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Bay Area Houston Economic Partnership (BAHEP) is a member-driven organization that provides leadership to stimulate regional economic development and employment in a range of industries such as aerospace engineering, biotechnology/bioscience, specialty chemical and plastics, and information technology and communications. BAHEP partners with 13 cities and Galveston and Harris Counties, in southeast Texas, to foster regional economic vitality through regional collaboration.

Commercial / Office / Industrial Development

A silver lining for **Nassau Bay Town Square**! The latest plans for the new development along NASA Parkway show the office component at 500,000 SF and all three buildings to be LEED-certified, Silver standard. Courtyard by Marriott will build a 200-room, 7-story hotel, similar to the one in downtown Austin. Contract talks are underway for a 24,000 – 30,000 SF conference center. So far, one old building on the 27-acre site has been taken down and the other 10 will be gone by June -- this will pave the way for new construction. The project features 320 multi-family units and 70,000 SF of retail. There's been strong interest from several restaurants for this location.

Seabrook approved a two-year tax abatement for a \$200 million project at Endeavour Marina on NASA Parkway. A Westin Hotel will be built along with the Endeavour Lofts and an office building on a 15-acre site. No details yet on the number of hotel rooms. Permits have been issued for demolition of existing structures.

A mixed-use development is planned on 29 acres in **Clear Lake Shores**. The area is bound by Hanson Road, Lawrence Road, FM 2094 and CenterPoint Energy transmission lines – south of Jarboe Bayou. The first phase includes an apartment complex. More details as they emerge.

Minor league baseball in **Pasadena**? Maybe! A sports and entertainment company has approached the city about partnering to build and operate a minor league baseball stadium. It would also be a multi-events facility for events such as festivals and concerts. Details as they emerge.

Webster's Edgewater project is on the way up! The 414-unit villa section is well underway near the NASA Bypass (expected to open this year). This is just one type of residential home planned for the huge development. There will also be 350 single-family homes with prices between \$200,000 and \$2 million. Total single-family, townhomes and apartments are 1,814 units. Details include a walking trail that will lead to a 35-acre nature preserve on the banks of Clear Creek. Retail space is also part of the big picture – 375,000 SF. The property's boundaries are NASA Parkway, SH 3, Clear Creek and the Green Acres subdivision.

Did you know, according to the 2008 HealthGrades Hospital Quality Study, that **Webster's** Clear Lake Regional Medical Center ranks among the top five percent in the nation for coronary interventional procedures?

Good News!

- Congratulations to three commercial projects in Bay Area Houston that won the *Houston Business Journal's* 2008 Landmark Award in their category. 'Green Project' award to 251 Medical Center Boulevard in **Webster**; 'Industrial' award to Arizona Tile at Port Crossing in **La Porte**; 'Community Impact' award to **League City** YMCA.
- Two of the region's attractions were recently named to the state's 2008 list of top attractions. **Kemah** Boardwalk is no. 7 (waterfront restaurants, specialty retail, midway games, amusements) and Space Center Houston is no. 14 (official visitor center of NASA's Johnson Space Center – a space-science theme park and part U.S. space travel museum). An independent market research firm compiles the list based on in and out-of-state survey respondents. The list is published by the Governor's Office – Department of Economic Development and Tourism.
- University of Texas Medical Branch in **Galveston** has received a national award that recognizes best practices for their telemedicine program. Their services make up the largest telemedicine program in the world, with more than 300 locations and more than 60,000 patient encounters yearly.

Beltway 8 at Fairway Plaza office building will be bigger than previously planned. The owner, Trammell Crow, plans to build a 60,000 SF structure of concrete and glass; building could be ready May, 2009. The tract is in **Pasadena**, northeast corner of Beltway 8 and Fairway Plaza Drive.

Bay Area Business Park has broken ground on 140 acres, corner of Red Bluff Rd. and Bay Area Blvd. in **Pasadena**. The project will accommodate users from 20,000 SF to 1.2 million SF. Further details pending.

Sens Road Distribution Center, a 16-acre business park, is coming up in **La Porte** on Sens Rd. and SH 225. Starting within 45 days is a 120,000 SF spec building on 8 acres at a cost of \$5.5 million. Its expected delivery is 4th quarter 2008. The remainder is available for a build-to-suit project of up to 200,000 SF.

The second new business park in the **Ellington Field** area has just been announced. This one is 30.5 acres on SH 3 and Bay Star. The buyer plans to immediately begin development on the 7 acres that front SH 3 for a single tenant – a tilt wall office/industrial building. A new road will be added to the site and a curb cut has been approved for access off the highway. The back 24 acres is available for sale or for a build-to-suit project.

Updates on

- The Jim West Mansion. Forty acres and the mansion are still available. The owners are looking for a developer with creative mixed-use ideas and real deep pockets. Site is in **Pasadena** across from **Nassau Bay**.
- The former Clarion / Sheraton Kings Inn on NASA Parkway (**Houston**). Word is that construction will commence on a Walgreen's any day and that an apartment developer has land under contract in the back portion of this 10 acre tract. The balance of the property – fronting NASA Parkway -- will be available.

What about the report that there could be as many as 2,300 local jobs impacted when the space shuttle retires in 2010?

A few facts What NASA reported is simply a snapshot of *today's* current work associated with

the shuttle and only the current Constellation contract awards. It does not factor in any allowance for future Constellation contracts still to be awarded. The report also does not allow for any future jobs that will be created locally stemming from COTS and the commercial space efforts we are beginning to see flourish in this area. There are eight companies involved in the commercialization of space that now call Bay Area Houston home. The NASA budget is fully funded; Johnson Space Center is the program office for the entire Constellation Program and all awards will flow through JSC.

There's bipartisan support for the space program and many people are helping spread the word on the importance of space exploration.

BAY AREA HOUSTON OFFICE SPACE AVAILABLE			
2,000+ SF CONTIGUOUS			
<i>Building address</i>	<i>Building Size</i>	<i>Total SF Available</i>	<i>Max. SF Contiguous</i>
2100 Space Park Dr.	115,878	115,878	115,878
1300 Bay Area Blvd.	35,690	35,690	35,690
524 Pasadena Blvd.	30,082	30,082	30,082
16969 Texas Ave.	50,100	25,100	25,100
555 Forge River Rd.	108,578	23,214	23,214
1275 Space Park Dr.	43,222	43,222	21,611
2525 So. Shore Blvd.	119,249	55,492	20,767
201 Flint Ridge Rd.	45,000	28,100	19,000
4949 Fairmont Pkwy.	52,362	40,947	17,675
16055 Space Center Blvd.	147,000	35,788	16,178
2600 So. Shore Blvd.	120,000	34,424	15,894
500 N. Kobayashi	15,545	15,545	15,545
17250 El Camino Real	12,547	12,547	12,547
16511 Space Center Blvd.	144,325	23,069	11,440
817 E. Southmore Ave.	40,000	11,340	11,340
12000 Aerospace Ave.	79,615	17,036	9,636
16441 Space Center Blvd.	64,000	8,685	8,685
711 W. Bay Area Blvd.	103,847	17,474	8,424
18333 Egret Bay Blvd.	106,320	9,877	7,664
1550-1560 W. Bay Area Blvd.	75,133	17,775	7,471
17629 El Camino Real	78,181	7,724	6,624
17225 El Camino Real	64,435	9,552	6,555
1500 Marina Bay Dr.	44,500	10,610	5,874
1120 NASA Parkway	77,215	10,668	5,481
2450 So. Shore Blvd.	108,874	9,356	4,628
3801 Vista Rd.	59,520	8,652	4,611
17625 El Camino Real	76,694	16,209	4,057
16808 El Camino Real	4,000	4,000	4,000
17049 El Camino Real	21,784	4,729	3,320
17043 El Camino Real	21,279	5,338	3,235
825 Southmore	14,020	3,000	3,000

17300 Saturn Lane	24,330	13,300	2,880
2200 Space Park Dr.	76,282	2,812	2,812
2625 Bay Area Blvd.	161,331	6,250	2,747
3222 Burke Rd.	43,800	3,650	2,450
16815 Royal Crest	24,135	3,890	2,450
17100 Glenmount Park Dr.	13,100	2,420	2,420
2475 Bay Area Blvd.	13,084	3,800	2,410
1002 Gemini St.	46,605	5,646	2,407
1110 NASA Parkway	60,142	7,725	2,302
1335 Regents Park Dr.	21,253	2,210	2,210
950 Gemini Ave.	7,127	6,360	2,193
16902 El Camino Real	26,400	4,840	2,139
1100 NASA Parkway	54,475	8,747	2,111

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Transactions

- **Pasadena's** East Belt Business Park Phase 1 is now 100% leased. Wrist USA has expanded there by 12,800 SF. New leases for Phase II are 25,567 SF to Jotun Paints, 20,800 SF to PetroChem Services and 12,316 SF to Northern Safety Company, Inc. (Jeremy Garner, Patrick Rollins, Joseph Smith / Trammell Crow Co.)
- 15,000 SF - Carboline Company leased space on Hwy. 225 in **La Porte**. They are a leading supplier of corrosion resistant products specializing in high performance coatings, linings, and fireproofing. (Ryan Wasaff / GSL Welcome)
- 7,300 SF - Veolia, a European environmental company, leased space at Marina One in **League City**. (Dena Wren / CBRE)

NOTE: Please feel free to pass this e-newsletter along to others that would enjoy it and, whenever possible, remember to credit Bay Area Houston Economic Partnership for this information.

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 businesses. In 2006, SATOP assisted 125 Texas companies. To learn more about this free program, visit www.spacetechnologies.com.

As an example Texas Calibration, a woman-owned small Houston business, needed assistance making their airline containers for transporting oxygen bottles heat resistant in order to meet impending Federal Aviation Administration rules for transporting potentially volatile oxygen bottles. Project Engineer Nick Gardner paired Texas Calibration with SPACEHAB, a SATOP Alliance Partner, to help select suitable materials. After passing pre-production thermal/flame/impact testing, several airlines have expressed interest in purchasing the AirWard Container. To view other SATOP success stories, please go to www.spacetechnologies.com.

Groundbreaking!

Webster – ICON Bank at SH 3 and No. Texas Ave.

Retail / Hospitality Development

City of **Dickinson** has new development coming -- Gulf Freeway and FM 517. No details yet but the interested parties are restaurants, retail/office and hotel users. In preparation for the International Council of Shopping Centers tradeshow in May, the City has created a packet of site opportunities within the City.

Food for thought

- Vegas is coming to **Webster**! The Vegas Grill, that is. Their menu reads made-from-scratch Mexican, Italian, American and Asian dishes. Location is at the Webster Town Center in front of Cinemark.
- Armandos has opened on NASA Parkway in **Seabrook**. (remember the original restaurant on Shepherd Drive?) Also in this community, Bailey's has added a new banquet facility that will seat up to 185 guests plus a Wine Room that seats 26 guests.
- Red Sushi, same as the one in Las Vegas, has opened at the **Kemah** Boardwalk.

League City Crossing, southeast corner of SH3 and Galveston Street has broken ground. No word yet on the tenants.

Ross Dress for Less has taken 31,000 SF on Southmore Ave. and Pasadena Blvd. They expect to open early spring. Formerly Mervyn's, the site is in the heart of **Pasadena**, near City Hall, the police station, Town Square Mall and the library. Same location, Steve and Barry's leased 40,051 SF and opened in December.

Coming Soon!

Baybrook Mall - Finish Line (athletic store specializing in footwear) opens May 1st

League City - Berryhill Baja Grill in the Lighthouse Plaza on Marina Bay Drive; Chick-fil-A at League City Towne Plaza

Webster - Dimassi's Mediterranean Buffet at Baybrook Gateway; Chipolte Mexican Grill, Firehouse Subs and Mooyah Burgers at the new Shops at the Bay in the 300 block of Bay Area Blvd.

Friendswood - 528 Asian Bistro at 709 W. Parkwood Ave.

Now open!

Houston - Cullen's Upscale American Grille at Clearpoint Crossing

Webster - Linens 'n Things & World Market at Baybrook Gateway; Suffi Persian Grill at Village Real shopping center

League City - The Jazz House Restaurant at 601 E. Main; Jack's Garage Café & Pub at FM 518 & Perkins Ave.; Jade Garden at SH 96 and South Shore Blvd.; Kohl's on I-45 at FM 646

Houston - Coffee Haven at Clearpoint Crossing

Kemah - Big Bowl Pan Asian Cuisine at 1415 SH 146

Friendswood - Charisma Antiques at 203 N. Friendswood Drive

Residential Development

- The Clearpointe Residences will be under construction by May 1st on Space Center Blvd. at Genoa-Red Bluff Rd. (**Houston**). The project is 288 units of class A, garden-style apartments with amenities such as a resort-style swimming pool and spa, garages, covered parking, 3-acre lake with landscaping and water fountains, wood floors in living areas, 9 ft. ceilings, crown molding, gourmet kitchens (black on black appliances and wine rack), and a built-in home office.

Infrastructure News

The Goodman Corporation has completed the feasibility study for a commuter rail system along the G H & H rail line that connects **Galveston** and **Houston**. The study revealed that this commuter corridor is #1 in the Houston area -- the only one with a 7-day/week bi-directional demand. The corridor would link major

residential and employment centers (Downtown Houston, NASA/Clear Lake, Galveston) resulting in an estimated 11,500 passenger trips per day by 2030, not to mention new jobs and economic benefits from the rail stations that would be built. The study showed approximately 10,000 to 12,000 trips are made each day from Galveston to Clear Lake/Bay Area Houston; the rail system would be bi-directional, 7-days/week. It will also provide a critical emergency evacuation route for both people and freight.

The next step is the Alternatives Analysis (refines details such as employment, population, environmental impacts, transit-oriented development opportunities, vehicle technology) which will take 12 to 18 months. The first passenger rail service could be up and running by 2012 for the Clear Lake-Galveston area.

La Porte plans a town square in the area known as Five Points. Once renderings are approved, the city will go through the process of public meetings and planning and zoning discussions. A local developer has plans for an office building in the same area.

North **Pasadena** business owners can give their property a facelift with help from the city's Façade Improvement Grant program. Matching grants are awarded with a maximum city participation of \$7,500 on any project and no more than \$15,000 for work on one property. The money can be used to fund a wide variety of projects like landscaping, signs, repairs to the building or driveways ... things that help the business become more aesthetically pleasing.

A helping hand! To encourage businesses to locate or expand in **Friendswood**, the City's municipal grant program specifically provides a unique opportunity for businesses to receive fee reimbursement. A business may be considered for the grant program if the funds will be used for new facilities, or the expansion or modernization of existing facilities that add new taxable values to the ad valorem tax rolls. Grants may range from \$5,000 and can exceed \$120,000, which can be used for relocation assistance, land and/or building acquisition costs, building improvements, utility line extensions and connections, water and sewer impact fees, extension of public roads and drainage improvements.

Remington College has opened in **Webster**. Programs are offered for medical and dental assistants, medical billing and cosmetology.

The City of **Seabrook** is unveiling their new 41-acre park on April 22nd. The Port of Houston Authority transferred the land to Seabrook to serve as an ecological buffer between the activity of the Port and the natural beauty that appeals to their residents.

City of **Dickinson** has awarded a bid for Construction Manager at Risk for its new City Hall and Library Complex. The project will be put out for bid in the coming weeks.

El Lago plans a new \$1.2 million community center on 2+ acres at 419 Tallowood Drive. The facility will include 1,800 SF for private parties and 1,500 SF for a fitness center.

Did you know **Nassau Bay's** new 365-foot long boardwalk will be finished in May? It's being constructed between the tennis courts and pavilion of Lake Nassau Park, running parallel to the shoreline.

Road News

---Galveston County

- The new causeway is 90% complete and should wrap up by the end of the year.
- FM 646 – from I-45 to FM 517. A 4-lane divided highway is planned. The project will let in June; could start in August. This is a \$19.7 million, 14 month project.

---Seabrook

- The Repsdorph Road project got the go-ahead from the City. The road will widen from two to four lanes -- \$16 million project.

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:

[Clear Lake Shores](#) • [Dickinson](#) • [El Lago](#) • [Friendswood](#) • [Houston](#) • [Kemah](#) • [La Porte](#)
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