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## Commercial / Office Development

- The updated master plan for **Ellington Field** is now complete focusing on market strategy. New to the plan is the Ellington Field Bypass, a roadway to be built along the south fence line from SH 3 to Space Center Blvd. This bypass increases the attractiveness of the large developable area on the southeast side of the field to potential developers. This roadway also benefits the cities of **Houston** and **Pasadena**. Ellington Field will provide the majority of right-of-way for the road and is looking to partner for funding, design and construction. The Southeast portion of the field is predominantly vacant and is appropriate for aeronautical or industrial development. Approximately 700 acres are available for development; 50 acres are being reserved to accommodate forecast growth in general aviation. The recommended land use plan identifies parcels available for aviation or non-aviation development and recommends office and light industrial uses, institutional uses, and general aviation development. A *Real Estate Resource Guide* (hard copy) is available in our office; a CD-version will be made available to serious inquiries through the Houston Airport System and, in the near future, uploaded to their website.
- Two 9-ac tracts near the intersection of Genoa-Red Bluff and Beltway 8 in **Pasadena** are under contract for development. Possible uses include office flex, retail, office/warehouse. Pad sites are available.
- In the **Bayport** Industrial District, Evalca and parent company, Kuraray Company, recently completed an \$8.5 million research and development facility expansion at the company's headquarters in Pasadena. The 7,200 sf building will employ 30 by 2005. Evalca produces resins that are used in food packaging or automobile components.
- Southwest Airport Services, a fixed-base operator at **Ellington Field**, plans a \$3 - \$5 million investment for 3 new hangars in the next 12-48 months. One new hangar is a build-to-suit and the other is a multi-tenant hangar for individually-owned airplanes.

Southwest has recently finished a 12,000 sf two-story executive terminal that provides first class passenger lounges, a conference room with a view of the entire field and state-of-the-art communications and weather equipment. Southwest has been fueling our military, NASA and the corporate community since 1985.

Did you know the large magnolia tree in front of the Christus St. John sports medicine complex in **Nassau Bay** marked the entrance gate to the old "1776 Ranch" that was owned by Colonel Raymond Pearson? Colonel Pearson sold the ranch to Houston developers in the early 1960's to create a planned housing development adjacent to the new NASA Manned Spacecraft Center. When the new sports medicine complex was being built on NASA Parkway, the magnolia was retained in the landscaping plan as a tribute to the history of Nassau Bay.

- **Seabrook's** tourism market continues to grow: Best Western, Hampton Inn, and Holiday Inn Express are open; La Quinta will soon – all on NASA Parkway. There are 6 bed/breakfasts: Palm Lodge (recently opened), Back Bay Bed & Breakfast, Beacon Hill, Crew's Quarters, The Old Parsonage House, and The Pelican House.
- A 55-room Howard Johnson Hotel will be built in **League City** on FM 527 between FM 646 and Interstate 45.
- Developers of Clearpoint Crossing have announced their signature project, The Village Shops at Clearpoint Crossing, a 40-ac area of boutique shops, destination retail, fountains and palm trees. The entire 93-ac project begins on Space Center Blvd. at Genoa-Red Bluff, running south 1.9 miles, ending at residential communities near Bay Oaks Country Club. The site plan includes 3 – 36,000 sf fast food pads, 4 – 2 ac restaurant pads, 3 – 1 ac bank pads, 1 – 15 ac multi-family living site, a professional building site and office lease space, retail space and a medical office park.

Did you know **League City's** Economic Development Corporation was directly involved in recruiting over \$60 million in new commercial investment in fiscal year 2003?

- New 5,525 sf building planned in **Friendswood** for a CPA firm; FM 528 / Bay Area Blvd. in the Autumn Creek master-planned development.
- The next phase of **Webster's** Clifford Bay Area Business Park on Texas Avenue near Bay Area Blvd is underway. Plans call for 2 more buildings, 10,000 and 13,000 sf, suitable for medical, dental, imaging or space for "clean room" facilities. The first phase is complete – one building is leased and 2 more are ready for lease or sale (10,000 and 20,000 sf).

## Bay Area Houston Contiguous Office Space Analysis

<u>Building / Address</u>	<u>Total Sq. Ft.</u>	<u>Max. Contiguous</u>
<b>NASA / Clear Lake</b>		
2224 Bay Area Blvd. - Raytheon Building	145,095	130,065
2600 So. Shore Blvd. (just completed)	120,000	120,000
1820 NASA Parkway	51,100	51,100
1812 Space Park Dr.	40,848	40,848
1814 Space Park Dr.	39,038	39,038
16055 Space Center Blvd.	147,000	34,143
3700 Bay Area Blvd.	399,008	31,107

2045 Space Park Dr.	25,106	19,834
12000 Aerospace	79,615	32,122
555 Forge River - Bay Terrace II	109,494	18,497
17146 Feathercraft - Clear Lake Commerce Center	98,078	16,103
16441 Space Center Blvd. - Armand Plaza	64,000	16,000
2525 Bay Area Blvd. - One Corporate Plaza	115,076	12,440
2222 Bay Area Blvd.	63,000	12,433
3027 Marina Bay - One Harbour Square	62,000	11,814

**Gulf Freeway / Pasadena / La Porte**

1149 Ellsworth Drive - Ventech Building, Pasadena	120,000	24,164
1001 E. Southmore Ave. - Bank One, Pasadena	88,930	23,771
3222 Burke Rd. - Burke Square Office Center	43,800	18,233
6021 Fairmont Parkway, Pasadena	24,000	18,000
213 W. Southmore Ave., Pasadena	54,611	16,665
817 E. Southmore Ave., Pasadena	37,122	10,925
1200 Highway 146 South - The 1200 Building, La Porte	41,108	5,992

Prepared by: Coy Davidson, Vice President, COLLIERS INTERNATIONAL, (713) 830-2128,  
 davidson@collierstexas.com

• **New Office Leases:**

- 45,000 sf at Clear Lake Commerce Center to an insurance company
- 5,300 sf at 16055 Space Center to Astrium NA
- 4,300 sf at 16903 Buccaneer Lane to Systran, Inc.
- 4,153 sf at One Corporate Plaza for Aerospace Corporation expansion
- Additionally, a new oil and gas law firm and a national engineering firm have moved to the area taking a total of 6,500 sf in Bay Area Houston.

Recent Groundbreakings:  
 Webster – Triumph Hospital Medical Center

**Retail Development**

- A developer plans to build an 18.8 acre lifestyle center at FM 1266 and SH 96 (NE quadrant) in **League City**. Branded ALORE, “A Leisure Oriented and Retail Environment”, plans call for a theater complex that includes meal service for theater goers and retail businesses with living quarters above.
- Near the new Fry’s store that’s underway, the **Webster** Town Center will soon be under construction (Magnolia St. and I-45). Cinemark’s 18-screen theater is the property anchor tenant; the development encompasses 26,516 sf of retail space plus 3 restaurant pad sites. A variety of family-style eating establishments are looking at the site.

Did you know the Cinemark Theater at I-45 /Texas Ave. and Barnes & Noble Booksellers at I-45 / Bay Area Boulevard,  
 both in **Webster**, are the top performing stores in Houston’s metropolitan statistical area?

- A noted Houston-area chef / owner will soon open The Nile Café on Clear Lake City Blvd. /Texas Children’s Circle. The restaurant will specialize in American and Middle Eastern cuisine. Four more tenants have signed on and there’s space for another.

- **Kemah's** Boardwalk has a new attraction – Stingray Reef, a new 20,000 gallon touch tank, at the Aquarium Restaurant. Salt Grass Junction Store has opened featuring western items. And, Starbuck's has arrived at 301 Kipp.
- Three sites are being considered for restaurants near the new Super Wal-Mart in **Pasadena** on Fairmont Parkway.
- **Baybrook** Mall has signed up Bebe and Coldwater Creek – both nationally known women's specialty stores. The mall is the second location in the Houston area for both stores.
- **Baybrook** Passage has leased 15,000 sf to Lane Furniture.
- Under construction, the 40-acre Bay Colony Town Center, I-45 and FM 646 in **League City**, has leased 10,000 sf to Mainland Medical Hospital. Two newcomers to the Houston area – Planet Beach and a national card shop will also be leasing near the anchor, a 100,000 sf H-E-B.
- Two spaces are still available at **Webster** Plaza, Bay Area Blvd. at N. Texas Ave. Rocket Town, specializing in space-related merchandise and attractions such as a mock Mission Control Center, has leased space in the center.
- South Shore Center II, on Marina Bay Dr. in **League City**, is complete. Totaling 20,000 sf, 2,400 sf is still available for lease.

Coming soon!

Webster - Webster Plaza - Ben & Jerry's, Freebird's World Burritos, Philly Connection, Jamba Juice, Buffalo Wild Wings, EB Games.

Friendswood - What's for Dinner?/Dinner Creations, Fswd. Village Shop. Ctr., & Friendswood Wellness & Rehabilitation Clinic, Fswd. Crossing Shop. Ctr.

Baybrook Mall - The Picture People, The Sweet Factory, Ben Bridge Jewelers

League City - So. Shore Center II - Marble Slab, Fiesta Azteca Mexican Restaurant, Malibu Tan, Runner's Link, Luminescents by Ayres Candle Store, Royal Academy of Fine Arts & Dance Studio, The Contemporary Children's Clothing Store ..... Bay Colony Town Center - Wells Fargo, Bank of America

What's New?

Baybrook Mall - Aeropostale

Pasadena - Berryhill's

**Residential Development**

- Reflection Bay – Grason Communities have plans to build 1,400 new homes on the SW corner of Hwy. 146 / Hwy. 96 in **League City**. Homes from the \$150's to \$250's will be built on the 535-ac tract. Park land, wetland preserves and amenity lakes will enhance the community. Home starts are expected Spring, 2005; build-out is 8 – 10 years.
- Bay Colony West – M. Sherman and Assoc., Land Development, plans to build 1750 homes, \$100,000's - \$180,000's in their new communities, Meadows at Bay Colony West and Bay Colony Point West. The 569 acres are west of FM 646 and north of FM 517 in **League City**. A 104-acre park will add value to the residential areas; builders are

Lennar and D. R. Horton.

Did you know that 12% of **Friendswood's** residents have a graduate degree, 40% have bachelor's degrees and 92% of all adult residents have a high school degree?

## **Infrastructure News**

Did you know between 2001 and 2002, coffee imports to the **Port of Houston** increased 40% from 100,000 tons to 140,000 tons? The New York Board of Trade had granted green coffee port status to the Port about one year ago.

- Members of Santa Cruz, Galapagos Island – sister city of **Seabrook** – recently visited Bay Area Houston. The Vice Mayor and 13 delegates listened to a presentation by Dr. Bill Staples, Board Chairman of Bay Area Houston Economic Partnership, regarding ecology/environmental programs offered at the University of Houston – Clear Lake. Talks then ensued on a tangible project between the Galapagans and NASA's earth science group.
- **La Porte** has hired a Coordinator for their Downtown Revitalization project to work directly with Main Street business owners/tenants as well as perform some economic development efforts.

### Traffic Counts:

SH 225 west of Beltway 8 = 106,000

SH 225 east of Beltway 8 = 97,000

Beltway 8 north SH 225 = 33,000

Beltway 8 south of SH 225 = 44,000

- **Galveston's** new convention center is officially open. The 140,000 sf building is located at the San Luis Resort on the Seawall; the windows offer unobstructed views of the Gulf of Mexico. The new building is part of the city's plan to revitalize Seawall Blvd. from 53<sup>rd</sup> to 57<sup>th</sup> streets, thereby increasing tourism.
- In **La Porte**, Fairmont Parkway's at-grade railroad crossing will be replaced with a twin bridge overpass. The design phase is 60% complete and could be let 1<sup>st</sup> quarter of 2005. Federal funds are being supplemented by Harris County and Houston Port Authority.

Did you know the City of **Nassau Bay** is surrounded on three sides by water  
... Clear Lake, Clear Creek and Cow Bayou?

- Palm trees and oleanders with a value of \$230,000 will be planted at the Hwy. 225 / Sens Rd. intersection in **La Porte**, due, in part, to a grant received by the City of La Porte from the Texas Department of Transportation.
- The **Kemah** Visitors Center opened in April and within a month, they'd had over 1000 visitors! Location is 603 Bradford in the heart of the Boardwalk area.
- Work will start in June on the new 4-lane NASA Bypass in **Webster**. The 2.7 mile roadway will start south of Magnolia Avenue between NASA Parkway and FM 518,

curve north and feed into the NASA Parkway at Sarah Deel, just west of the El Camino Real intersection. An overpass will be constructed over Highway 3.

Did you know traffic studies done by TxDOT show an average of 36,000 motorists travel daily on the NASA Parkway through **Webster** - and it grows to 48,000 near the El Camino Real/FM 270 intersection?

## **Food for Thought**

*Tommy's Seafood Steakhouse* at 2555 Bay Area Boulevard makes you feel like you just visited the Big Easy! Excellent seafood and steaks, *Creole style*, make this restaurant a great choice for your dining pleasure. Even better – a backdrop of live Jazz on Wednesday, Friday and Saturday nights. My favorite dish – Blackened Tuna Etouffee ---fresh Yellowfin tuna, blackened and smothered with shrimp etouffee. For dessert, Bread Pudding, of course! Laissez les bon temps roulet!

*“Shoot for the moon. Even if you miss, you’ll land among the stars.”*

*--Les Brown*

Participating Cities:

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

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