



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

Issue 16 - Jun 15, 2006

In this Edition...

[Commercial /Office/Industrial
Retail Development
Residential Development
Infrastructure News](#)

Commercial / Office / Industrial Development

-----Developers unveiled their plans for 4,594 acres on **League City's** west side. Three Planned Unit Developments (PUD's) and eight Municipal Utility Districts (MUD's) are waiting approval from the City in July to make this master plan a reality. The three developers worked with League City on the grand plan that includes a town center, business park and light industrial area. The breakdown is: 2,155 acres for 10,179 residential units, 197 acres for approximately 7 institutional sites (there are three school districts within the land boundaries), various League City service facilities and day care sites, 564 acres for commercial and light industrial, and 1,129 acres parks and open space. There will be a large green space for pedestrian trails and parks connecting over five miles from Calder Rd. to Magnolia Creek and Westover Park. The Grand Parkway will cross the community east/west and Bay Area Boulevard will connect from FM 518 to FM 517 north/south. Build-out of the project is expected to be \$2.7 – \$3 billion over 15 to 20 years. If approved, work could start in August for a new wastewater treatment plant with a November 2009 completion; residential lot delivery could begin in 2008.

-----Brokers for the **Nassau Bay** Office Portfolio say they are still accepting bids. The package consists of 12 office buildings and one surplus land parcel on 27.26 acres, directly across from Johnson Space Center.

Reported in the Houston Chronicle and the NASA website, www.nasa.gov, JSC is responsible for managing NASA's space shuttle fleet and supervising the final assembly of the international space station, in addition to its lunar exploration work. The director, Michael Coats, who leads a workforce of nearly 17,500, says there's plenty of work to keep everyone busy for the next several years. As the shuttle nears retirement, NASA will be looking for many of those workers to shift to lunar development jobs.

-----We'll see dirt moving in October for Gordy Park at **Kemah**, the 34-acre mixed-use commercial development on the west side of SH 146 and SH 96 (League City Parkway). Although the owner plans double duty as the developer, offers to buy the tract are on the table, still coming in and being looked at -- time will tell. Infrastructure for the neighboring project, Grand Bay at Kemah, will begin in 30 to 60 days -- the development plans will be announced shortly.

-----Looks like a July groundbreaking for the ~50,000 SF Texas Citizens Bank building on Fairmont Parkway at Yuma St. The **Pasadena** bank will take a substantial amount of space in the building; letters of intent are out for some of the remaining space. Bank officials say they are close to announcing the bank's

second location in Bay Area Houston. In the same stretch along Fairmont Parkway are two new medical office buildings coming up.

-----Remington College finalized plans to construct its new two-story, 35,000 SF campus on Magnolia St., near I-45, in **Webster**. Course disciplines for medical assisting, medical insurance, pharmacy technician, biomedical equipment technology, business administration and criminal justice will be offered.

-----Property has been sold at RiverBend on Clear Creek in **League City** to a hotel user – announcement to be made soon! Office condominiums totaling 104,000 SF, ranging from 760 SF to 6,300 SF, will also be built on the site by another developer. For this \$150-million project, the City of League City has approved these components: office - 280,000 SF, restaurants - 34,000 SF, retail - 30,000 SF, hotel - 100,000 SF and dense residential on top of the commercial components - 48,000 SF. Three restaurant sites are still available on the freeway feeder or with a water view. Ground breaking will begin late this year.

-----Clear Point Crossing on Space Center Boulevard has one building completed and 3 more coming up soon. Among other tenants, Wings-Pizza-N-Things (4,800 SF), a fast-growing franchise out of Dallas, has closed on space in the first retail building. Two private-practice physicians and a rehabilitation clinic will occupy a 20,000 SF building; there's two 9,000 SF buildings - a large group of family physicians in one and, in the other, a doctor, a diagnostic clinic and an imaging center. Palms are swaying in the breeze – 14 canary palms have been planted and lots more are coming!

-----Site development for UTMB's Specialty Care Center at Victory Lakes (**League City**) should be underway this Fall. Completion for the first phase-- a 100,000 SF ambulatory specialty services facility -- is expected December, 2007. In the meantime, they are branching out to the mainland. Pediatric physicians, now housed in **Friendswood** at FM 528 / FM 518, are expanding at that location to add internal medicine, ophthalmology and dermatology practices. They also have taken more space across the street for orthopedics and pain management. UTMB will be expanding their pediatric office on NASA Parkway; a surgical practice will be added very soon to this **Nassau Bay** location.

-----Medical/office condominiums are in the construction stage on Medical Center Blvd. between Hwy. 3 and Feathercraft in **Webster**. Plans call for 36,000 SF of single-story, 100% masonry, slate-roof buildings to resemble a Mediterranean villa – all on four acres. Selling price for the shells are \$165.00 to \$175.00/SF.

-----Ideas have emerged for Tantalus Bay in **League City**. The 61-acre mixed-use community, FM 270 near FM 518, might include residential mid-rises, office space and floating retail. An increasingly popular concept around marinas, the retail would float on a foundation on the water. More information later!

-----A new 40,000 SF building will be constructed on Cyberonics Blvd. The 'spec' two-story building will be next door to Cyberonics, Inc. and less than 2.5 miles from Johnson Space Center's back gate.

-----Approximately one acre of land on FM 518 and Palamino Lane in **League City** was purchased by a local dentist for a new office.

BAY AREA HOUSTON – CONTIGUOUS OFFICE SPACE SUMMARY ~10,000 SF+

Prepared by Derrell Curry, Sr. Vice President, STUDLEY, Inc. 713.522.5300 dcurry@studley.com

BUILDNG NAME	BUILDING ADDRESS	CONTIGUOUS	BUILDING
		AVAILABLE	SIZE
12301 Kurland Bldg.	12301 Kurland	218,575	246,221
2400-2450 NASA Parkway	2400-2450 NASA Parkway	80,000	160,000

1820 NASA	1820 NASA Parkway	51,100	51,100
1275 Space Park	1275 Space Park	43,222	43,222
1840 NASA	1840 NASA Parkway	42,060	42,060
1812 Space Park	1812 Space Park Drive	40,848	40,848
1814 Space Park	1814 Space Parke Drive	39,038	39,038
Marina View	2600 South Shore Blvd.	21,700	120,000
Marina One	2525 South Shore Blvd.	20,703	119,249
201 Flint Ridge	201 Flint Ridge	18,000	45,000
Bay Terrace II	555 Forge River	17,859	109,494
Baybrook Office Parke South	1550-1560 Bay Area Blvd.	9,400	87,598

New leases!

- 6,300 SF – Bay Plaza - title company
- 5,000 SF - National Hyperbaric Rehab Center will be built on the third floor of the Surgical Arts Center on Texas Avenue in Webster; it will consist of six chambers, a research facility and full treatment center.
- 3,700 SF - Atrium Crest expansion – law office
- 3,300 SF – Bay Plaza - physicians
- **Sold!** Endeavour Holdings, Inc. and Sun Resorts International, Inc. have purchased the Marker 1 Marina in **Seabrook** and have renamed it Endeavour Marina. The complex is on six acres, has a full-service indoor marina with dry stack storage for 400 powerboats, two banquet rooms accommodating up to 300 people each and 25,000 SF of office/retail space. It's homeport to the Spirit of Texas Paddle Wheeler. Redevelopment plans include additional wet slips.
- **New Construction!** Moody National Bank on SH 646 at Victory Lakes in **League City**.

-----Another business park in Bayport! Signs are up for Bay Area Business Park on 140 acres, corner of Red Bluff Road and Bay Area Boulevard in **Pasadena**. Port Crossing Commerce Center in **La Porte** plans to announce their first tenants very soon.

City councils have opened the doors for several developers to create new or expanding foreign trade zones inside the city limits. They have authorized a letter to be sent to the governing authority saying the city does not object to the zones. Park 225 East is currently being processed in **Pasadena** and the same for Underwood Business Park and Port Crossing Commerce Center in **La Porte**. Bayport Distribution Center has also expressed interest to Pasadena for the creation of an FTZ expansion site. A company operating in a Foreign Trade Zone can bring in merchandise and repackage or consolidate it without paying duty until the merchandise leaves the building. Merchandise that is re-exported from an FTZ is not subject to import duty.

-----Houston-based TexCom, Inc. will be constructing a plant in **Seabrook** that will manufacture 35 million gallons of biodiesel per year. The 11-acre facility will be based at an LBC Houston site. LBC, based in Paris, France, is one of the world's largest owner-operators of chemical terminals. This \$25 million dollar project is expected to hire about 35 full-time employees.

-----Here's a snapshot of the business parks underway in our region:

Pasadena

Park 225 East, 84 acres, SH 225 & South St.

Ph. 1: 560,000 SF: parking for 370 on 42.28 ac. Construction starting this summer.

Ph. 2: 595,390 SF: parking for 590. Bulk warehouse and flex; rail served.

Bayport Industrial District

Bay Area Business Park; 140 acres on Red Bluff Rd. & Bay Area Blvd. - Pasadena

Bayport Distribution Center; 191 ac. on Red Bluff Rd. - Pasadena

Three million SF build out (being cleared); 32'6" clear height. First building will be 312,000 SF expandable to one million SF. Shell will be deliverable in 9/06.

Bayport North Ind. Park, - La Porte & Pasadena

La Porte; Phase 1—Most is sold; two small tracts available.

La Porte & Pasadena; Phase 2 - 364 ac. All sold or under contract.

La Porte

Underwood Business Park, Underwood & SH 225; 200 ac.

900,000 SF spec. underway; 32' eave height, 195' truck court; rail served; three million SF mfg/dist. build-out.

Hwy. 225 & Miller Cut Off:

150,000 – 300,000 SF (just starting); 26—28' clear height. 7 months delivery. Rail served. 150K being delivered June, 06.

Port Crossing Commerce Center, 16th Street, 295 ac.

Breaking ground Summer 06 — Two 'spec' buildings totaling 631,000 SF — tiltwall, 30' clear height, one million SF is rail served. Total park is 3.5 to 4 million SF; will be landscaped.

WilliamsPort Industrial Center, Hwy. 225 near SH 146.

210,000 SF, just starting

It's absolutely free!

The Space Alliance Technology Outreach Program (SATOP), administered through the Bay Area Houston Economic Partnership, provides **free** technical assistance from an expert in the aerospace industry. All small businesses in the region are eligible to participate in this NASA-funded initiative.

Businesses with a technical problem may request free help from a NASA engineer by filling out a one-page request for technical assistance form online. A project engineer from SATOP will call to discuss the request and then will link the business with a professional in the NASA community, working with the small business to resolve the technical assistance requested.

To learn more about SATOP, or to fill out a request for assistance, visit SATOP's Web site at

<http://www.spacetechnologies.com/> or contact Nick Gardner, SATOP project engineer, at 281-486-5535.

Retail Development

-----Main Event, a Dallas-based family entertainment center, plans to build in **Webster** near the Cinemark and Cheddar's Casual Cafe at I-45 and Magnolia. The 65,000 SF complex will have a variety of attractions – bowling, billiards, laser tag, giant arcades, a café, bars and meeting rooms. Cheddar's opens to the public July 3rd bringing to the area the chain's largest store in the nation. The \$2.7M investment will employ 120 or more.

-----Babba Bruno restaurant will open in the Acadiana Plaza, an \$8.5M project underway at FM 528 and

Sunset Drive in **Friendswood**. Up to 24,000 SF is available for retail; professional office space will occupy the remainder of the building's 60,000 SF.

-----**Baybrook Mall** – Lucky Brand Jeans will open mid-June making this the 10th store in Texas; Hollister Co., an Abercrombie & Fitch spin-off, opens mid-July. Owners of the mall are studying the area's market for a possible open-air lifestyle center.

- **Sold!** The former Gilley's Restaurant on Fairmont Parkway in **Pasadena** has been sold; it will be retrofitted as the Fairmont Funeral Home.

Coming soon!

Friendswood – Christian Brothers Automotive on S. Friendswood Drive

Pasadena – Chase Bank at Fairmont & Pansy St.

Baybrook Passage – Taco Milagro

La Porte – Baytown Seafood at SH 146 & Fairmont Pkwy. Steakhouse on Main St.

League City – Acura dealership at I-45 and Brittany Bay Blvd. Denny's, Whataburger and Panda Express at I-45 & SH 646

What's New?

Seabrook – Don Juan's Mexican restaurant on NASA Parkway

Friendswood – Mexico Rustico at 203 Friendswood Dr.

League City – Spitfire Rotisserie Grill in the Centre at South Shore Harbour

Webster – Bhaijaan's (Indo-Pakistan) restaurant on NASA Parkway at I-45 The Perfect Piece on Hwy. 3 & Bay Area Blvd.

Residential Development

-----Already under construction in **Pasadena** is the first high-rise residential tower on Clear Lake and now the city will also have the second one, too! Endeavour Holdings, Inc. and Sun Resorts International, Inc. plan to build the Endeavour Parkside, a \$35 million, 20-story condominium tower for lease – eventually to be offered for sale. The site is next to Clear Lake Park on NASA Parkway. There are plans for 125 units featuring six floor plans ranging from 750 SF to 3,000 SF; amenities include an on-site concierge, fitness center, rooftop lounge and terrace and courtesy boat dock. The first project, Endeavour Clear Lake at 4821 NASA Parkway, is valued at \$57 million. Also on their drawing board is a \$100 million development, Poretto Beach, at 10th Street and Seawall Boulevard in **Galveston** for possibly two towers. The sky is the limit!

There are still more high-rise condominiums in the works -- one in **El Lago**, and in **Seabrook** -- one on The Point and twin towers in another location. More details as they come.

-----**Nassau Bay** – The local developer who plans a high rise condominium next to the Hilton-NASA-Clear Lake, has partnered with a Winter Park, Florida developer to get the project off the ground. No other details are available at this time.

-----Quail Point on FM 646 has received zoning and master site plan approval from **League City**. The developer is recruiting custom builders for 56 lots in a gated community within Quail Point. Over half the lots, 85 x 120, are on the lake. The developer is finalizing the last contracts and will be announcing all builders soon. Brighton, Keibell and Choice have already signed.

-----VillaVerde has broken ground on Scarsdale Boulevard. Lennar plans to build 800 homes from the \$170's.

-----Perry Homes, Trendmaker Homes and Village Builders have been announced by the developer as the first builders for **Friendswood's** West Ranch master-planned community on FM 518 – north and south sides. The big picture is a 20-acre town center, 100 acres of park space and nature trails, a new elementary, 68 acres for commercial development, space for 43 retail sites and 1,500 homes priced from \$220,000 to \$600,000. The project has officially broke ground; build out is expected by 2013.

Infrastructure News

-----The Armand Bayou Hike and Bike Trail could be ready by the end of the year. When completed, the 1.2-mile southern portion of the trail will stretch from Fairmont Parkway in **Pasadena** to Bay Area Boulevard. It is intended to be part of a 40-mile network of hike and bike trails that the City proposes to build in the next 20 years. Other amenities of the trail include picnic tables, benches, exercise stations, a fishing pier, a canoe and birdwatching blinds.

-----**Seabrook** has opened a visitor center at 913 N. Meyer.

-----**Clear Creek I.S.D.** will add 80 more teachers next year to staff the new Robinson Elementary on Kirby Road. Besides classroom teachers, the district needs to hire two counselors, three secretaries, three attendance clerks, a math mentor, three nurses and bilingual teachers.

-----You couldn't have missed the fanfare as four giant cranes arrived at the new **Bayport** Terminal. The electric cranes, 18 months in design and construction, were shipped from China – each costing \$7.5M each. They're huge – 240 feet tall – but were designed to run quietly at a maximum sound output of 85 decibels. (A car traveling on a highway produces roughly 100 decibels of sound.) Two major steamship lines will be the first tenants at the Port of Houston's new terminal: Mediterranean Shipping Co. and CMA CGM.

Forty acres of land at the cruise terminal site has been set aside for co-development that might host restaurants, shops or hotels.

Did you know a book has been written about the history of **La Porte's** Sylvan Beach (est. 1892) ?
Erna B. Foxworth, mother of actor, Robert Foxworth, (Falcon Crest fame),
wrote *The Romance of Old Sylvan Beach: A Hundred Years of Amusement and Nostalgia* (Waterway Press).
Howard Hughes would sail his yacht close to the pier to listen to the
evening's top entertainers ...Tommy Dorsey, Perry Como or Benny Goodman.

Road News

-----You have mail! Red light cameras are being installed at some of the busiest intersections in the Houston metropolitan area and drivers who run those lights will get tickets in the mail starting mid-July. One is in our region Bay Area Boulevard at El Camino Real.

---Webster

- The City will construct a four-lane boulevard through the former 574-acre Texas Genco tract that has been purchased by Cherokee Investment Partners. No official name yet.

---Pasadena

- It looks hopeful that the Vista Road extension to Space Center Blvd. will open July 1st – at least partially. All work should be complete by end of July.

---Big Stuff

- Grace Community Church, 14505 Gulf Freeway near Dixie Farm Rd., and the Metropolitan Transit Authority have joined forces to test a new Park & Ride service at the church site. They donated 15 acres, with room for about 1,500 vehicles, to be used in a trial run until February, 2007. This will be a relief for the overcrowded lots along the Gulf Freeway.

"A pessimist sees the difficulty in every opportunity;
an optimist sees the opportunity in every difficulty."

--Winston Churchill

Participating Cities:

[Friendswood](#) • [Houston](#) • [Kemah](#) • [La Porte](#) • [League City](#) • [Nassau Bay](#) • [Pasadena](#) • [Seabrook](#) • [Webster](#)

Copyright 2003 [Bay Area Houston Economic Partnership](#)
2525 Bay Area Blvd., Suite 640 • Bay Area Houston, Texas 77058
+1(281)486-5535 • +1(281)486-5068 fax
[Contact Us](#)

If this newsletter was forwarded to you, and you would like to subscribe, please click this link - [Subscribe](#).

If you would like to discontinue your subscription to Business Development News, please click this link - [Unsubscribe](#).