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## Commercial / Office / Industrial

Plans have been announced for **Seabrook's** 15-acre project at Endeavour Marina on Clear Lake. The redevelopment includes an international luxury hotel, a 300,000 SF high-rise condominium tower with 200 units (average size of 1,500 SF), and a high-rise office building with approximately 200,000 SF of class A space overlooking the lake. At least 50 condominium units totaling 100,000 SF will be available over the hotel guest rooms. High-end retail shops, fine restaurants, public boardwalks and the addition of 500 boat slips will also be in the mix. The project will start sometime next year.

Here's the scoop for **Nassau Bay** --- Preliminary site plans have been drawn for Space Center Plaza, the 27-acre redevelopment on NASA Parkway across from Johnson Space Center. Saturn Boulevard will be the main entrance into the development; side roads are Upper Bay Road and Point Lookout Road.

The plan calls for 8 retail / commercial sites with size ranging from 4,500 SF to 16,700 SF. There are also two buildings, 33,500 SF and 26,900 SF, with space for retail on the first floor and office on the second. Three office buildings are in the mix: two 3-story structures – 72,700 SF and 86,600 SF and one 8-story – 211,200 SF. A 200-room hotel / two-level conference center is also planned.

On-site parking will be available at Space Center Plaza in addition to four parking garages. Five acres have been set aside for residential. Demolition of the old buildings is expected to begin by the end of the year. The developer intends to market the sites for residential and hospitality, and they will maintain ownership of the office buildings and retail sites. Bay Area Houston Economic Partnership worked with Griffin Partners and Harris County to bring this project to fruition.

Downtown development taking off! Previously reported, a local businessman has been buying up properties along **Friendswood Drive** (FM 518). His latest plans are to construct Home Town Center, a 60,000 SF, mixed-use center at 502 South Friendswood Drive. The three-story building will feature office and retail space, including a downtown bank branch and a coffee shop on the first and second floors, and high-end lofts on the third. Construction could begin by the end of summer with tenant move-in for the first quarter of 2008.

Location for another downtown project is the corner of Shadowbend Avenue and Laurel Drive. A local developer has announced his company will construct a two-story, 10,000 SF build-to-suit office facility for Novolink Communications, Inc. a voice-over-internet-protocol service provider.

The fast growing, international company plans to employ 30 to 40 high-end professionals at this location which they've chosen to be their corporate headquarters.

**Friendswood's** Downtown District plan is getting closer to reality as the City is working on a new distinct downtown zoning district that would allow --- mixed-use development with residential, retail and office space .... increased building height limits up to 70 feet .... 8-foot sidewalk/street amenities area .... zero setbacks from sidewalk .... 60-percent lot coverage .... and provisions that will allow shared parking and off-site parking.

New opportunity! The **Dickinson** Country Club has just been listed for sale. The tract is 65 acres with approximately 1,600 feet of frontage on Dickinson Bayou and 1,400 feet of frontage on FM 517. Mixed-use development is a possibility as the City is working on a Planned Development district in the zoning ordinance.

***No news yet about .....***

- The Jim West Mansion being sold. Several reports were published about a contract for this **Pasadena** site but neither the referenced would-be buyer nor the seller's broker would confirm that a deal exists.
- Someone buying a prime location in **Taylor Lake Village**, corner of NASA Parkway and Kirby Road. All that's known is the property has changed hands and that the city is looking to create a PUD – Planned Unit Development.
- The 90-acre tract on the southeast corner of the Gulf Freeway and El Dorado. The developer is getting the infrastructure completed (sewer, water, detention ponds). That's all there is to talk about for now. **(Houston)**
- The former Holiday Inn / Brentwood Inn on NASA Parkway at Space Park in **Nassau Bay**. The site is now demolished after serving as a hotel venue for a long time. More details on new development as they happen!
- The former Sheraton Kings Inn / Clarion Inn on NASA Parkway. The site was sold and sold again but is now demolished. New development plans for this 10-acre site are unknown at this time. **(Houston)**
- The five-acre site on Bay Area Blvd. at Reseda where a church once stood; it was recently demolished. The new buyer bought the land with plans for retail but now has decided to resell. **(Houston)**

***Mark your calendar ---***

- The City of **Friendswood** plans their 4<sup>th</sup> Annual Broker and Developer Day on Thursday, October 18, 2007 at the Timber Creek Golf Club. Contact Karen Capps at 281.996.3250.
- Hot off the press! New [Bay Area Houston Projections](#), prepared by Dr. Bob Hodgin, Director, Center for Economic Education at University of Houston – Clear Lake, will be ready July 15, 2007. Please contact our office, 281.486.5535, or email [info@bayareahouston.com](mailto:info@bayareahouston.com) if you would like a copy.

Christus St. John Hospital in **Nassau Bay** broke ground on a \$7 million expansion project that includes more than 20,000 SF of new and renovated space to the Emergency Care and Chest Pain Center and Women's Imaging Pavilion. They will invest in the latest imaging technology that will enhance the hospital's collaboration with the M. D. Anderson Radiation Treatment Center.

**Webster's** new LEED-certified medical professional building is nearly full – only 15,000 SF is available. Location is 251 Medical Center Boulevard. Another new professional building, 1015 Medical Center Boulevard, has only two suites available – 3,000 SF and 6,000 SF.

The City of **Webster** is, once again, the recipient of International Economic Development Council's (IEDC's) Excellence in Economic Development Awards. For 2006, the City won the Public/Private Partnership Award for Edgewater. For 2007, the City received Honorable Mention in Overall Marketing for its Main Event proposal.

While the Main Event proposal, generated in January 2006, is indicative of the innovation, quality, and presentation that the Economic Development Team achieves in its business attraction endeavors, it is gratifying to be recognized internationally for this effort. As Main Event purchased 5.5 acres on Magnolia in August 2006 and opened on May 2, 2007, the proposal represented a highly significant, effective step in the business recruitment process.

The City's submittal, which includes the Main Event proposal, along with an accompanying profile, will be on display at the 2007 IEDC Annual Conference in Phoenix, Arizona.

Airgas Southwest will consolidate facilities by building a 20,000 SF fast-fill plant on 13.5 acres in **La Porte**. The development cost is reported to be approximately \$10 million. Location is Strang and Miller Roads; Completion is expected by year's end or early 2008.

Done deal! The 20,000 SF building at 4040 Red Bluff in **Pasadena** was bought by JV Industrial Companies; they will rehab the building to use as their corporate office. They are a leading industrial contractor that provides specialized services to the refining, petrochemical, energy, pulp and paper sectors.

The City of **La Porte** recently approved five Foreign Trade Zone agreements – four for Underwood Business Park and one for Port Crossing Commerce Center.

The City of **Friendswood** just approved an economic incentive grant for the expansion of two Friendswood businesses. The 28,940 SF Medical Wellness Center at Friendswood will be occupied by Dr. Ronald Baden who plans to add a doctor and technician to his growing practice. Memorial Hermann Imaging Center will occupy the first floor of the building. This first-of-its-kind grant reimburses the business up to \$50,000 for fees paid to the City relating to the construction and development of the project. This is a \$4.9 million project to be located on Winding Way, just north of FM 528. Still available: 9,000 SF.

Pinnacle Component Technologies recently purchased an existing 15,000 SF building at 280 Park Avenue in **League City**. The company makes turbine blades for steam generated turbines. Several new employees are expected to be hired.

Clearwood Business Park will be built on 4+ acres in **Friendswood** on FM 2351 near Beamer. Frontage is available for retail; commercial and light industrial buildings can be built-to-suit and leased – from 4,000 to 15,000 SF – stand alone.

### ***Groundbreaking underway!***

East Belt Business Park, Phase II, spec space of 170,000 SF on Beltway 8 and InterPort Business Park, a 598,000 SF spec warehouse have both broken ground in **Pasadena**. In **La Porte**, a 15,000 SF spec building has started construction at Bayport North Industrial Park; delivery is slated for 4<sup>th</sup> quarter, 2007.

### ***New Leases!***

- 55,000 SF at 12901 Kurland leased to IBM. **(Houston)**
- 50,000 SF at Bayport North distribution Center leased to Jacobson Warehouse Co. **(La Porte)**

- 42,000 SF at Underwood Business Park leased to Phillips Steel. **(La Porte)**
- 29,000 SF at 2222 Bay Area Blvd. to Jacobs Engineering. This is the former ITT building – now 100% leased. **(Houston)**
- 25,000 SF leased to Val Source (valve sales) at Bayport North Industrial Park. Ryan Wasaff represented GSL for this build-to-suit. **(La Porte)**
- 16,076 SF at 17146 Feathercraft Lane leased to Medical Diagnostics Laboratories. **(Webster)**
- 11,000 SF leased to T D Williamson at Bayport North Industrial Park. They manufacture pipeline maintenance equipment. Ryan Wasaff represented GSL for this build-to-suite. **(La Porte)**
- 2,010 SF at University Park Business Center, 15200 Middlebrook drive, leased to Flowtrend, Inc. for their seals and valve parts distribution business. **(Houston)**
- 2,112 SF at 5010 W. Main leased to Arcon Architects. **(League City)**

Did you know **NASA's** super computer experts teamed up with cardiologist Dr. Michael DeBakey to develop a ventricular assist device to function as a 'bridge to heart transplant' by pumping blood throughout the body to keep critically ill patients alive until a donor heart is available?

The battery-powered heart pump uses the same technology used on the main engines of the Space Shuttle.

**NEED FREE TECHNOLOGY TO GROW YOUR BUSINESS??** Space Alliance Technology Outreach Program (**SATOP**) 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. In 2006, SATOP assisted 125 Texas companies. To learn more about this free program, visit [www.spacetechsolutions.com](http://www.spacetechsolutions.com).

One success story is that of HydroMax. Chris Spencer, President of HydroMax, needed some assistance with his innovative sports hydration system and turned to **SATOP**. The HydroMax product is designed to fit in a special pouch behind a football player's shoulder pads so they can hydrate themselves without leaving the field. Spencer was looking for the best food-grade materials to make his product. SATOP paired him with safety engineer Ed "Bear" Handwerk from MEI Technologies who identified a hygienic bite valve as well as hospital-grade tubing to help prevent bacterial growth. HydroMax is now available at Sports Authority and Academy.

Cesar White, President of Mosca Boats, also came to **SATOP** with a need for a strong adhesive to bond fiberglass shells to the hulls of his boats. He had tried several different types of adhesives but was unable to find one that would meet his specifications. SATOP paired White up with an engineer who researched different bonding options and recommended a cost effective adhesive which met all of White's needs. According to White, "If we hadn't received SATOP's help, we would have been doing many tests and a lot of research on our own. The program saved us valuable time and helped us speed up production. It's wonderful how small companies can receive this type of assistance at no charge."

#### Coming Soon!

**Houston** - Patriot Bank leased 2,600 SF at 16055 Space Center Blvd. Dena Wren / CBRE represented the building owner.

#### What's New?

**Pasadena** - Patient's Medical Center, a 101,000 SF hospital at Beltway 8 and Crenshaw. This is a \$52 million project.

**La Porte** - Shell Credit Union at 11526 Spencer Hwy.

**Houston** - Amegy Bank at 1060 Bay Area Blvd.

## Retail / Hospitality Development

The former Academy store at the northeast corner of FM 518 and the Gulf Freeway in **League City** has been purchased by a local developer. Plans for the building are not known at this time.

Kohl's will build a new 86,000 SF store at Bay Colony, northwest corner of the Gulf Freeway and FM 646 in **League City**. The second phase of Bay Colony will include more than 300,000 SF of retail.

Clearpoint Crossing on Space Center Blvd. has three eateries in the works – Cullen's, a 38,000 SF restaurant, and Sonic Drive-In have broken ground. The Wings Pizza and Things will open in about a week. The newly-opened Christian Brothers Automotive reports that this location is their company's third best producing start-up store in the nation due to great demographics and traffic count. (**Houston**)

100% leased! The entire 41,000 SF Acadiana Centre on FM 518 and Sunset in **Friendswood** has been leased. A host of tenants including three eateries have leased space. The owners plan to add 8,000 SF of office and retail to this component. Second phase construction is underway for Acadiana Plaza, four free-standing professional office buildings totaling 25,800 SF. Only 2,735 SF remains available.

Penneys plans a new 103,000 SF store at **League City's** Victory Lakes Town Center. Best Buy has begun construction in that same center -- 30,038 SF.

Two more sites have sold at Clear Lake Crossing -- Clear Lake City Blvd. and SH 3 in **Houston**. An automotive center and an office condominium project are the latest two but there's still more to come.

### Coming Soon!

**Friendswood** - Spec's and Fun Max Jump In at FM 528 and Bay Area Blvd. (former Randall's center)

**Houston** - Good to Go, an eatery on Falcon Pass, specializing in healthy prepared meals, catering and box lunches.

**Webster** - Ferkin and Fox, a restaurant / pub coming to the corner of Texas Ave. and I-45

**Dickinson** - Los Ramirez will open mid July at 660 FM 517 west

## Residential Development

- The Haven at South Shore, 316 luxury garden-style apartment units, will be build near SH 96 and South Shore Blvd. in **League City**. Construction has begun; completion is expected approximately 3<sup>rd</sup> quarter 2008.
- Beacon Island – Plans have come to light for this new gated community on **League City's** 35-acre island. Infrastructure is underway for the bulkhead, promenade, utilities and streets with completion expected end of 2007. Up to 800 luxurious, primary residences will be built with a Southern architectural flair that you might see in Georgia or South Carolina. The concept includes estate homes, townhomes, mid-rise and high-rise structures. The residents will have access to the amenities of the South Shore Harbour community plus those on Beacon Island – a resort-style infinity pool, night-lit boardwalk promenade along the water, and marina drop-off and pick-up, to mention a few.

Prices for the high-rise dwellings and waterfront homes will range from \$300,000 to \$2.5 million. This master-branded community will have strong architectural controls to assure the integrity of the theme. The first residences will begin construction around the 1<sup>st</sup> quarter of 2008.

- West Ranch Creekside Section 1 in **Friendswood** has 65 homes currently under construction. Total build-out is 1,500 homes.

- Site work has begun on Endeavour Parkside, a 34-story condominium tower in **Pasadena** at 4949 E. NASA parkway. You'll see a construction crane at the site in about 90 days.
- Eighteen acres at SH 96 and Walker Road in **League City** have been earmarked for a multi-family development of about 350 units.

## Infrastructure News

**Clear Creek School District's** proposed \$183 million bond issue was overwhelmingly approved! With those bond funds, the district will build two new elementary schools, a new intermediate, a fifth high school and convert the Clear Lake and Clear Creek 9<sup>th</sup> grade centers to intermediate schools at a cost of \$163.8 million. The rest of the funds will go toward repair and upgrades.

Plans are to build a \$16.1 million elementary on Highway 3 in **League City** opening in 2008. Three schools would be built in Education Park in League City, close to the intersection of Highways 96 and 146, just south of **Kemah**. The \$16.9 million elementary would open there in 2009, the \$35 million intermediate in 2011 and the \$88 million high school in 2010. Clear Creek's 9<sup>th</sup> grade conversion will occur in 2008 and the Clear Lake conversion complete by 2010.

**Pasadena** I.S.D. has selected a contractor to build a new \$14 million, 121,326 SF middle school at 9220 Hughes Road.

[Did you know the Pasadena Fire Department is the largest single municipality volunteer department in the nation?](#)

**San Jacinto College** is answering the call! Due to an international demand for specially trained engineering professionals, new classes will be offered in cutting-edge, 3-dimensional petrochemical facility design and drafting software. High demand for oil and gas products has spurred the construction and renovation of drilling, production and refining facilities worldwide. The boom has created a shortage of trained engineering professionals, especially in the Houston area where much of the detail design work for global oil and gas projects are being performed. Average hourly wage of a trained 'Plant Design Management System' operator has increased to more than \$50/hr over the last year and that trend is expected to continue in the coming months. Call 281.476.1501.

Congratulations! Sandra Mossman, Superintendent of **Clear Creek I.S.D.**, was recently named 'Superintendent of the Year' for the 53-district Gulf Coast region. The honor was bestowed by the Texas Education Agency.

### **Road News .....**

**Stop!** Red light camera update! Since the first camera was installed in our area (Bay Area Blvd. at El Camino Real), two more are now on line: eastbound El Dorado at the Gulf Freeway and eastbound FM 2351 at the Gulf Freeway.

### **---League City**

- The widening project on FM 518 is slightly ahead of schedule. It should be complete summer 2008. A contract has been awarded for the installation of 8-foot sound walls along FM 517 from FM 2094.
- The SH 96 project will be let this year, hopefully in July. It's fully funded!
- The off-ramp from the south side of the Gulf Freeway to FM 518 is being relocated, just north of the present location.
- Engineering work has begun on the FM 518 Bypass in League City. The road is planned as a bypass for the intersection of FM 518, FM 270 (Egret Bay Blvd.) and FM 2094. No construction date has been set.

### ---Seabrook

- Look for groundbreaking in February, 2008 on the widening project of Repsdorff Rd. Plans are for four lanes plus sidewalks. The two entrances are SH 146 and NASA Parkway.

### ---Big Stuff

- Houston-Galveston Area Council is looking for public input on the long-range plans for several items. One is a widening project for Interstate 45, eventually 10 lanes wide with three-lane frontage roads from the 610 Loop down to Texas City. That project won't begin for at least 10 years as the construction funding has not been allocated yet. This project will include managed lanes from the 610 Loop to FM 518. (*What are they? Basically, a managed lane is a toll road in the middle of the highway, free to car pools and transit vehicles. Fees for travelers will be based on "congestion pricing" --- based on the time of day you're traveling.*) There are no schematics yet that show the new lanes.
- Another long-term project is a commuter rail line along SH 3 from **Galveston** to Downtown **Houston**. Besides a study, numerous improvements would have to happen before the estimated \$430 million project could begin.

Visit [www.2035plan.org](http://www.2035plan.org) for all the details and planned future meetings. There's a link for public comments and questions.

- Wrap-up of the **NASA Bypass** project as well as that of the connectors from the Gulf Freeway (I-45) is expected near the end of 2008. The project is a little ahead of schedule with 78% completion in 49% of the time. Daily traffic count is expected to jump from 45,000 to possibly 70,000.
- The **Galveston** Causeway should be complete last quarter of 2008.
- Still ahead for SH 146 – a couple of years of preliminary approval for plans.

*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](mailto:Harriet@bayareahouston.com).*

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