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Commercial / Office / Industrial

Let the **Nassau Bay** redevelopment begin! Griffin Partners has purchased the 27-acre portfolio of 12 aging office buildings with plans to demolish and start over. But, what a start this will be -- \$150 million mixed-use real estate with office space, hotel, shops and apartments. The developer will begin demolition by year's end and break ground on the new projects in phases, depending on demand. They will sell parcels to hotel and residential developers, possibly building the office and retail on their own. The vision is a 200-room hotel, 100,000 SF of retail, 300,000 SF of office and 300 apartments. Bay Area Houston Economic Partnership worked with Griffin Partners and Harris County to bring this project to fruition.

St. Luke's Episcopal Hospital plans to construct a nine-story, 175-bed hospital at the intersection of Blossom St. and Hwy. 3 in **Webster**. A six-story parking garage will also be built next to the new 350,000 SF facility. Groundbreaking is expected this year. Across the street from this site is Clear Lake Regional Medical Center and their recently opened Heart Hospital (200,000 SF). Opening the first week in May is a 48,000 SF 'green' medical professional office, one of two being built on Medical Center Blvd. Webster's medical center area is growing by leaps and bounds!

*Did you know **NASA** is responsible for creating the crash-test dummies? A robotic vision system designed at NASA led to the development of sophisticated crash test dummies and computer crash test models that provided repeatable, computerized evaluations of injuries. These dummies and models are now being used by automobile and component manufacturers in vehicle testing worldwide. Vince and Larry thank you very much!*

East Bay, a mixed-used commercial project, is being planned for 60 acres on Fairmont Parkway and Canada Road in **La Porte**. The vision for this development includes water features, a 4-story hotel, amphitheater, retail, a cinema and restaurants. Construction could begin in 6 months. What's nearby? La Porte and **Pasadena** are moving forward on a joint-venture sports complex with 23 fields. It will be located adjacent to the Pasadena Convention Center. The land tract includes the east and west sides of Canada. Forty-eight acres have been bought and the remainder is under contract.

Going Green! Plans have changed for the new Bay Creek I and II office buildings. The developers have decided to build the twin 6-story, 150,000 SF structures environmentally friendly. Construction site is on Rice Creek Lane at the NASA Bypass in **Webster**.

On Preston Avenue, close to Beltway 8 in **Pasadena**, over 6 acres have been purchased for a medical office center complex. The permits are in the works. At the next intersection, Crenshaw and Beltway 8,

nine medical condominiums are planned on 3.5 acres with frontage on both streets. Sizes will range from about 1,500 to 4,000 SF; breaking ground this summer.

Now open for business – M. D. Anderson Radiation Treatment Center at the Christus St. John Hospital campus in **Nassau Bay** has the capacity to treat more than 30 patients each day. This facility is available to serve both M. D. Anderson patients as well as others in need of treatment.

Wilson Industries has leased a whopping 450,000 SF at Underwood Distribution Center I on Old Underwood Road, The company is a subsidiary of Houston-based Smith International, Inc., a worldwide distributor of pipe, valves, fittings and mill, safety and other maintenance products to the energy and industrial markets. They will consolidate three Houston-area operations in the new **La Porte** building. Bay Area Houston Economic Partnership played a role in this project by submitting various data, including that of salary information. Gary Mabray / Colliers International represented the tenant.

Underwood Distribution Center II will break ground within a month. At completion, it will have 710,000 SF spec space. Underwood Distribution Center III, a 225,000 SF building will be completed in June. It's still available – no signed tenants at this time.

Phase II of Port Central Industrial Park is in design. Approximately 40,000 SF will be built on 3.34 acres. Preliminary site plans will be ready soon. This business park is in **La Porte** at 10845 Strang Road.

Sold!

- 19 acres were purchased in **Bayport** North Industrial Park II. Billy Gold / CBRE represented the buyer.
- 4.5 ac. has been bought at 300 West Bay Area Blvd. Two of the acres were resold to a hotel company.

New leases!

- 5,063 SF The Krist Law Firm leased space at the new Marina View office building in **League City**.
- 2,000 SF Marlink, a global Norwegian satellite communications equipment and network services firm has chosen One Harbour Square in **League City** for their new headquarters for the Americas. The site was chosen for its access to the ports of Houston, Galveston and the primary offshore oil and gas support bases in Louisiana.

Under Construction!

- Lakes Professional Center, 24,240 SF, is underway on South Shore Blvd. and **League City** Pkwy. UTMB Pediatric Clinic has leased 7,000 SF.
- New business park coming up at the intersection of FM 2094 and Lawrence Road in **League City** on 5.3 acres. Another, Lighthouse Plaza, is planned on 2.6 acres for office and retail at the northwest corner of FM 2094 and Lighthouse Blvd.

Coming soon!

Houston – Texas Citizens Bank at Clear Lake Crossing – Hwy 3 and Clear Lake City Blvd.

Webster – Remington College will open their 36,000 SF facility soon!

Retail / Hospitality Development

Play Ball! The Continental Baseball League has chosen **League City** as the location for their new franchise team – the Bay Area Toro's. They will use Clear Creek High School's baseball field for practice and home games.

Good news for **La Porte**! A consulting firm hired to complete a market study for a proposed 250-room hotel development has found that La Porte's Sylvan Beach site will support not only an upscale, full-service

hotel, but a large conference center and meeting room complex. The magnitude of the Port of Houston and the area's petrochemical industries plus increasing business and leisure activity appear to support the need for a development like this. There has been definite interest with the development of **Bayport's** new cruise terminal. The hotel would sit on a 6-acre site; parking would be underground. If all goes well, a hotel could open for business early in 2010.

Kroger's has opened their largest store in the Houston area, 84,000SF, on **League City** Parkway. This store has the area's largest selection of beers, including organic beers, and its biggest collection of international cheeses. The store is located near the new residential developments in South Shore Harbour, Tuscan Lakes, Marbella and Whispering Lakes Ranch.

Not done yet: A 16,800 SF retail center is being built in front of the new Incredible Pizza / 24 Hour Fitness on Fairmont Parkway in **Pasadena**. Signed leases for this building include a 2,450 SF tanning salon and 2,100 SF nail salon. Getting close to signing are two restaurant tenants, Greek and Chinese. Two pad sites in the front will be built out; a bank has leased one of them. Two lease spaces -- 14,180 SF and 4,935 SF -- are still available next door to the pizza franchise.

Webster's new fun place, Main Event (Magnolia at the NASA bypass) is opening the first week in May. Look for 65,000 SF of family fun -- bowling, billiards, shuffleboard, darts, laser tag, arcade games -- complete with food and drink.

Something is in the works for the former Holiday Inn/Brentwood Inn on NASA Parkway in **Nassau Bay** -- it's all but demolished. Word is that a drug store and new hotel are proposed for this site.

California developers have an interest in **Pasadena's** Town Square Mall on Southmore Ave. The plan would be a new retail concept focusing on the Hispanic Market, revolutionizing the north side. Details as they come!

Congratulations are in order for Big League Dreams -- recently named "2006 Complex of the Year". The award is based on the care of the facility, organization of events, and overall customer service. Only those facilities that are used by the USSSA are considered, including the Disney facilities. In 2006, they had over 250,000 players and spectators come through the gates, about 20% above projections. Hampton Inn plans to build a new hotel on land at Victory Lakes, east side of I-45 from the ball park in **League City**.

Just looking, thank you! Word is that Kohl's is looking at constructing an 88,782 SF store just north of the 24 Hour Fitness Center, currently underway, in the Bay Colony Town Center -- **League City**.

Near completion is the **Dickinson** railroad depot, set to become part of a Historic Railroad Center after its \$1+ million renovation. Located on FM 517 West, the original depot was built for the G.H. & H. railroad, Galveston, Houston & Henderson, which began in the 1850's.

If you're keeping count of the new palm trees at Clear Point Crossing (Space Center Blvd.), it's up to 100, mostly large Medjool palms. Currently under construction is the 38,000 SF Cullen's Upscale American Grille, a 15,000 SF retail center, an 8,500 SF medical building and Sonic.

Corner of Space Center Boulevard and Crenshaw -- Bay Plaza, a brick/stone 40,000 SF **Pasadena** retail center is planned; professional offices on the second floor.

New leases:

- 40,000 SF Atlanta-based Rooms To Go will build on 3.5 acres of land just north of the Ethan Allen store at **Baybrook Mall**.

What's New?

Baybrook Mall - For Love 21, an accessories store with today's hottest selling items, has opened its first Houston location. Cacique has also opened at the mall - it's a Lane Bryant new concept intimate apparel store.

Baybrook Square openings: Justice - Just for Girls and Avenue. Kirkland's is scheduled to open by June.

Coming Soon!

Friendswood - Intents Party Supply, Kids Planet Fitness, Pooch Me (doggie boutique), Peach Café

Pasadena - Hooters, next to the new San Jacinto Harley Davidson dealership on the Beltway

Webster - Ichibon's restaurant on Egret Bay Blvd. in Webster

Residential Development

- The third phase of apartments for the Tuscan Lakes area of **League City** is in the planning stage. Martin Fein plans 328 units on 15.1 acres. Dirt will move in late 2007 with completion expected mid year 2008.
- Alexan Landing Apartments on Sarah Deel Dr. in **Webster** have sold at an unreported price. The 364 units are new and 92% leased; Craig LaFollette, Todd Marix, Todd Stewart and Tre Banks from CB Richard Ellis represented the seller.
- **Friendswood's** city hall must be really busy! In March, permits were issued for 127 new residential starts compared with 74 in March of 2006. Six new commercial starts were also approved.

Infrastructure News

Dickinson I.S.D. has 2 new schools planned: a new \$31,095,699 junior high will be built on Hughes Road between Hwy. 3 and Interstate 45. The John & Shamarion Barber Middle School (for 5th and 6th grades) will be constructed at 5651 FM 517 East - groundbreaking has occurred.

New schools coming in **Pasadena I.S.D.**:

- New campus for San Jacinto Intermediate, 150,000 SF, at 3600 Red Bluff Road. Replaces the existing school at 3102 San Augustine.
- New campus for Southmore Intermediate, 150,000 SF, at 2000 Patricia Lane near Pasadena Boulevard and Strawberry Road. Replaces the existing school at 1200 E. Houston.
- New campus for Richey Elementary, immediately north of the old campus.

The old intermediate sites will be put to good use by rebuilding middle schools. In the near future, two more rebuilds will be announced for P.I.S.D.

Clear Creek I.S.D.'s 2007 bond referendum package includes four new campuses:

- Elementary school #25 on Hwy. 3 to open in 2008 at a cost of over \$16 million
- Three schools on Education Park at the League City Parkway and SH 146:
 - Intermediate school #9 to open in 2011 at a cost of over \$35 million
 - Elementary school #26 to open in 2009 at a cost of over \$16 million
 - High school #5 to open in 2010 at a cost of over \$88 million

Did you know Lifeshears was jointly developed by Hi-Shear Technology Corp., firefighters and **NASA**?

It's a powerful hand-held rescue tool that quickly cuts through cars or other enclosures to free people involved in dangerous situations.

It uses the same power source used to separate solid rocket boosters from Space Shuttles.

In an effort to promote seaborne commerce in our region, the **Port of Houston Authority** (POHA) and **Port of Galveston** have agreed to work together to bring what could be a \$1 billion container terminal to Pelican Island. The ports have agreed to formulate a plan that could result in a six-berth container terminal

on 1,100 acres in the next 10 to 12 years. The anticipated 2014 completion of the Panama Canal expansion is one reason the POHA is anticipating a robust market demand that would require development of such a facility. The ports look forward to working together on a project that would stimulate economic development and more jobs for the region.

The Bay Area Houston Economic Partnership, in collaboration with **San Jacinto College** and other partners, has received \$1.4 million to develop aerospace engineering education opportunities that support NASA's **Johnson Space Center** employers and the aerospace industry. With three major programs being run from JSC – the space shuttle, International Space Station and Constellation, the industry is experiencing specific skills shortages, technological changes, an aging workforce and the challenge of dealing with the 'gap', the period of time between the retirement of the shuttle and the first launch of Orion, the newest space vehicle now under development. This project will stimulate long-term growth by serving incumbent and dislocated workers, also new hires, new-to-the-workforce and future workers.

The Port Commission has the results of an economic impact study completed for the **Port of Houston**. Based on 2006 data, it shows a dramatic effect on the region. The tonnage at the port has increased by 50 million tons since 2000. In 2006, the port was responsible for 785,049 jobs and generated \$117.6 billion of total economic activity in the state and \$3.7 billion in state and local taxes.

Construction is ahead of schedule on the new reserve center at **Ellington Field**. The first phase, a 173,000 SF training facility, has begun with completion scheduled for April, 2008. Phase two is currently in design and will include a battle command training center, a Marine Corps maintenance facility and a welcome center for all five military branches. The plan will allow enhancement of Ellington's mission capabilities for national defense.

Did you know the **Texas Chiropractic College** was founded in 1908 and is the 3rd oldest chiropractic college in the national and recognized as one of the very best? The **Pasadena** institution is accredited as a Level V doctoral degree granting institution and is a pioneer in the integrated healthcare field with a Hospital Rotations Program, first of its kind program.

University of Houston – Clear Lake has added several new degrees including their first doctoral program, the Doctor of Education Leadership. The university has also created the Master of Science in Biotechnology. This program offers three concentration areas: Molecular Biotechnology, Bioinformatics and Computational Biology and Biotechnology Marketing and Management. Also added is the Master of Arts in Digital Media Studies, the first graduate degree program of its kind in Texas. It will combine digital technology, communication and graphic skills needed in the aerospace, petroleum and medical fields. There are future plans for a Master of Science in Engineering Management degree.

Texas Workforce Commission awarded a \$987,620 grant to an industry-education consortium to improve worker skill levels at Houston's port locations. This will provide new-job training to 570 people and upgraded job training for 1,060 maritime professionals. Grant recipients include **San Jacinto College** and the West Gulf Maritime Association. Employees will receive customized training at port sites and at the college for all marine terminal operations. This is the first time a skills development grant has been awarded for training in the maritime industry.

Old buildings ... new use. A former car dealership on SH 225 at Richey St. in **Pasadena** will be put to good use as a new courthouse annex. Still in the design phase, the John Phelps courthouse will be 65,000 SF.

Road News

---League City

- A task force has been appointed to study the planned 'FM 518 Bypass'. This new roadway will run

southeast from Egret Bay Boulevard, crossing FM 2094 and continuing on to FM 518. This is a joint project of **League City** and **Galveston County**.

---Big Stuff

- The latest plans for the Highway 146 expansion show widening the bridge that crosses Clear Creek between **Kemah** and **Seabrook** and an express lane through Kemah, west of where the existing highway is now. State officials hope this would lessen the back up of cars trying to get to Kemah's Boardwalk and to the commercial and residential areas west of SH 146. The overall plan for expanding SH 146 will give travelers three lanes in each direction instead of two -- creating a more efficient hurricane evacuation route and alleviating congestion. There would be a divided highway north of Red Bluff Road, a freeway with grade separations through most of Seabrook and an elevated bypass from NASA Parkway to south of FM 518.
- **Galveston County** and TxDOT have approved a pass-through toll agreement for the planned expansion of FM 646 from Interstate 45 to FM 1764. It works like this: the county will fund engineering and construction costs; TxDOT will later reimburse the county for traffic counts on the roadway. This is not a toll road that collects money from travelers. The good news is that this project will start this summer, with an approximate completion date in 2010, much better than 2020, the earlier projection.

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.

Participating Cities:

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

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