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Commercial / Office / Industrial Development

It appears as though Endeavour Holdings may acquire the largest chunk of contiguous property on the north shore of Clear Lake in **Seabrook**. They've purchased the Lake House, a 'vintage' apartment community on the waterfront and also have under contract more parcels adjoining their marina property. What they'll do with all this isn't crystal clear .. yet .. but an office building, hotel, restaurant, boardwalk, high-rise lofts, more boat slips and retail are ideas floating around.

Thirteen acres are under contract on **League City's** west side for a commercial project. Located on the NE corner of Brittany Bay Blvd. and Bay Area Blvd., the developer envisions a village town center that will cater to young professionals, their families and children. Restaurants, retail, medical and 'healthy' food stores are on the wish list. This tract is adjacent to Magnolia Creek's hike and bike trail.

A local developer is buying several properties in **Friendswood's** downtown area. Proposed is a 100,000 SF mixed-use center on 2.5 acres in the 500 block of Friendswood Drive where a pawnshop now stands. A four-story building with high-end lofts on the third and fourth floors would be built with office space below. Same developer also bought a former gas station in the 300 block (and the three lots directly behind it) and plans to convert the property into a professional/commercial space. The latest buying spree includes an old drive-in and auto parts store, also in the 300 block of Friendswood Drive, plans are to build a medical center.

Webster's new community, Edgewater, blasted off in January ... literally. The former Texas Genco power plant was imploded and now the building has begun! The property is bordered by Clear Creek to the south, NASA Parkway to the north, Highway 3 on the west and residential neighborhoods on the eastern edge. Construction has begun on Water Street, the main thoroughfare. Already in construction, the NASA Bypass will fly over the northern edge. The team of Cherokee Investment Partners and Johnson Development Corporation will spend \$55 million to develop the site and then sell off parcels.

Lockheed Martin Corporation leased 80,000 SF at 2400 NASA Parkway in **Nassau Bay**. This is the first new lease to come from the contract they were recently awarded to build Orion, the new crew exploration vehicle. Bay Area Houston Economic Partnership sponsored Lockheed Martin's application to the state of Texas and to the Texas Enterprise Fund. Due to the win, the company will create 1,100 new jobs. Our organization is standing by to assist subcontractors and suppliers that will support this new project. The real estate transaction was handled by Dena Wren & John Pruitt / CBRE for the owner and Derrell Curry / Studley for the tenant.

Exciting news! Bay Area Houston has more office buildings coming soon!

- Bay Creek I and II will be built on Rice Creek Lane in **Webster** near the NASA Bypass and Gulf Freeway. Both are class A, 6 stories, 150,000 SF with a parking ratio of 4:1. The complex is in the middle of new retail and restaurants in the Magnolia / Kobayashi corridors -- and only 3 miles from NASA's Johnson Space Center.
- The class A office building proposed on Medical Center Boulevard and Feathercraft, also in **Webster**, has grown. It's now 5 stories and 110,000 SF. Parking ratio is 4.4/1. Amenities include balconies for the penthouse offices. Groundbreaking will occur this Spring. This location is ¼ mile to Hwy. 3 and 1.25 miles to the Gulf Freeway.
- In **Pasadena's** Fairway Plaza area at Beltway 8 and Fairmont Parkway, a new office is proposed for the northeast quadrant. The rendition shows two stories with 52,111 SF, but the plan is expandable for a tenant's needs. Location is 4.3 miles to either the Gulf Freeway or SH 225 via Beltway 8.

The tilt walls are up at Colt International's new corporate offices on Flint Ridge in **Webster** – 22,000 SF on 3.25 acres. They are a worldwide supplier of jet fuel contract programs and aviation services to corporate and commercial aircraft operators.

New office condominiums are being built at Hobbs Road and the **League City** Parkway. The development is slated for 11 buildings to be sold as shells only, with build-out available. The design should be completed in two weeks; delivery is six to nine months.

Clear Lake Crossing (FM 2351 and Hwy. 3) has a new 40,000 SF multi-tenant building coming soon; additionally, two-phased office condominiums are under construction, 13,500 SF in each phase. They'll be delivered in August.

Memorial Hermann Southeast will open a new cancer center this Spring. The radiation oncology program includes revolutionary treatment techniques including the Triple Energy Linear Accelerator – the only one of its kind in the entire Houston area. It's an image-guided radiation therapy system that provides greater precision for targeting and treating tumors. The program offers a substantial reduction in overall treatment time using High Dose Rate Brachytherapy. MammoSite, a new minimally invasive type of radiation therapy for breast cancer, can reduce radiation treatment time to one week from six weeks.

Clear Lake Regional Medical Center (**Webster**) is moving forward with plans to begin a \$4.4 million renovation of the Breast Diagnostic Center. State-of-the-art technology will include full-field digital mammography which will allow questionable areas to be examined with more clarity. Renovation on the 10,000 SF space will be completed Spring, 2007.

University of Texas Medical Branch at **Galveston** has received \$9.5 million from the Bill & Melinda Gates Foundation to help control influenza epidemics. The three-year grant will allow UTMB scientists to accelerate development of a new flu vaccine that will provide more effective, better-targeted and cheaper influenza vaccines throughout the world. UTMB was also fortunate to receive a \$5 million gift from George and Cynthia Mitchell. This will allow for expanded research in Alzheimer's disease at the George P. and Cynthia Woods Mitchell Center for Neurodegenerative Diseases. The aim is to create an institution that combines cutting-edge science with drug discovery and development as well as care for patients suffering with brain diseases.

Baby, it's cold inside! New Jersey-based Preferred Freezer Services plans to build a 167,381 SF warehouse that features state-of-the-art standardized refrigerated containers. It would be their first in Texas. Sited on 10 acres at Underwood Business Park in **La Porte**, it's expected that 35 new jobs would

be created.

New business parks!

- Magnolia Business Park is proposed for 10.8 acres on Magnolia St. in **Webster**, near Kobayashi Blvd. Tracts are for sale, lease or built-to-suit, most any size, one and two story, for office and commercial projects.
- The second phase of East Belt Business Park in **Pasadena** is planned for 12 acres. This phase will total 170,000 SF; one building is 58,000 SF, rear-load with frontage on Beltway 8 and the other -- 112,000 SF cross-dock with extra trailer/outdoor storage. Construction is likely this April or May. Recently, the business park changed hands from Trammell Crow to Morgan Stanley – Prime Property Fund; Trammell Crow will develop the second phase of the park for the new buyer.
- A Houston developer has purchased 41 acres to expand the **Bayport** North Distribution Center at the Bayport North Industrial Park on Fairmont Parkway and Underwood Road. Construction on the second phase, 775,000 SF, will begin in April with delivery late this year.
- InterPort Distribution Center will be built on 90 acres in **Pasadena's** Bayport Industrial District – on Bay Area Boulevard. The \$55 million facility will total 1.4 million SF, all cross dock, and can be divided in 100,000 SF increments. Gray Gilbert / CBRE represented the buyer.

Official groundbreaking occurred for Port Crossing Commerce Center in **La Porte**, a 300-acre logistics/industrial park. Already in construction phase is 250,000 SF for Frontier Logistics and 300,000 SF for Arizona Tile, an importer of tile and stone slabs. Also started is 412,665 SF of spec space and another 247,240 SF is coming up shortly. The rail yard has the ability to ultimately spot 934 rail cars and includes a transloading aisle for use by Port Crossing tenants. Much of the infrastructure is complete including three roads, all leading to SH 146 (Export Drive, Wharton Weems Boulevard and McCabe Road). The site is three miles from either Barbour's Cut or the new Bayport Terminal.

It's absolutely **FREE!** Bay Area Houston Economic Partnership offers **NASA's Space Alliance Technology Outreach Program** throughout the state of Texas. Using cutting-edge technology derived from the U. S. space program, SATOP assists small businesses, innovators and entrepreneurs overcome technical challenges to further develop their products.

In 2006, SATOP assisted 125 Texas companies. One example is the Houston-based medical technology company that needed an improved heating element for a newly developed product that treats individual acne blemishes. Thus – Zeno was born and is now sold worldwide! Through SATOP, Tyrell, Inc. gained access to engineering expertise that helped Zeno design a heating element to meet their requirements for resistance to oil and acids, low power consumption and low cost to produce, at less than \$1 per unit. The product received FDA approval and has gained wide acceptance with dermatologists.

The Space Alliance Technology Outreach Program has an available team of NASA engineers and scientists from more than 20 aerospace companies, colleges and universities throughout the state that utilize their aerospace expertise to solve technical/engineering challenges for small businesses. To learn more about this free program visit www.spacetechnolutions.com.

New leases!

- 132,000 SF – Canal Warehousing leased space at **Bayport** North Distribution Center.
- 25,000 SF - CheckFree has pre-leased space at Corporate Centre Texas in **Webster**. The 50,100 SF building is class A, 18 ft. ceiling height and currently under construction on Texas Avenue.
- Krist Law Firm has taken 6,000 SF at the Marina View building in **League City**.
- Star Tex Title, Trade Star Professional Staffing, and Ceres Terminals leased space at 6021 Fairmont in **Pasadena**.
- Anytime Fitness leased 4,128 SF at Marina Bay Village Shopping Centre on Marina Bay Drive in **League City**.

- First Choice Emergency Room and Gateway Chiropractic Health and Rehabilitation Clinic have signed leases at Two Harbour Square in **League City**.

Done Deals!

- 570 acres -- Wynne/Jackson-Eland Development has closed on 570 acres with an option on another 1,704 – all part of a huge 4,600-acre master-planned community on **League City's** west side. The first phase is estimated at \$50 million for commercial buildings, homes, schools, churches and parks. The group is ready to begin utility and infrastructure work, then initial construction will be home starts, about 51% of the 570 acres. Scott Davis and Laura Smith / CB Richard Ellis represented the buyer.
- 52 acres – Powers Holdings purchased land in **Bayport** North Industrial Park II. Billy Gold with CB Richard Ellis represented the buyer.
- 30.7 acres on I-45, just south of SH 646 in **League City**, was purchased by Magnolia Crossing. Simmi Jaggi & Elizabeth Clampitt / CBRE represented the seller.
- 6.9 acres at **Bayport** North Industrial Park was purchased by GSL. Plans are to develop single-tenant industrial buildings on the site.
- 5 acres – Church and land on Bay Area Blvd. at Reseda has closed. The buyer plans a shopping center on the site. Coy Davidson / Colliers represented the seller and Stephen Robinson / Alliance Commercial, the buyer.
- 5 acres on Beltway 8 and Crenshaw in **Pasadena**. Word is that a long-term, acute-care facility will be built.

Bay Area Houston Contiguous Office Space Summary - 5,000 SF +		
Building Address	Rentable Bldg. Area	Max. SF Contiguous Available
12301 Kurland	257,958	53,175
1820 NASA Parkway	51,100	51,100
1275 Space Park Drive	43,222	43,222
1840 NASA Parkway	42,060	42,060
1812 Space Park Drive	40,848	40,848
1814 Space Park Drive	39,038	39,038
1300 Bay Area Blvd.	35,690	35,690
555 Forge River Rd.	109,494	23,214
2525 South Shore Blvd.	119,249	20,703
4040 Red Bluff	19,452	19,452
17045 El Camino Real	21,857	19,332
201 Flint Ridge	45,000	19,000
500 N. Kobayashi	15,545	15,545
2200 Space Park Drive	76,282	14,600
11005 W. Fairmont Parkway	13,251	13,200
2222 Bay Area Blvd.	64,403	12,592
17250 El Camino Real	12,547	12,547
817 E. Southmore	45,362	11,340
711 W. Bay Area Blvd.	103,847	10,703
333 N. Texas Ave.	88,000	9,979
1100 NASA Parkway	54,475	9,827
18100 Upper Bay Rd.	24,148	9,826
1550-1560 W. Bay Area	75,133	9,373

Bldv.		
16441 Space Center Blvd.	64,000	8,685
1149 Ellsworth	127,399	8,000
12000 Aerospace	79,615	7,505
3222 Burke Rd.	43,800	7,440
15200 Middlebrook Drive	14,320	6,109
2600 South Shore Blvd.	120,000	6,108
13850 Gulf Freeway	11,625	6,000
17146 Feathercraft Lane	98,051	5,653
6021 Fairmont Parkway	24,000	5,110
2060 Space Park Drive	49,248	5,005
2500 Falcon Pass Drive	19,650	5,000
624 Pasadena Blvd.	21,495	5,000
Prepared by Coy Davidson / Colliers International 713.830.2128 cdavidson@colliertexas.com		

Congratulations to

- United Space Alliance! They recently achieved the Capability Maturity Model Integration Maturity Level 5 rating, the highest possible level from the Software Engineering Institute. While the accomplishment is part of the company's goal to improve safety and quality, this achievement will bring greater quality and reliability to the remainder of the shuttle program and offers new customers the ultimate assurance of software quality.
- Barrios Technologies! NASA presented its highest honor for quality and technical performance, the George M. Low Award, to this company for its commitment in innovative management, process quality and customer service.
- Dr. Sandra Mossman, Superintendent of Clear Creek I.S.D.! Texas Computer Education Association named Dr. Mossman their Superintendent of the Year. The award is given to those who appreciate the importance of technology in the teaching and learning process and actively promotes the use of technology throughout the district.

Groundbreakings!

Pasadena - Texas Citizens Bank Building, 3-story, 52,363 SF, broke ground on Fairmont Pkwy. at Yuma.

Friendswood - Heritage Animal Hospital (3,260 SF) at 111 Woodland Trail at FM 2351. This office is part of One Edgewood Place office development, a 25,000 SF office building. Wachovia Bank is under construction at 200 W. Parkwood (FM 528) - 4,055 SF.

What's new?

Pasadena - Fairmont Emergency Care / Baywood Imaging Center, 17,000 SF, Fairmont Pkwy/Nations.

Webster - Medical Plaza at Clear Lake -- Blossom at Hwy. 3; 113,000 SF. Opening within days is the Bay Area Houston Medical Plaza on Kobayashi.

Retail and Hospitality Development

What a ride! The **Kemah** Boardwalk has under construction a wooden roller coaster. How fast, you say? The coaster will move at a maximum speed of 51 mph, have a 92-foot drop, lots of tunnels and 42 crossovers. All this on an acre of land near Saltgrass Steak House! The new ride, all 3,236 feet of it, should be ready to roll by late spring or early summer.

Baybrook Gateway – The former Kmart building will, at last, have a new lease on life. Linens N Things leased 28,300 SF with plans to open April 2008. Circuit City will leave their existing location on the west side of I-45 and relocate to this new spot taking 31,600 SF. And, Cost Plus World Market – new to this area – will be the third tenant with 18,300 SF. This popular Webster shopping center on 19 acres just changed hands.

More new activity near Fairmont Pkwy. and Beltway 8! Ashley Furniture has leased approximately 50,000 SF next to J. C. Penney's on Fairmont Pkwy. They are planning a late Summer 07 opening. Fairway Centre III has a new Circuit City near completion and Office Depot will start soon. Two additional anchor spaces at this **Pasadena** hot spot are available.

A Dallas-based developer is building Somerton Plaza Shopping Center in **La Porte**. Chili's Bar and Grill will be a tenant in the 22,000 SF center. Location is Spencer Highway and Somerton Drive.

A feasibility study is underway, courtesy of the City of **La Porte**, to evaluate the market demand, including the cruise terminal opportunities, for a full service hotel and training/conference rooms to serve the area. Renewed interest for hotel development at the Sylvan Beach site prompted the city to begin the project. The final report is due around the end of March.

Holiday Travel Trailers is purchasing the former Boot Kickers Bingo building near I-45 and Calder Road in **League City**.

Bailey's American Grille should open early Spring on NASA Parkway in **Seabrook**. They'll offer made-from-scratch entrees, delectable dishes, steak, seafood and a fine wine list. Extras include Chicago brick and Texas limestone in the building design, a wood burning grill, an open kitchen and "The Wine Cellar" for small private events. Just down the street, JSC Federal Credit Union just signed a new lease at Lakeside Center, Elam Street and NASA Parkway, for an office, drive through and ATM.

Seabrook Center has broken ground on NASA Parkway. Pre-leased tenants are a title company, mortgage company and nail salon. At completion, the center will include over 35,000 SF of retail and 40,000 SF in office space.

UTMB Ophthalmology signed a lease for 5,100 SF in **Friendswood's** new Acadiana Centre at FM 518 and Sunset. The center's owner plans to add 8,000 SF of office and retail; retail is 100% leased.

Webster's Hotel Hotline: A full-service, 120-room Holiday Inn is planned on Bay Area Blvd. just west of Highway 3. Hilton Garden Inn is planned on North Texas Avenue and Marriott Springhill Suites will be built near the new Cheddar's and Main Event. Staybridge Suites is also starting on 105 rooms on North Texas Avenue. The new 58-room Comfort Suites opened late last year on Texas Avenue.

Coming soon!

Baybrook Passage - Smoothie King, Berryhill's Baja Grill, Comerica Bank

Baybrook Mall - Apple store

League City - Panda Express - FM 270 & 2094; Circuit City at SH 646 / I-45

Webster - Main Event broke ground on Magnolia St.

Pasadena - Chuck-E-Cheese and Wings 'N More - Fairmont Pkwy. near Preston;

Houston - Dunn Bros Coffee, Bayshore Family Practice, It's About Hair, Riley Donuts -Village at Clearpoint Crossing

Friendswood - Point of View (gifts & home décor) on E. Parkwood; Bling Blings and Drama Queens (resale) at Captain's Corner.

What's New?

Pasadena - San Jacinto Harley Davidson on Beltway 8

Baybrook Passage - Taco Milagro

Baybrook Square - Avenue (clothing)

Nassau Bay - Green Tomatoes Mexican Grill on NASA Parkway. Antique Tea Room & Bakery on Upper Bay Road

Houston - Christian Bros. (automotive) at Village at Clearpoint Crossing

Residential Development

What a catch! It's a done deal for two large waterfront parcels in **League City**. The first is a 26-acre tract off Enterprise Boulevard within the 2,200-acre South Shore Harbour master-planned community. It's not known yet what Crow Holdings and the Verandah Companies partnership has in store for the property.

The same development group also closed on the 35-acre Lighthouse Island, also within **League City's** South Shore Harbour area. Within the next two months, infrastructure work will begin on the island. The grand plan includes a fitness center plus a variety of luxury residential units such as single-family homes, patio homes, townhomes and mid to high-rise condominiums. These two transactions add up to almost 8,000 feet of prime shoreline.

New apartments will be built at The Village at Clearpoint Crossing on Space Center Boulevard. The \$26-million project will have 288 units on 14 acres. Planned are one, two and three bedroom units averaging 945 SF. Surrounding area includes medical and professional offices, automotive, personal conveniences, and casual dining as well as a 38,000 SF restaurant – Cullen's Upscale American Grille.

Challenger Park, a 358-unit luxury apartment complex, is planned for **League City** on a 16-acre site, west of the Gulf Freeway on FM 528. The \$30 million project will bring rental rates in the range of \$748 to \$1,532.

The Lighthouse at 4011 -- Details are out for **El Lago's** new condominium project on NASA Parkway – it's green and may turn silver! This will be the only LEED-certified high-rise condominium project on the Texas Gulf Coast. The developer plans a 19-floor structure with parking on the first through fourth floors and residential starting on the 5th. A marina will also be built for homeowners. Price range is \$500,000 to \$2.9 million.

Friendswood's West Ranch Creekside Section 1 was platted; it contains another 65 homes. West Ranch is a total of 1, 500 homes.

Forest Cove in **Dickinson** has a new community of 28 custom homes being built off FM 517, east of I-45. Lots are wooded, some with bayou frontage. Underground utilities are in place on ½ to 1 acre lots.

Twin Towers for **Seabrook**? The 20-story twins are still in the proposal stage but the developer is working on the permits. They will be built on Jennings Island. More details as they happen.

Martin Fein Interests is now building the second phase of apartments in **League City's** Tuscan Lakes community. Sorrento at Tuscan Lakes will have 204 units and should open late Summer or early Fall. Already completed is the 244-unit apartment community – Ravello at Tuscan Lakes; a third phase is also planned.

Infrastructure News Plus!

San Jacinto College and partner, Delta Connection Academy, subsidiary of Delta Air Lines, plan to buy 50 Cirrus SR2 aircraft for use at their flight school located at **Ellington Field**. Additionally, they are redesigning the FAA-approved flight-training curriculum and adding simulators. The program expects that the new airplanes, curriculum, simulators and facility at Ellington Field will be in place by Spring, 2008.

City of **Dickinson** has approved an architectural design for their new City Hall, court and council chambers, library and water district offices. The plan will have the library as a separate building on the grounds of the complex. Hard construction costs are near \$4.5 million.

The Future City Program, started 15 years ago to recognize and celebrate engineering, recently held a regional Future City competition at San Jacinto College. **Pasadena** I.S.D.'s San Jacinto Intermediate took third place! This event is said to be the largest and most popular engineering education program in the country, hoping to lure new talent to the engineering profession which has been on the decline in the United States. Seventh and eighth-grade students from public and private schools are asked to create cities of tomorrow using computers, then translating them to large, tabletop models. More than 30,000 students participated from over 1,100 schools in 38 regions. National competition is next month in Washington, D. C.

Pasadena's Bayport Terminal is officially open and expected to triple the port's overall container handling capacity. When fully developed, the terminal will have a total of seven container berths with the capacity to handle 2.3 million TEUs (twenty-foot equivalent unit). Economic impact to the region is more than \$1 billion in new business revenues and more than \$40 million in new tax revenues – each year.

The first departure at the new cruise terminal, also in **Pasadena**, is planned for 2008. Three berths could accommodate as many as 1.7 million passengers; parking capacity is for 3,000 cars. Forty acres of onsite co-development is available.

The **Port of Houston** will host the IAPH 2007 conference ... International Association of Ports and Harbours. April 27 through May 4, 2007. This bi-annual meeting attracts over 1,000 attendees, many that are high-profile dignitaries and elected officials from all over the world. The economic impact from this event is expected to be approximately \$5 million. For information, check www.iaph2007.com.

Plans are in the works to construct a \$15 million Armed Forces Reserve Center and a \$6 million Battle Projection facility for the arriving Predator drones at **Ellington Field**. The two-story reserve center is for the thousands of troops currently stationed at the Old Spanish Trail Reserve Center. Planned to be approximately 170,000 SF, it will house every branch of service. By 2010, there could be as many as 6,000 to 10,000 employed at Ellington Field. The operations complex for the Predators, unmanned aerial vehicles, should be completed before 2010.

Bay Area Houston Economic Partnership initiated the Ellington Field Task Force in 2003 in advance of the Base Relocation and Closure Commission's recommendations to the Department of Defense. While the BRAC ultimately ruled in 2005 to phase out the Texas Air National Guard 147th Fighter Wing, the Ellington Field Task Force, along with elected officials, have fought to ensure Ellington's viability and future.

The competitive edge --- Noting that an unbelievable surge of investment capital is pouring into the area, **La Porte's** city council is exploring the use of 25% exemption on qualified inventory to attract new business inside their Foreign Trade Zone corridor. At a future meeting, a formal proposal will be brought to the council for a vote.

The City of **Pasadena** has recommended the consulting firm of Wilbur Smith Associates to help plan the redevelopment of the north side. The 23-mile target area includes everything north of Spencer Highway, east and west to the city limits. They will host public forums to see what issues the community wants to tackle, prioritize them and then work on funding.

Texas A & M University will be working with nine community colleges throughout the state in a push to increase diversity on their campus. The central campus of **San Jacinto College** in **Pasadena** is the only Houston-area school included in the automatic-admissions program. Students will be guaranteed a spot in the colleges of Agriculture and Life Sciences, Education and Human Development, Engineering,

Geosciences or Science or at A & M's Galveston campus. They must complete 24 credit hours with a 3.0 GPA at a participating community college. The new program will begin next semester at San Jacinto College.

Hop on board maybe! A park-and-ride program needs a temporary place for commuters to park in the **League City** area. The city is looking over a proposal to have buses operate from the city's sports complex, east of the Gulf Freeway at SH 96. From there, they would head to Galveston's downtown area and UTMB. If there's enough interest, a permanent facility could be built. It's estimated that 8,000 to 10,000 UTMB employees make the daily trip from northern Galveston County to the island.

San Jacinto College, the **Port of Houston Authority** and **Texas A & M University at Galveston** are partnering to develop a wetlands nature preserve near Morgan's Point. The Port of Houston Authority will donate about 35 acres and San Jacinto about ¾ acre of land near the Barbours Cut container terminal in Morgan's Point. This endeavor will provide educational opportunities for joint faculty and student projects between San Jacinto and TAMUG.

The City of **Nassau Bay** has issued a contract to Altair Development to dredge the boat channels in and around the city. The value of waterfront properties has been undermined by the silt build-up, creating a boating hazard, and also could impede fire and rescue boats to do their jobs. This project should be complete by the end of March.

More commercial opportunities! The City of **Seabrook** has rezoned a tract located south of Red Bluff Road, north of Repsdorff Road, East of the City of El Lago and West of SH 146 from residential single-family-detached to light commercial.

More news for **Seabrook** – The city has recently created the NASA Parkway neighborhood empowerment zone which will permit the city to offer incentives for new and expanding developments. The city has also instituted a tax abatement policy and will consider tax abatements on projects meeting its criteria on a case-by-case basis. The first project to be offered a 100% tax abatement for two years is Endeavour, Inc. Preliminary actions to proceed with the tax abatement have been authorized, and final approval is pending.

Galveston's city golf course is being scraped down to the dirt and will emerge as one of the best municipal courses in Texas – but it will take about 18 months to do the work. Next to Scholes Field airport, the 209-acre course will undergo a \$14.1 million makeover. The existing links will become a premiere public course attracting both local golfers and out-of-town visitors. The course will be renamed Moody Gardens Golf Course on Galveston Island. Under the agreement, Moody Gardens will operate the course for the next 40 years.

La Porte and **Pasadena** are moving forward on a joint-venture sports complex. It will be located adjacent to the Pasadena Convention Center. The conceptual design shows a total of 23 fields, nine of which are La Porte's; 12 would belong to Pasadena. The field will also have areas for volleyball, basketball, children's activities, a dog park and maybe a sprayground.

Road News

Webster –

- May, 2007, is the projected letting for the Gulf Freeway / NASA Parkway exchange. The final product will be a flip the freeway will pass over the parkway.
- Live Oak and Orchard will be completed by March 25, 2007.
- Rice Creek Lane has already commenced, and Phase I has been completed.

Pasadena

- The new section of Pansy St. behind Patients Hospital at Crenshaw and Beltway 8 should be complete by February 2007, if the weather cooperates.
- The extension of Crenshaw to Space Center Blvd. is still in design; it will go to bid 3 months after design is complete; so it's approximately one year out from construction.

- The extension of Preston Road is still in design because of drainage issues and that of the tie-in location at Genoa-Red Bluff Road.

League City

- TxDOT will begin construction of the I-45 and League City Parkway (SH 96) interchange in September of this year.

La Porte

- SH 146 improvements are still in design.
- Barbour's Cut Blvd. pavement reconstruction is in the design phase.
- Sens Road expansion to widen the roadway is in design phase.
- Fairmont Parkway overpass at the railroad crossing is under construction.
- Wharton Weems overpass grade separation project at SH 146 is partially funded.

Big Stuff!

- The NASA Bypass is on schedule for completion by summer, 2008. By the time you read this, you'll be driving on new pavement near the intersection of El Camino Real and NASA Parkway. Things are moving along!

Participating Cities:

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

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