

Past Issue 2 - July 31, 2003



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Commercial / Office Development

- Two buildings under construction totaling 180,000 sq.ft.- East Belt Business Park, an 11.7-acre industrial park in **Pasadena**, features access and visibility to Beltway 8 and close proximity to the Port of Houston and Bayport Industrial area ... designed for service and light distribution companies.
- United Parcel Service has plans for a regional distribution facility in **League City** on S.H. 96. The city council approved a municipal grant to fund infrastructure improvements for the proposed 13,500 sq. ft. building and 6-acre site. Construction completion expected in the 1st quarter of 2004.
- The Aerospace Corporation, a world leader in the application of space technology, has relocated to larger offices (4,993 sq. ft.) at One Corporate Plaza. They provide advanced scientific and engineering services for space and related high-technology systems.
- Planned in **Pasadena** on Fairmont Parkway at Jana Lane, a 25,000 sq.ft. office building.
- Haldor Topsoe has renewed a 5-year lease for their 36,443 sq. ft. at Camino Center I at 17629 El Camino Real.
- Three new locations for First Community Bank: Bay Area Blvd. at **Baybrook Mall**, **Pasadena** and the west side of **League City**.
- Expansion coming - **Webster's** Clear Lake Regional Medical Center is at capacity and

planning new construction (approx. \$90 million) to resolve the issue. Details will be announced very soon. Also, two new MRI facilities will be opening soon in **Nassau Bay** at 1202 NASA Parkway and 1322 Space Park Drive.

- **Webster's** Surgical Arts Center of Clear Lake will be starting soon on Texas Avenue. Dr. Garcia's specialty hospital will encompass 80,000 sq. ft.; 48,000 for the surgery center; the remainder for physician/condominium offices.
- Under construction and 100% sold is Walnut Place, a new medical/office condominium on Texas Avenue in **Webster**. A second building is scheduled to begin in 60 days, and a third is planned. These unique models in Webster have been popular since they allow physicians to own their medical office.

Did you know the daily traffic count for I-45 in Webster, Texas was 250,000 in 2001 and projected for 2005 is 285,000?

- Opening soon, a new 6,000 sq. ft. medical office and accredited surgery center for Dr. Moliver on Medical Center Blvd. in **Webster**. Also, Southeast Houston Cardiology and Houston Pulmonary Medicine Associates have new buildings almost completed on Orchard Street.
- On Kobayashi Blvd. in **Webster**, 3 office buildings totaling 80,000 sq. ft. will be built. And planned for Texas Avenue near Medical Center Blvd. are 10.5 acres for physician offices in excess of 20,000 sq. ft. plus ancillary buildings.
- Heard from a Houston broker that 20 acres on Sarah Deel near NASA Parkway in **Webster** are being looked at for upscale apartments. Also, 17 acres at Highway 3 and Blossom are being considered for medical and office use.

Company Profile

Diagnostic Systems Lab (DSL), an industry leader in *in vitro* diagnostics, has started construction on a 12,000 sq. ft. expansion of its Webster headquarters. The current facilities on Medical Center Boulevard and Texas Avenue occupy 57,000 sq.ft. Full-scale research and development, manufacturing, worldwide marketing, customer services, distribution and technical support are coordinated at these sites.

The company was established in 1981 and has since become a world-wide leader in hormone analysis. Distributing to over 80 countries, and with subsidiaries in Germany, Italy, India, Benelux, UK and Australia, they develop an average of 25 new products each year. President and CEO, Gopal Savjani, says the added capacity will allow DSL to meet the growing demand for the specialized diagnostic products. More information can be found on their website, www.dslabscm.

Retail Development

- **Baybrook** Square, southwest corner of Bay Area Blvd. and I-45, will get 6 new anchor tenants. The plans are for the old Target to be torn down when their new store is ready. Tenants to be announced soon.
- Currently under construction, Monument Chevrolet is building the largest Chevrolet dealership in the state. The 30-acre site is on Hwy. 225 at Beltway 8 in **Pasadena**. And, Clear Lake Infiniti, I-45 at Dixie Farm Rd., has opened their \$11 million, 5-acre

dealership.

- Renovations are underway at a former Crafts, Etc. building, located at the corner of FM 518 and FM 2351 in **Friendswood**. The vacant 22,655 sq. ft. building is part of Captain's Corner shopping center and is anchored by retail businesses including Tuesday Morning.
- The next 90,000 sq. ft. phase of **Pasadena's** Fairway Centre is planned for Beltway 8 and Fairmont Parkway's southeast corner. Four tenants will be announced for the 2-30,000 and 2-15,000 sq. ft. sites.
- CDC has an additional 40,000 sq.ft. under construction at **Baybrook** Passage. Lowe's and Best Buy are already open; Café Express, Vitamin World and Golfsmith are coming as well as more national tenants who have signed letters of intent .
- Four new retail centers: 15,000 sq. ft. in **League City** planned at FM 270 & FM 518, Pre-Leasing for Space Center Plaza - 18,000 sq. ft. at Saturn & Gemini, Pre-Leasing for Seabrook Plaza - 22,000 sq. ft. on NASA Parkway at Repsdorph in **Seabrook**. Under construction, Clear Lake Plaza -10,000 sq. ft. on Clear Lake City Blvd. & Texas Children's Hospital Circle.

Did you know that Seabrook has more park land per capita than most major cities in the entire U.S. with over 9 miles of hike and bike trails?

- Perkins Station, an 18,000 sq. ft. "Old West" themed retail center is under construction in **League City**. Developer Hans Sitter has located the project along the railroad tracks in League City's Historic District. The center includes a steakhouse and saloon, banquet facilities and several small retail and customer service shops.
- Panera Bread's corporate office in St. Louis, MO picked **Pasadena's** Fairmont Parkway/Beltway 8 intersection to open their first restaurant outside NW Houston. They traditionally choose areas where not only income levels will support the restaurant but those that have a "nice neighborhood feel".
- BJ's Restaurant chose **Webster** for their first venture in the Houston metropolitan area earlier this year. The Huntington Beach, CA-based chain serves Chicago-style pizza, steaks & burgers with an on-site micro-brewery.
- A building permit has been filed by Landry's to build a Saltgrass Steak House on Kipp St. in **Kemah's** boardwalk area.
- Word around town is that a Super Wal-Mart will be moving on the site of the closed Super K-Mart on Fairmont Parkway near Beltway 8 in **Pasadena**. Also, heard is that HEB and Wal-Mart are going in the Victory Lakes area of **League City**, 646 at I-45.

What's new?

Kemah: [Chili's & Sonic](#) - FM 2094 at Hwy. 146

League City: [Feaster's](#) - steaks and seafood, FM 518 near Bay Area Blvd.; [Sudie's Catfish Parlour](#) - I-45 at FM 518

Friendswood: [Cecala's Bistro & Pizzeria](#); [La Chaumiere - the Cottage Bistro](#) - Greek, French and American cuisine;

[Friendswood Event Center](#), a 5,000 sq. ft. community banquet center, on Blackhawk Ave.

Pasadena: [Buffalo Wild Wings](#) - Fairmont Pkwy. at Beltway 8

Coming soon!

Pasadena: [Toys R Us](#) - in Fairway Centre between Kohl's and Super Target on Fairmont Pkwy. & Beltway 8.

Seabrook: [Baytown Seafood & Steakhouse](#)

League City: [CVS Pharmacy](#) - FM 518 and Hwy. 3

Residential Development

- Lakewood Pointe - J. A. Billip has purchased 1.579 acres on the west side of Lakewood Yacht Club in **Seabrook** with plans to develop 6 new townhomes - waterfront views on 3 sides, docks, 2 covered balconies, 3-car garages and a lanai. 3,700 - 4,300 sq. ft.
- Walnut Place - Under construction by Lancaster Homes in **Webster** off Texas Avenue. Planned are 30 single family residences and 9 townhomes.
- Friendswood Oaks - Developer Richard Duffy building homes on 121 lots off West Bay Area Blvd. in **Friendswood**.
- Village Grove East - Brighton is building townhomes in **Pasadena** on Red Bluff near Fairmont. 1,700 - 2,400 sq. ft. \$125,950 and up
- Townhomes on the Park - Trendmaker has broken ground for 26 residences off NASA Parkway in the Swan Lagoon subdivision of **Nassau Bay**. 1,700 - 2,340 sq. ft including courtyards and 2&3-car garages. \$170,000 and up.

[Did you know that Nassau Bay has direct access to Clear Creek, Clear Lake and the Gulf of Mexico?](#)

Infrastructure News

- Conceptual plans for **Friendswood's** Main Street project have recently been approved - paving the way to start the planning phase. The village-like town center concept, designed by PageSoutherlandPage architects, includes a mix of uses from residential to commercial, office to retail. Functional plazas, gardens, and gathering areas are proposed to encourage both day and night use of the town center.

[Did you know the average household income in Friendswood, Texas is \\$110,000?](#)

- New street extensions: In **Webster**, Texas Avenue is now open from the I-45 feeder to W. Bay Area Blvd. There are plans to continue the street to Hwy. 3. Kobayashi Road is now open from the I-45 feeder to Magnolia and continues to Medical Center Boulevard. In **Friendswood**, Beamer Road is being extended from FM 2351 to FM 528, running behind Baybrook Mall on the west side.
- State Highway 96, a new **League City** east-west thoroughfare, stretches from I-45 (Gulf Freeway) to State Highway 146 in **Kemah**. The new highway intersects with five major north-south highways in the eastern half of League City. Several developers who have purchased property along the highway are planning major retail projects at and near the intersections.
- TIRZ, or Tax Increment Reinvestment Zones, set up to help fund infrastructure improvements for mixed-use projects, are available in the City of **League City**. Locations are: *Magnolia Creek* - West side of I - 45 on Bay Area Blvd.; *Victory Lakes* - East side of I - 45, north of FM 646; *Centerpointe* - East side of I - 45 at SH 96; *Westwood* - West side of I - 45 just north of Clear Creek. Also, several new businesses

have applied for **Friendswood's** Municipal Grant Incentives Program which assists businesses with costs associated with relocation assistance, land and/or building acquisition costs, building improvements or renovation, utility line extension and connections, payment of water and sewer impact fees, extension of public roads, and drainage improvements. The City will consider TIRZ participation to encourage larger commercial business projects. **Webster** is also considering the creation of a TIRZ.

- Close to completion with 83,000 sq. ft. and a \$10.1 million investment, San Jacinto College - Central Campus in **Pasadena** is building the Advanced Interactive Learning Center, a state-of-the-art computer lab utilizing the most sophisticated technology applications.

Hurricane Update

In our Bay Area Region, damage was minimal from Hurricane Claudette. Pier damage was reported along residences on Kipp Street and at the Pine Gulley Park pier in Seabrook; water damage occurred in two of the Kemah Boardwalk restaurants. Some street flooding in Seabrook and Kemah was experienced.

Did You Know?

.....that the Clear Lake sector posted the largest quarterly absorption of Class A space (121,889 SF), has the highest Class A occupancy levels (96.99%) for the quarter and the lowest rents in Class A space (\$17.20 psf), all reported by O'Connor & Associates *Houston Office Performance Update???*

"We are not retreating - we are advancing in another direction."

--General Douglas MacArthur

Participating Cities:

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

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