

Past Issue 1 - May 21, 2003



A publication of Bay Area Houston Economic Partnership

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### **We've Changed Our Name!**

Bay Area Houston Economic Partnership is the new name of the former Clear Lake Area Economic Development Foundation (CLAEDF). We are seeking to expand and attract new businesses for Bay Area Houston and are targeting aerospace engineering, bioscience/biotech, software development, environmental sciences and telecommunications.

Read more about our area in the April, 2003 issue of *Tierra Grande*, page 14 or go to our website, [www.bayareahouston.com](http://www.bayareahouston.com), News Room/News Stories.

Bay Area Houston Economic Partnership commissioned space artist, Pat Rawlings of Science Applications International Corporation (SAIC), to design artwork conveying our message ...*discover your space, explore your opportunities*. It's pictured to the right.



### **Commercial / Office Development**

- Texas Gulf Coast Community Hospital, a \$36 million project, will be constructed at Clear Lake City Boulevard and Hwy. 3. The developer, Medistar, will build the fully environmentally-friendly hospital which will feature 35-beds in 60,000 sq. ft. along with a 70,000 sq .ft. medical office building for the group's 44 physician members. More details as they come!
- Hoyer-Odfjell, Inc. has leased 11,167 sq .ft. of office space at 16055 Space Center Blvd. for their U.S. corporate headquarters. The company has focused on the development of

sophisticated logistics for the transportation of chemicals, hazardous products, technical gases and waste materials.

- The Boeing Company will transfer about 120 space shuttle jobs (over and above the 2001 announcement) from Huntington Beach, CA to Boeing's facilities near NASA's Johnson Space Center in **Bay Area Houston**.
- SkyComm International is constructing a \$10.5 million international teleport at **Ellington Field**. Investors from all over the nation are behind this project which will transport audio, video and broadband data using satellite and fiber optic circuits. The secure, shared-use facility will be a multimillion dollar global hub for the energy, government, telemedicine, financial and aerospace industries.
- American National Insurance Company has started construction on a 120,000 sq. ft. office building and 40,000 sq. ft. data center, complete with a multi-level parking garage, in **League City** at the South Shore Harbour business complex. Total value of the project is \$35 million.
- Thortek Computer Corporation has leased a vacant Food Lion in **Friendswood** giving them 37,000 sq. ft. for their operations. Clovergate Development is renovating a former H-E-B for Velocity Sports Performance Center, Double Dave's Pizza and Texas First Bank. And, a Galloway School is planned for Friendswood's Autumn Creek community on West Bay Area Blvd. The first phase will accommodate first to sixth grades and the second phase will add classes through the ninth grade.
- Just completed or under construction - 31,500 sq. ft. of new office space in **Friendswood**. The office market is thriving with an overall occupancy rate of 98%. Baywood Medical Clinic, building a new 11,400 sq. ft. office building, was the first beneficiary of a newly implemented property tax abatement program offered by the city.
- Diagnostic Systems Lab, a bioscience firm, is expanding their headquarters by 12,000 sq. ft. on Medical Center Blvd. in **Webster**. Currently occupying 57,000 sq. ft., this is a 21% increase in office space. Also, Watershed Treatment Program, an alcohol and drug treatment service, leased 8,400 sq. ft. on Professional Park Dr. in Webster.
- Currently under construction in **Nassau Bay** is the new Christus St. John sports medicine complex on NASA Road 1, a 50,000 sq. ft. facility. The complex is adjacent to the Christus St. John Hospital which has a strong reputation in orthopedics. Recently under contract: a surgical / medical facility is in the works for Kobayashi Blvd./Medical Center Blvd.in **Webster**.
- The third largest marina area in the nation is booming! Featuring more than 400 indoor boat slips, the Marker 1 Marina Center is under construction on Clear Lake in **Seabrook** and will include a banquet/wedding/conference center and new home for the paddlewheel boat, "Spirit of Texas". Hampton Inn will open their new 70-room hotel in July, 2003; and, coming soon, La Quinta, Super 8 and a 54-room Best Western.

*Coming to the area soon:*

*Big League Dreams, a sports park in League City - smaller replicas of stadiums such as Wrigley Field,*

*Fenway Park & Yankee Stadium*

*Perkins Station, restaurant and shopping, at the railroad station in League City*

*Feaster's Restaurant in League City*

## Company Profile

Techemet, a company founded in South Africa in 1968, has a new home in **Pasadena**, Texas. Having outgrown their business in Houston, they purchased 12 acres in Pasadena's light industrial area near the intersection of Red Bluff and Genoa-Red Bluff Roads. Four acres have been developed into a state-of-the-art facility that recycles catalytic converters and reclaims the precious metals which are resold.

Quest Construction built Techemet a new 60,000 sq. ft. facility (50,000 sq. ft. warehouse/ 10,000 sq. ft. office); the 40 employees expect to be in the building by mid-June, 2003.

The business began as consultants for the mining and smelting industries but grew to include experience from uranium and copper processing to all stages of gold and platinum group metals, smelting and refining. The Houston-based operation was started in 1989 with the sole purpose of smelting auto catalyst but has grown to include other materials such as petroleum and carbon based catalyst and platinum and palladium bearing scrap from the jewelry, dental and electronics industry.

Techemet is owned by the Ward family and partner, Stewart Prentice. More information can be found on their website, [www.techemet.com](http://www.techemet.com), or at 713-640-2257.

## Retail Development

- Fairway Plaza Shopping Center, a 797,000 sq. ft. retail development at Fairmont Parkway/Sam Houston Parkway in **Pasadena**, has some retailers reporting sales being the best in the Houston metropolitan area and some the best in their chain. Phases three and four are soon to be underway; 100,000 additional square feet will be added to a portion of 28 acres remaining.
- Negotiations are in the works for a Pier 1 flagship store and DSW Shoe Store for the **Baybrook Mall** area. Currently under construction is a Super Target (174,745 sq. ft.) and Dillard's expansion to 299,681 sq. ft. which will allow for other things to happen at the mall.
- Many new shopping centers-- Marina Bay Village, 30,000 sq. ft. on FM 2094 and another 16,000 sq. ft. at FM 518 and Wesley in **League City**; Orr Commercial Realty is developing a 15,000 sq. ft. center on Bay Area Blvd./Texas Ave. in **Webster**; tenants include Beauty Brands and Chipotle. At Clear Lake City Boulevard and Hwy.3, 43 acres have been sold for a major shopping center.
- An Office Depot is under construction in **Kemah's** new incorporated area at Hwy. 146 and FM 2094. And, a strip center has been added on the Wal-Mart pad at FM 518 and Hwy. 146.
- New faces for old places -- 24 Hr. Fitness in vacant Walgreen's; Spec's Liquors in vacant H-E-B.; Eckerd's Drugs in vacant Grandy's; CVS Pharmacy in closed Shell station; all at Bay Area Blvd. and El Camino Real.

*Starting soon:*

*Fry's Electronics (Kobayashi and Magnolia)*

*Jamba Juice off Bay Area Blvd.*

Advantage Nissan on I-45

## **Residential Development**

At the present, 3,600 acres in League City are being developed for residential use. On the east side --

*Kenwood* - 870 acres on State Highway 96 by Larry Johnson of Johnson Interests (18% commercial)

1100 acres by Sam Boyd for 1-acre homesites on S.H. 96

*Lakes at South Shore Harbour* , 477 acres by South Shore Harbour Development

and on the west side--

*Bay Colony West* - 650 acres on FM 518

*Westover Park* - 503 acres

And on Scarsdale Blvd., between Hwy. 3 and I-45, 102 acres are being developed as a single-family community.

## **Infrastructure News**

- The new Webster Bypass, starting construction mid 2004, is one of many new projects in the Webster area. The roadway will start at the I-45 feeder just south of NASA Road 1 and will intersect with NASA Road 1 just past FM 270. Completion should take 2 to 2-1/2 years. Texas Avenue and Kobayashi Boulevard have been extended to Magnolia clearing the way for new development. NASA Road 1 will be changing its name to NASA Parkway in September.
- Construction has started on a new 3-story, 160,000 sq. ft. facility for student services and classrooms, the most significant new construction since the mid 1970's at the University of Houston-Clear Lake on Bay Area Blvd. Timing is crucial since enrollment grew to an all-time high of 7,753 in Fall, 2002.

## **Did You Know?**

A 5-mile radius demographic study done for our office at 2525 Bay Area Boulevard revealed a population of 130,166 with 67,218 employees (daytime population) in 5,673 establishments. And, the average household income is \$75,026.

*"There are only two ways to live your life. One is as though nothing is a miracle.*

*The other is as though everything is a miracle."*

*- Albert Einstein*

Participating Cities:

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

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