

Past Issue 3 - October 15, 2003



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Commercial / Office Development

- Construction is underway for the Clifford Bay Area Business Park on Texas Avenue at Live Oak in **Webster**. Fresenius Dialysis Services has leased 8,500 sf and expects to be moved in by March, 2004. Freestanding buildings (5,000 to 20,000 sf) with tilt wall construction, 16' clear height and 10 x 12' overhead doors are planned.
- Memorial Hermann Southeast Hospital on Astoria (near Beamer and Scarsdale) has a 3-year, \$70 million expansion underway. In the plans are an emergency center, diagnostic imaging, a medical/surgical unit, an intensive care unit, women's services and 400 additional parking spaces.
- New to our area, Baytek International, Inc. has leased 10,000+ sf at 3700 Bay Area Blvd. in **Pasadena**. They provide advanced data management and automation solutions for refining, petrochemical, polymers, chemicals, specialty chemicals and bulk pharmaceuticals.
- South Coast Hyperbaric Medicine has leased 3,600 sf in **Webster's** Professional Park off Highway 3. This will be the only hyperbaric chamber south of the Texas Medical Center.
- Four new banks for **Pasadena**, all on Fairmont Parkway near Jana Lane: Bank of America, First Community Bank, Capital Bank, and just opened ... Moody National Bank.

- More Leases: Automation Solutions has leased 6,100+ sf at 16055 Space Center Boulevard. They specialize in development of software and software services to environmental, maritime drilling, medical devices, metals manufacturing, oil and gas pipeline & distribution, and wastewater treatment companies. Progressive Insurance also leased 11,000+ sf in the same building.
- Specialty Control Systems built a new 11,000+ sf building on Hwy. 3 in **League City**. They make and distribute parts for traffic signals.
- Word around town is that a developer is looking at 4+ acres on Red Bluff Road near Kirby. The tract has 900 ft. of waterfront overlooking Taylor Lake; **Seabrook** has zoned it for mixed marine use.

Retail Development

- 99 Cent Only stores are coming to **Pasadena**. A 40,000 sf store will open in a former grocery store site at Fairmont Parkway and Burke; another in a former HEB at Queens and So. Shaver - 24,000+ sf. In **Friendswood**, Dollar Tree will occupy 22,957 sf in Baywood Plaza, FM 528 and Bay Area Blvd.
- Pei Wei will open at **Baybrook** Passage on Bay Area Blvd. at I-45. This is the second quick-casual restaurant opening there - Café Express has already signed. Just down the street, Rickshaw Far East Bistro will replace Miyako's.
- **Friendswood** has several new retail centers coming - 9,000 sf on FM 528 near FM 518 plus a new bank near that site, Pecan Plaza (12,500sf) on the corner of FM 2351 and Pecan Drive, and 8,500 sf office building on FM 2351 and Friends Knoll. Additionally, Entact, Inc. Environmental Remediation Services has expanded their space by 4,000 sf in Huntington Woods Professional Park.

Did you know it was shown by a market study in 2002 that 13 more restaurants could be supported in **Friendswood**?

- Soon to be under construction, a new 20,000 sf phase of the Centre at South Shore II on Marina Bay Blvd. in **League City**. Tenants include Malibu Tan, a Mexican restaurant, an athletic store and an ice cream business.

Did you know **League City's** taxable retail sales have increased from an estimated \$122 million in 1990 to approximately \$268 million in 2001 - an increase of almost 120%??

- It's rumored that Rockfish Restaurant is looking for a site in the area. And, it's a fact that Chipotle's will lease space in the new Bay Area Blvd./No. Texas Ave. shopping center in **Webster**.
- Palais Royal will soon occupy 20,000 sq of space in Miramar Station Shopping Center on Hwy. 146 in **Seabrook** - an investment of \$500,000. Remodeling is underway for the center located in the heart of Seabrook.
- An additional 57,655 sf will be added to the Clear Lake Shores shopping center, located in Clear Lake Shores & **Kemah** on FM 2094 and Hwy. 146. Tenants include Office

Depot and Dollar Tree.

What's new? James Avery - Beltway 8 at Fairmont Parkway in Pasadena
Coming soon! Kolache Factory in League City and Pasadena

Residential Development

- Whispering Lakes in **League City** off Hwy. 96 is underway. There are 1,100 acres available for the one-acre home sites starting in the low 200's. Two 15-20,000 sf shopping centers are planned - one is under contract.
- Also, in **League City** on FM 518's west side, Lynn Watkins is developing the Park at Clear Creek, 200+ homes by Village Builders, said to be starting in the high 100's.
- A developer is looking at **Friendswood's** FM 528 and Lundy Road area for a residential development. Over 120 homes can be built on the tract located near the proposed Grand Parkway.

Did you know that more than 60 of **Nassau Bay's** citizens have visited space
- and some have even walked on the moon?

- More growth for **Pasadena**: In the permitting stage is a proposed 27-acre townhome development on Kirby Boulevard near NASA Parkway. And, currently being built - 248 luxury apartments at Crenshaw and Beltway 8.

Infrastructure News

- The Pasadena Industrial District Agreement has been approved for a 14-year timetable by the City of Pasadena as well as industry leaders of the **Bayport Industrial Complex**. The contract represents a true partnership wherein fees are adjustable depending upon growth and decline of values in the district. This agreement will continue the various tax-advantages for industrial expansion in the region while allowing for air-emission credits to be issued for capital (equipment) improvements to their facilities for the reduction of hazardous emissions. New construction incentives continue.

Did you know there are 90 specialty chemical plants in **Bayport's** Industrial District?

- Old World Industries, developers of automotive-related chemical products, purchased an existing 60-acre facility in the **Bayport** Industrial Park from Eisai USA in June. A number of industrial manufacturers showed interest in the former Vitamin E facility because of its proximity to services and utilities needed in the processing industry.
- Road extension proposal for Brittany Bay Blvd.: Currently running from I-45 in **League City**, Brittany Bay Blvd. will extend to **Friendswood**, becoming what is now Friendswood Lakes Blvd., crossing FM 528 and continuing through the SW side of the city, crossing FM 2351.
- Opening the way for new commercial activity, the plat has been approved to extend Texas Ave. from Bay Area Blvd. to Highway 3 in **Webster**. Under contract is a shopping center and a 65-room motel.

- Latest word is --- completion of Space Center Blvd. through to Jana Lane in **Pasadena** is December or January. Currently, the best way to get from one city to the other is Red Bluff Road or BW 8 to I-45 or Highway 3. This area - Clearpoint - will be ripe for development in light industrial or high-tech business.

Did you know **Pasadena** is the 13th largest city in the state and stretches from the ship channel to Clear Lake and Galveston Bay?

- Much needed - traffic lights will be installed at Wesley Street & FM 518 in **League City** at Clear Creek Crossing, a new retail and commercial area. A shopping center is planned for that area.
- Just opened, College of the Mainland has added an additional campus in **League City** adding 5 classrooms and 4 offices.
- Cultural center in the works for **Seabrook** - a 7,000 sf facility is planned along SH 146. Highlighting the culture of Ecuador, the half-million dollar complex will feature retail, a multimedia center and a museum.

Food for Thought

When you're hungry and in the Bay Area region, try some of my favorite eating establishments -

- *Esteban's Café & Cantina* on W. Main in League City. Hands down, the beef and chicken fajitas win my heart.
- *Crawdaddy's Bayou Grill* on FM 2094 in Kemah is a delight! Eat inside or out on the deck under the trees. You might be lucky enough to be there on the nights they have a band. Try the Fried Crawfish Po-boy - the bread is brought in from New Orleans several times a week.
- *Angelo's* on Bay Area Blvd. in Webster. One of my favorites for Italian cuisine, it's perfect to take your family. I like the Trivial Pursuit cards on the table .. and an order of Chicken Angelo to eat while playing!
- *Perry's Italian Kitchen* on Pineloch and El Camino Real is a cozy place, perfect for romantic dinners, meeting friends or business contacts. I love the Filet Gorgonzola, a filet mignon stuffed with melted Gorgonzola cheese.

More next time!

Did You Know?

.....**Kemah's** Boardwalk visitors number 3 million per year?

.....there are 24 marinas in **Clear Lake** with a total storage capacity of 7,988
-- 6,378 wet slips and 1,610 dry storage????

Participating Cities:

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