

Past Issue 5 - March 31, 2004



A publication of Bay Area Houston Economic Partnership
www.bayareahouston.com

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Free Resource - Space Alliance Technology Outreach Program

Free Resource! Bay Area Houston Economic Partnership offers NASA's Space Alliance Technology Outreach Program throughout the state of Texas. Using cutting-edge technology derived from the U. S. space program, SATOP assists small businesses, innovators and entrepreneurs overcome technical challenges to further develop their products.

The Space Alliance Technology Outreach Program has an available team of NASA engineers and scientists from more than 45 aerospace companies and universities throughout the state that utilize their aerospace expertise to solve technical/engineering challenges for small businesses. **To learn more about this free program visit spacetechsolutions.com.**

Bay Area Houston Major Expansions

U.S. Senator Kay Bailey Hutchison (R-TX) brokered a deal with U.S. Department of Defense officials in response to the Bay Area Houston Economic Partnership's proposal that a Joint Reserve Base be created at Ellington Field.

In the deal, the City of Houston would donate 40 acres of land to Ellington Field to make room for 2,300 Army, Navy and Marine Reserve troops that would be relocated from Old Spanish Trail near the Texas Medical Center. In return, the land near the medical complex would be annexed from the Department of Defense for an expansion of the University of Texas Research Park.

Commercial / Office Development

- Memorial Hermann Southeast Hospital will build a second medical office building, approximately 80,000 to 100,000 sf, to include a new Breast Cancer Center and house medical oncology. Previously announced is the \$70 million expansion project currently

taking place which allows for a new Emergency Center and dedicated Heart Center plus 18 additional Intensive Care beds.

- Construction will start soon on the already-sold-out Bay Area Houston Medical Plaza – the physician-owned medical office condominiums on Medical Center Blvd. and Kobayashi in **Webster** (4.4 ac, 70,000 sf). And, leasing has started for the third building at the Walnut Place medical office condominiums on Texas Avenue. The second building, already sold out, will soon be under construction.
- One of **Webster**'s new businesses, Watershed Treatment Program, will almost double their existing 8,400 sf building to 17,400 sf at Professional Park. In **Seabrook**, a 5,000 sf physician clinic is planned --- Hwy. 146 and Bayport Blvd.
- The updated master plan for **Ellington Field** will be unveiled at an open house on Friday, May 14th, noon to 4:00 p.m. Directional signs will be posted at the entrance. At this time, 700 of the approximate 1,700 ac are available for development --- single parcel size 5 to 246 ac. Acceptable uses for the tracts include: office/institutional, aviation, industrial/aviation, or institutional/light industrial.
- Clearpoint Crossing will be developed on the west side of Space Center Blvd. and extend from NASA's Neutral Buoyancy Lab at **Ellington Field** to Genoa-Red Bluff. The 92.8 ac plan includes designated space for various restaurants and family entertainment, a professional office park, a multi-family residential project and several multi-use commercial/retail lease properties that are being developed by the project's owner. All parcels lie completely within the Houston city limits. Groundbreaking for the first retail center is scheduled for this summer and the developers, Space Center Blvd. Land Development, LP, are currently negotiating with several national and regional restaurants and retailers.
- Corner of Hwy. 3 and Clear Lake City Blvd., approximately 24 ac are available for commercial and retail development. A master-planned environment with retail, office and commercial uses is planned.
- A proposed master plan is now complete for **Friendswood**'s 135-acre tract on NASA Parkway and Blackhawk Blvd. The preliminary building program concentrates on commercial office sites, standard retail & big box retail, specialty grocery, boutique hotel & spa, a gas station, amphitheater, marina and residential (condo units, lofts and apartments).
- Construction will start soon on a 2-story multi-tenant building at 12650 N. Featherwood – 51,280 sf expandable to 80,000 sf. The location has convenient access to I-45, Beltway 8, Hobby Airport, Ellington Field and the Port of Houston.
- New office leases:
 - 75,000 sf 3700 Bay Area Boulevard – leased by The Boeing Company
 - 8,000 sf Clear Lake Commerce Center – leased to Memorial Hermann Healthcare
 - 3,000 sf One Corporate Plaza – leased by a law firm
 - 4,000 sf 17100 Glenmount Park Dr. – leased to an optometrist
 - 3,000 sf One Harbour Square – leased to a securities firm & steel salvage co.

- 3,727 sf 16850 Diana Lane – leased to Link Testing
 - 2,509 sf 1350 NASA Parkway – leased to a technology company
 - 6,377 sf 12621 Featherwood – leased to a mortgage company
 - 4,800 sf 2045 Space Park – leased to several businesses
- Just announced, the former Clarion Hotel/Sheraton Kings Inn at 1301 NASA Parkway will have a new life as the Riverwalk Terrace Villas. The 10.5 ac tract will be developed as a luxury senior living community. Putting greens, a river with waterfalls and garden areas will be added to the property. The \$20 million re-development will include the addition of a new 4-story living facility as well as utilization of existing structures.
 - In **League City** along FM 2094, adjacent to South Shore Harbour, a developer has bought 41 acres. Land sites, 1 – 6 ac, are available for sale or development.
 - Harborside Mortgage Corp. has acquired the 11700 El Camino Real building and plans to open the Bay Area Houston Financial Center offering a variety of business services all under one roof. The 12,000 sf center includes businesses that finance, develop and provide project coordination services. Tenants include a mortgage company, residential lender, legal and title companies, an architectural firm, a real estate and investment company and a magazine marketing office.
 - **CONTIGUOUS OFFICE SPACE AVAILABLE IN BAY AREA HOUSTON - CALL US FOR INFORMATION**

BUILDING	CONTIGUOUS
2224 Bay Area Blvd.	68,828
1820 NASA Parkway	51,100
1812 Space Park Drive	40,848
1814 Space Park Drive	39,038
16055 Space Center Blvd.	34,163
12000 Aerospace Drive	32,122
3700 Bay Area Blvd.	31,470
17146 Feathercraft	16,103
16441 Space Center Blvd.	16,000
2525 Bay Area Blvd.	12,440
2222 Bay Area Blvd.	12,433
18100 Upper Bay Rd.	9,826
1002 Gemini	8,895

Did you know the Port of Galveston is ranked 9th of all U. S. ports in the number of cruise passengers and no. 18 of the top 20 in the world??

- Coming to the Port of Galveston in November are two new seasonal cruise lines: Princess' Grand Princess and Celebrity's Galaxy. They currently have three year-around lines: Carnival Celebration, Carnival Elation and Royal Caribbean Rhapsody of the Seas.

Did you know the projected economic impact of the new Big League Dreams sports park in **League City** is over \$27 million during the first year of operation? (This includes revenue from hotels, goods and services purchased, taxes and jobs created.)

- Zero-G Room is coming to Space Center Houston. This new thrill ride will be a first-class, freestanding 100-foot rocket-like structure that encloses a vertical 150-mph wind tunnel. This ride will cater to the space enthusiast who wants to feel like an astronaut and the thrill seeker who wants to experience free fall ... without the airplane.

Recent Groundbreakings:

League City – Advantage Nissan, United Parcel Service (13,500 sf) & Big League Dreams

Retail Development

Exciting development at Baybrook's 4 corners!

- Baybrook Mall - Dillard's has completed their expansion building the largest store in Texas – 320,000 sf. Construction of a *flagship* Foley's will begin soon in the 240,000 sf space that was vacated when Dillard's remodeled and shifted all departments under one roof. The new Foley's will open November 17, 2004. Plans for the space that Foley's now occupies (150,000 sf) will be announced at a later date. Additionally, four new stores totaling 7,000 sf are being added. The mall has also been designated as an Amber Alert Site. On any given day, alert coverage at the mall will reach a significant number of shoppers who may be able to provide crucial information.
- Baybrook Passage will see a 6,000 sf TGI Friday's soon plus a Cold Stone Creamery. Two restaurant sites on the lake are still available.
- Baybrook Gateway's former K-Mart site is being renovated and subdivided to accommodate strong, national retailers. Details forthcoming!
- Baybrook Square has Marshalls taking 60,000 sf of the former Target store for their new mega store.

Nearby at the Centre at Baybrook, Bed, Bath & Beyond is renovating and expanding by 7000 sf.

Did you know Baybrook Mall ranks No. 2 in Houston in sales as the mall topped \$480 per sq. ft. in 2003? (Additionally, the mall has 15 million visitors each year and 200+ specialty stores in more than 1,000,000 sq. ft. of retail space.)

Opening late 2004 -- a new 4,000 sf restaurant and 13,000 sf shopping center for **Seabrook** on

NASA Parkway. Details forthcoming. The restaurant is said to be a Houston-chain eatery.

Did you know the current median Effective Buying Income (EBI) for households in **League City** is \$55,647??
(57.5% of all households have an EBI in the range of \$50,000 to \$500,000 and above.)

Construction is underway for a town center on I-45 in the Bay Colony area of **League City**. The center will include a 94,000 sf HEB grocery and 70,000 sf of retail space and 4 pad sites. Also, Regency Centers is planning to develop sites on FM 270 near FM 518 in **League City** for a shopping center. The project would total approximately 26 acres.

A new 34,000 sf retail center is planned for Hwy. 3 and Blossom St. in **Webster**. The center will have 660' frontage on both streets and be near Clear Lake Regional Medical Center and the new Triumph Hospital.

Retail market research and economic development consultation is underway for **Nassau Bay**. The city has long sought to revitalize and strengthen their retail sector. The research will be used to create retail recruitment packages that will attract potential tenants.

At the site of **Friendswood's** new retail center at FM 518 and 528, Southwest Bank of Texas will build a new 4,800 sf location.

Coming soon!

Pasadena - Berryhill Baja Grill on Fairmont Parkway, Willie's on Vista & Beltway 8
Houston – The Grille at Clear Lake, Philly Connection, Freebird's World Burritos

Recent Groundbreakings:

Webster – Fry's Electronics (145,000 sf)
Pasadena - Super Wal-Mart
Baybrook – Pei Wei & Vitamin World

What's New?

Kemah – Babin's Seafood

Residential Development

- Briar Bend garden homes in **Friendswood** will be underway soon. Located just off FM 528 & Briar Creek Drive, the 24 homes by Parkwood Southwest Builders will feature 1,650 – 3000 sf and start at \$190,000.
- Close to the bay - **Seabrook** has a new community coming on Meyers Road near Second Street. Four acres are available for housing starting in the \$150,000 range.
- Hunter's Creek Estates on FM 528 / FM 518 – formerly the site of Camp Manison in **Friendswood** -- 53 single family homes are planned, minimum 3,000 sf, \$400,000 up. Kustom Kastles, Sampson Custom Homes, Sterling, Brentwood and Stewart & Blake are the homebuilders. Two tracts of 2.7 ac each are available for commercial use.

Infrastructure News

Groundbreaking coming up for the Texas Import/Export Business Park in **La Porte**. This \$22.5 million project - the first of three 250,000 sf planned buildings - will break ground in May. The property, located in La Porte's TIRZ, is attractive due to it's suitability for rail, distribution and

intermodal access between the Barbours Cut Terminal and proposed Bayport Terminal.

Did you know the **Port of Houston** is the only U.S. port to bring in the new VW Phaeton which starts at \$65,000?

The **Kemah** Visitors Center opens in mid-April at 603 Bradford Street. Kemah's \$25 million boardwalk, amusement park, and retail center also draws visitors to the local hotel market where developers have accommodated the increased business and pleasure demand.

A win-win situation in **La Porte** -- Neighborhood Centers recently sold the city prime waterfront property which will enable NCI to use the proceeds for their social services program. The city of La Porte, in turn, will be able to pursue economic development/redevelopment opportunities associated with the Bayfront area and Galveston Bay in accordance with the city's formal planning documents.

Just completed! 2 new buildings for San Jacinto College South – Beamer Road campus. The Interactive Learning Center, 65,000 sf, will adopt modern technological tools critical to the classroom environment as well as for local business and industry. And, a new 45,000 sf fine arts building has been added to accommodate show productions, recitals, rehearsals, teaching labs, music library, dance studio and a painting area for art students.

PageSoutherlandPage announced that **Friendswood's** Main Street Enhancement Plan has been selected to receive the American Society of Landscape Architects award of merit.

The City of **La Porte** was selected as one of "America's Best Managed Small Cities" by Pat Summerall Productions. Forbes Magazine has notified the city that they will be listed in the April 12th issue featuring 25 of the best managed small cities across the United States.

Did you know the **Friendswood** High School Academic Decathlon team (a medium-sized school) not only won their 12th consecutive State Championship but scored the most points overall and will compete at the national levelusually meant for large-school contenders??

Pasadena's street extensions: Pansy Street will become 4-lanes and extend to Crenshaw, and in 2006, construction will start on an expansion of Crenshaw to Space Center Boulevard. Also, in 2006, the planned widening of Genoa-Red Bluff Rd. from Beltway 8 to Red Bluff road is expected to begin.

Road projects for the future:

- Overpass at I-45 and Hwy. 96 in **League City** – job will bid in 2006
- Widening of FM 518 from Hwy. 146 to FM 2094 in **League City**

Food for Thought

Moon Water Grill at 800 Mariners Drive has ambience that can't be beat! Overlooking the south shore of Clear Lake at Waterford Harbor Marina, this lively restaurant serves steaks to seafood to chicken! Try the Caesar Salad and the Pecan Chicken – chicken breast fillets rolled in pecans and then sautéed. A fine finish would be the Chocolate Lava for dessert. Just sit back and watch the Catamarans and enjoy the day.

*“The person who really wants to do something finds a way;
the other person finds an excuse.”*

-- E. C. McKenzie

Participating Cities:

[Friendswood](#) • [Houston](#) • [Kemah](#) • [La Porte](#) • [League City](#) • [Nassau Bay](#) • [Pasadena](#) • [Seabrook](#)
• [Webster](#)

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2525 Bay Area Blvd., Suite 640 • Houston, Texas 77058
+1(281)486-5535 • +1(281)486-5068 fax
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