are several hotels and restaurants inquiring about potential sites near the complex. Wal-Mart has bought property with plans to build a store complementing the surrounding area of high-end housing. The city is reviewing new zoning ordinance amendments for this area. UTMB has under contract 35 acres on I-45 near the Victory Lakes subdivision. Early plans show outpatient clinical, surgical and diagnostic services. As residential and commercial development proceeds in both Victory Lakes and Centerpoint communities, Walker Street, now beginning at Hwy. 3, will be extended south to FM 646 giving both residents and travelers another route.

Nassau Bay has sent out a request for proposal for redevelopment of their retail and premier Clear Lake-waterfront areas. A walkable, mixed-use community that emphasizes the small-town feel are two of the principals in their conceptual plan. Quality, high-end development is being promoted for the water's edge; other visions are urban water-front housing and retail opportunities. Establishment of the NASA Area Management District has been requested by the city. The pre-proposal conference for invited developers is June 7th.

Webster's Texas Avenue area has new infrastructure planned (Orchard St. extension from Texas Ave. to Hwy. 3 and Live Oak extension south to Blossom) and, just in time, for the new development planned. Comfort Suites is building a 3-story, 60-room hotel and meeting room on Texas Ave. At Clifford Bay Area Business Park, a ~2 ac. tract has been bought for use by a floor distributor.

Lots of new development for **La Porte** on Spencer Highway! G & P Office Furniture is building a 10,000 SF showroom and 3,200 SF retail outlet at 11032 Spencer. Retail space is planned for 10910 Spencer: 7,200 SF ph. 1 and 5,300 SF ph. 2 and at 8740 Spencer, 19,000 SF retail/office space.

Kemah's new development at SH 146 and 96 has a name Grand Bay at Kemah. The 134-acre proposed master plan includes entertainment, hotel, restaurants, and apartments.

Bay Colony Crossing, in the ETJ of **League City** at FM 517 and FM 646, will break ground mid June. Planned is 17,000 SF of retail and a 22,000 SF medical plaza.

Growth continues at **Pasadena's** Beltway 8 area: At Preston & Fairmont, one developer is building a 38,000 SF 3-story office building and two retail centers (10,000 & 15,000 SF), and there are plans for another one-story professional office building near this site. South of Fairmont, a new hospital has broken ground with plans for 1 or 2 professional office buildings. At Genoa-Red Bluff & Beltway 8, J. A. Billipp has plans for 5 pad sites and a 25,000 SF multi-tenant retail.

SPACEHAB, Inc. has successfully completed a sale-leaseback transaction for its Houston-based headquarters. They purchased the 9.3 acre tract across from **Ellington Field** and then sold a portion of the property resulting in a gain of over \$1 million. SPACEHAB will keep ownership of approximately three acres of land next to their building. Their headquarters are situated in the center of a prized development area with two renowned commercial aerospace companies housed on adjoining property. They would like to see other entrepreneurial space companies join forces in the area to create an epicenter for emerging space commercialization.

Deerwood Development has bought 67 acres in **League City** for an \$80 million mixed-use project, I-45 at FM 518. River Bend on Clear Creek includes two hotels, 4 restaurants, a marina, retail sites and office space with residential lofts plus a 12-acre residential site. Groundbreaking is late 2005.

The City of **Friendswood** is currently managing 10 new commercial projects with a combined property value of \$25 million and totaling over 168,000 SF.

Did you know the **Port of Galveston's** cruise passenger activity shows 151,230 passengers embarking in the first quarter of 2005? The same time frame in 2004 was 110,192.

Clay Development & Construction has plans for a 900,000 SF industrial facility on 43 acres in **La Porte**. Specs for the building: 500' wide by 1,800' long, 32' eave height, 195 ft truck court and will be rail served. This building is part of the 200-acre Underwood Business Park that will have capacity for more than 3 million SF of manufacturing and distribution space. Underway soon at the business park is 131,000 SF for a plastics distributor, and they have a prospect for another 108,000 SF. There's still more in the works!

Process Level Technology, a **League City** company that designs and manufactures liquid level and flow gauges, found the help they needed from Space Alliance Technology Outreach Program (SATOP) which is administered by the Bay Area Houston Economic Partnership. With assistance from Muniz Engineering, a SATOP Alliance Partner, PLT has developed a new product that will enable the company to increase their staff, add capital equipment and manufacturing space. Best of all ...they expect their sales to reach \$2.2 million per year within the next 5 years, up from the current \$250,000. SATOP is a free resource; to learn more about it visit: www.spacetechsolutions.com.

Kuraray America, Inc. has purchased the VECTRAN fiber business from Celanese Advanced Materials, Inc. This product was selected for the special airbags used on NASA's 1997 Mars Pathfinder landing vehicle, and then again in 2004 for the special airbags used on the Spirit and the Opportunity Mars rovers. CAMI had developed a broad range of applications for use of VECTRAN in the U.S. markets which led to its use by NASA. Kuraray America owns Evalca and Septon specialty chemical plants in the **Bayport Industrial District**.

New leases!

- 9,178 SF – Axion Logistics – East Belt Business Park on Beltway 8; **Pasadena**.
- 9,138 SF – Raytheon – Bay Terrace II; **Webster**

- 8,775 SF – Fresenius Medical Care – 4300 A Fairmont Parkway; **Pasadena.**
- 6,555 SF – GMAC Mortgage – Onyx One Building
- 3,376 SF – E+ Health Care – 6021 Fairmont Parkway; **Pasadena**
- 2,656 SF - US HeartScan – 3315 Burke; **Pasadena**

Soon Under Construction

- Clear Lake Women’s Center – 4,476 SF – Professional Park; **Webster.**
- South Shore Harbour Resort and Conference Center; **League City** - \$500,000 renovation is underway.
- Best Storage will construct a 26,297 SF storage center on 2 acres along FM 528 in **Friendswood.** The \$1.6 million project is slated for completion late this year.

Sold!

- Broadwater Apartments in **Pasadena**, Beltway 8 & Crenshaw, was purchased by Chancellor Properties. The one-year-old apartments sit on 16.8 acres with rents from \$786 to \$1,371; 92% occupancy at time of closing. Listing price was \$21 million.
- Regents Park II & III were acquired by an investment group from Dallas. The buildings on Saturn Lane near NASA’s JSC sit on 2.7 acres and total 41,468 SF of class B space. Globe St. reported a selling price of \$3.3 million. Buildings are fully leased and occupied by United Space Alliance, Blackhawk Management and Brackett Green USA.

BAY AREA HOUSTON

Contiguous Office Space Summary

<u>Building</u>	<u>Contiguous Sq. Ft. Available</u>
NASA / BAY AREA	
2400-2450 Nasa Road One	168,000
2600 So. Shore Blvd. - Marina View	70,866
1820 NASA Parkway	51,100
1812 Space Park Dr.	40,848
1814 Space Park Dr.	39,038
201 Enterprise Avenue	24,550
2224 Bay Area Blvd. - Sverdrup Technology Bldg.	22,891
2525 So. Shore Blvd. - Marina One	20,703
555 Forge River - Bay Terrace	17,859
1560 W. Bay Area Blvd. - Baybrook Office Park So.	16,000
2020 NASA Parkway	14,000
3027 Marina Bay Dr.	13,800
1120 Nasa Road One	13,257
16903 Buccaneer Lane - Nova Bldg.	12,000
16055 Space Center Blvd.	11,373
12000 Aerospace	11,222
16875 Diana Lane	10,643
16441 Space Center Blvd. - Armand Plaza	10,510
17146 Feathercraft - Clear Lake Tech Center	10,062
PASADENA / LA PORTE	
1149 Ellsworth - Ventech Bldg.	24,164
6021 Fairmont Parkway	15,700

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Groundbreaking!

Galveston County – UTMB’s Galveston National Laboratory - \$167 million center
What’s New?

League City – Alex Rodriguez Mercedes Benz on I-45
Webster – La Quinta on N. Texas; Triumph HealthCare hospital on Blossom St.

Retail Development

Santa Barbara Italian Café recently opened their doors in **Friendswood**. The Italian eatery, 3,300 SF, is located on S. Friendswood Drive (Friendswood Village Shopping Center). Gourmet Express, an Italian fast-casual restaurant, leased a 4,000 SF space at FM 2351 & FM 518. Also, Marino's Mexican Restaurant has leased 4,500 SF in Raton Plaza on FM 528 at Sunmeadow Boulevard – opens July, 2005. Bon Appetit Friendswood!

Beltway 8 & Fairmont Pkwy. in **Pasadena**: The 8-acre restaurant row on Fairmont & Pansy St. continues to develop. Appleby's has signed; two more are in the works and a strip center will be added to the mix for small restaurant users. Another national restaurant is looking at available tracts across the street. Word is that Sears Grand, an expanded version of the current retail model, is planning to lease the former Wal-Mart.

Cheddar's restaurant has bought 10.7 acres on Magnolia/Kobayashi in **Webster**. Across the freeway in the Clear Lake Center, 8,000 SF has been taken for Dollar Crazy, said to be an upscale dollar store.

The Buxton Group has completed an analysis for retail development in three areas of **League City**. They identified the intersections of I-45/Hwy. 96, I-45/FM 646 and FM 270/Hwy. 96 and will market the general mid-point area of all 3 to prospective businesses. Chili's is eyeing Bay Colony Towne Center's phase 2 – not yet underway and it's rumored that Lowe's is looking in the area.

Baybrook Mall – A large, national department store will be under construction before long. Announcement is forthcoming! Celebrations are in order for Flag Day, June 14th at the Mall. Flag-raising is at noon, presented by a U.S. Marines Color Guard. Col. Lanny McNeely of Ellington Field's 147th Texas Air National Guard unit will address the crowd; on hand will be Clear Creek High's ROTC and local members from AMVETS and the VFW. Come out for all-day fun!

Baybrook Passage – Borders (book & music) has leased 22,000 SF of a 24,500 SF building now underway. The other tenant will be announced. And, site work has started for a 19,000 SF multi-tenant building for anticipated users.

Baybrook Square – New tenants include Carter's Kids and England Furniture. Citibank has landed a pad site.

Coming soon!

Baybrook Village – Massage Envy (therapeutic massage concept)

Baybrook Mall – PacSun, Solstice and Baker's

Pasadena – Philly Connection on Fairmont Parkway,

Webster – Kolache Factory at Webster Plaza

Friendswood – Starbucks (with a drive through!) at FM 528 & FM 518

Residential Development

- Quail Point - FM 646 and Hwy. 146 in **League City** – 750 homes on 200 acres. Deerwood Development Group has plans for several new communities in the area. The developer, hailing from Colorado, has bought a lot of land in the area because he likes Galveston County's accessibility to water sports, the transportation corridors and major employment centers. Besides Quail Point, there are plans for Lone Trail Village in Texas City and Buttermilk Trail in La Marque – 225 and 300 homes respectively.

Did you know the expected growth rate for **League City** between 2000 and 2025 is 239.6% ?

- Baypointe Apartments will build on Kobayashi in **Webster**, just east of Fry's, on 13.8 acres. The 236 units will have garages.
- **Pasadena's** Endeavor condominiums are a go! Variances needed for construction of the lakefront project were approved. The original 26-story project on NASA Parkway grew – it's now 29-stories. Plans include four penthouses of 5,342 SF.

Did you know **Friendswood** is projecting more than 400 homes to be built in 2006?
 Within five years, the City is estimating 1900 new homes will be constructed.

Infrastructure News

Maps and Plans

- For a bird's eye view of our **Bay Area Houston** region, visit: _____
- Master plan for the Bayport Container Terminal:
- Master plan for the Bayport Cruise Terminal:

San Jacinto College is investigating an array of biotechnology-related instructional programs and workforce training programs. Based on the results of this investigation and the recommendations of the Advisory committee, SJC-South on Beamer Road will begin planning for the new facility. Once the needs assessment is completed in July, planning for the appropriate training and facility will begin.

Pasadena I. S. D.'s robotics team recently placed among the top 16 teams at the First Robotics World Championship in Atlanta, GA, placing 4th in its particular division. Comprised of students from all 5 Pasadena high schools, the team is the only one in the Houston area that has captured awards at the national level. They were assisted by their sponsors: United Space Alliance, Oceaneering Space Systems, Boeing and Sunoco Chemical.

Texas Chiropractic College recently broke ground for construction of a new 35,000 SF faculty office building. It will include a 750-seat auditorium, two classrooms, a chemistry lab, 45 faculty offices and a leading-edge training and assessment center.

Did you know **Clear Creek I.S.D.** is the only large school district (34,000 students) to earn a Recognized rating for eight consecutive years?
 No large school district of 25,000 students and above has had that rating.

A Public School Vendor Breakfast will be held June 15th, 7:30 to 9:30 a.m. at the NASA JSC Gilruth Center, Alamo Ballroom – just off Space Center Blvd. This is a chance to meet school district buyers from **Clear Creek, Friendswood, La Porte and Pasadena** Independent School Districts and learn of new business opportunities. Visit this link for more information:
<http://www.bayareahouston.com/Home/AboutUs/MemberEventsRSVP/>

First of it's kind in the United States – The National Weather Service and local Emergency Management disciplines under one roof! This facility on FM 646 will enable better preparation, response and recovery from all types of emergency/disaster situations.

Road News

- Extension of Genoa-Red Bluff is proposed from Red Bluff to Fairmont in **Pasadena** connecting with Canada Street in **La Porte**. The new road will go through Pasadena's industrial district and is expected to take some traffic off Fairmont Parkway.
- Timeline on Preston Road's extension to Genoa-Red Bluff in **Pasadena** depends on the outfall for storm drainage. Talks will occur over the next 2-3 months for final review and approval of the design. Genoa-Red Bluff's widening project is 18 months out for

construction and should be completed by late 2007. There is no start date for the extension of Crenshaw to Space Center Blvd. as it's still in design.

- **Friendswood** Link will be expanded to four lanes and will be proposed for construction in the 2008-2010 funding cycle.
- Brittany Bay will extend from SH 646 to I-45 to FM 528 (**League City to Friendswood**) and then connect to Beltway 8.
- The construction of a new causeway from the mainland to **Galveston** is progressing, with the new bridge opening in January, 2006. The old bridge will then be closed and dismantled so the remainder of the causeway can be completed.
- **Grand Parkway** update: The proposed route for Segment B, from I-45 near League City west towards SH288, is being documented in the Draft Environmental Statement set for release in the summer or fall of 2005. Generally, the proposed route begins at the IH45/FM646 intersection and goes westward parallel to and about 1½ miles north of FM 517. Near the Brazoria County Line, the proposed route turns southwest and connects the SH 35 Bypass around Alvin, continues southwest following SH 35 to south of Chocolate Bayou. There the route would turn west and then northwest, crossing FM 1462 and connecting to SH 288 at Brazoria County Road 60.

Following release of the Draft, a Public Hearing will be held to solicit comments regarding the proposed project and help in developing the project to be more useful for the public. Comments regarding the project may be sent via email to segmentbcomments@grandpky.com or, for more information, call David Gornet, Executive Director of the Grand Parkway Association, at 713-965-0871.

“We didn’t lose the game; we just ran out of time.”

-Vince Lombardi