

Past Issue 7 - July 30, 2004



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## Commercial / Office Development

- Negotiations are underway with a logistics company for approximately 200,000 sf at the Texas Import/Export Business Park in **La Porte**. Located in the city's TIRZ, the area is suitable for rail, distribution and intermodal access between the Barbour's Cut Terminal and the Bayport Terminal.
- Clear Lake Community Hospital, a Medistar project, plans to build in **Webster** at Highway 3 & Blossom St. This will be the 3rd hospital on that street in one block. Triumph Healthcare recently broke ground and Clear Lake Regional Medical Center announced it will invest \$10 million in an expansion of its neonatal intensive care unit; this, in addition to their heart hospital expansion. Around the corner well underway is the Surgical Arts Center of Clear Lake. And in recent months, Memorial Hermann Southeast announced a large expansion for their heart center and breast cancer center.

On the medical front.....

- A dental clinic will be built at Bay Terrace, 1.5 ac tract on Mill Forest in **Webster**. The 14,000 sf clinic will feature 4 dentists.
- Word is that a VA clinic and a general medical clinic are looking in the area; also, a medical distribution center is checking available space. More talk is that a hospital is looking for 25 acres along Beltway 8 in **Pasadena**.
- Three tracts purchased at **Webster's** Professional Park off Hwy. 3 for a \$3 million expansion of Watershed Treatment Program.
- **League City** is becoming high on the interest level of 3 medical facilities – all are in various stages

of feasibility. One is a small private hospital; another is for emergency care.

- Conceptual plans for a 766 ac residential development in **Friendswood** were presented to planning and zoning as a PUD (Planned Unit Development). The tract on FM 518 will include single family and garden homes – approximately 1,500 residential lots overall. A large percentage will be developed as parks or green space with a hike and bike trail connecting to areas along Chigger and Clear Creeks. Almost 74 ac have been set aside for commercial development including a mixed use town center.
- There is some interest in **Seabrook** to explore redeveloping “the point” (surrounding land adjacent to Pappadeaux’s on the city’s water front district) and perhaps incorporating a “fisherman’s wharf” concept.

Did you know that *Moody Gardens* in **Galveston** was ranked the No. 1 attraction in the greater Houston area by D. K. Shifflett & Assoc. in a report prepared for the Governor’s Economic and Tourism Office?

- Infrastructure development should begin before the end of this year if plans go according to schedule for the “Whitcomb Clear Creek Farms” site in **Friendswood** on FM 528 and Blackhawk Blvd. The 130 ac, 1.8 million sf project borders on Clear Creek; the vision includes a pedestrian mall at the center, retail outlets on 2 levels, office space on the 2<sup>nd</sup> and residential lofts on the 2<sup>nd</sup> and 3<sup>rd</sup>. Land space also includes a boutique hotel, marina and quaint amphitheater. Value of the project is estimated at \$200 million.
- New commercial developments are planned at two sites along the south side of Beltway 8 frontage in **Pasadena**: a 9 acre tract between Genoa-Red Bluff Road and the right of way for the future extension of Preston Avenue, and a 10 acre tract further east at the S.E. corner of the frontage road and the right of way for the extension of Crenshaw Road. The project includes multi-tenant office/service/retail buildings. Hard corner sites will be created when the extensions of Preston Avenue and Crenshaw Road are completed. Development on one or both sites will begin close to year end 2004.
- A developer is looking at best use for a proposed 10,000 sf building on Texas Ave. (close to Bay Area Blvd.) in **Webster**. Possibilities include medical, high tech, and retail.
- A marina along the 4300 block of NASA Parkway has been purchased for redevelopment. On the drawing board for the 4.69 ac are 3 towers for a 144-unit condominium project, a 44-room boutique hotel and 10,000 sf of retail.
- Clearpoint Crossing on Space Center Blvd. has letters of intent for 15,500 sf (2 professional buildings; 1 salon); others are looking at an apartment project for 13 ac and pad sites for a day spa and financial institution.
- **Friendswood**’s former Food Lion on Blackhawk Blvd. is up for grabs. The 36,740 sf building, sitting on 4 ac adjacent to FM 2351, was recently renovated for 3 tenants. Just up the road, also on FM 2351, Kroger’s former site at Friendswood Square is available – 42,419 sf. Demographics for the area show 3-mile/\$81,399 avg. household income.
- Computec, a 114-yr. old company that designs traffic control instruments, purchased a 6,000 sf building on Hwy. 3 in **League City** for their company’s relocation. Expansion plans include tripling that space.

- New office leases: 2,500 sf at 17300 Saturn to Texas State Technical College Waco and 2,594 at 1350 NASA Parkway to Advantage One Mortgage. Buildings recently sold in **Nassau Bay**: St. John's Doctor Center at 18100 St. John Boulevard, 48,700 sf and St. John Professional Building at 2650 Space Park, 48,660 sf.

## Contiguous Office Space Analysis – 2Q 2004

Building / Address	Total S.F.	Contiguous Available
<b>NASA / Clear Lake</b>		
2224 Bay Area Blvd. - Raytheon Building	145,095	130,065
2600 So. Shore Blvd.	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	34,276
3700 Bay Area Blvd.	399,008	31,107
2045 Space Park Dr.	25,106	19,193
555 Forge River - Bay Terrace II	109,494	18,497
17146 Feathercraft - Clear Lake Commerce Center	98,051	16,076
3027 Marina Bay - One Harbour Square	62,000	13,800
12000 Aerospace Ave.	79,615	11,222
16875 Diana Lane	10,643	10,643
1275 Space Park Drive	43,222	9,403
1120 NASA Parkway	79,542	8,510
<b>Gulf Freeway / Pasadena / La Porte</b>		
524 Pasadena Blvd.,	28,000	28,000
1149 Ellsworth Drive - Ventech Building	127,399	24,164
1001 E. Southmore Ave. - Bank One	88,930	23,771
6021 Fairmont Parkway	24,000	18,000
213 W. Southmore Ave.	54,611	16,665
12621 Featherwood	88,811	13,699
3733 Red Bluff	88,000	12,000
817 E. Southmore Ave.	37,122	10,925
3222 Burke Rd. - Burke Square Office Center	43,800	7,440

Courtesy of Coy Davidson, Vice President, COLLIERS INTERNATIONAL, (713) 830-2128, davidson@collierstexs.com

[What's New?](#)

[Seabrook – La Quinta on NASA Parkway](#)

## **Retail Development**

- Development is slated to begin in 2 months on a new 34,000 sf retail center in **Friendswood**. Designed as a lifestyle center, Raton Plaza will feature retail outlets and eateries with garden-style

patio seating and umbrellas. This \$5 million project encompasses 4.25 ac on FM 528 (NASA Parkway) at Sun Meadow Blvd. Completion is expected by February, 2005.

- The second phase of the Fairway Centre in **Pasadena**, Beltway 8 at Fairmont Parkway, is now pre-leasing for an expected opening in late 2005 or early 2006. This tract is adjacent to the Super Target, Kohl's and Toys R Us. Interest in the 5 anchor spaces range from electronics to soft goods.

*Did you know the Fairway Centre II, a class A, 22,400 sf shopping center in **Pasadena**, on Fairmont Parkway near Beltway 8, recently sold to an investment group for nearly \$300/per sf?*

- Alex Rodriguez Mercedes Benz is coming to **League City**. The \$5-6 million project breaks ground soon on a 5.9 ac tract – Gulf Freeway at Wesley Drive. The dealership will employ 30 to 50 initially; 70 – 100 in the months to come. This project is expected to complement other high-end retail business coming to the area.
- **Seabrook's** 18,000 sf retail center at 2622 NASA Parkway is under contract to a marine supplier. The owner will occupy most of that building.
- **Baybrook Square** – A first for the Houston area, Fitz & Floyd has taken 17,900 sf; Lazy Boy and Golf Gallery have each taken 15,000 sf. The Storehouse is finishing up their lease – 12,000 sf. Other tenants near a move-in date ..... Marshalls - megastore (mid October), DSW Shoe Warehouse (August 13<sup>th</sup>), Pier 1 – flagship store (October) and Office Depot (September or October). Marriott's pad site, the former Fu-Kim restaurant, will be torn down and a new 10,800 spec building will be built.
- **Baybrook Passage** – Berryhills, Coldstone Creamery and Wells Fargo have signed up.
- Looking around the **Baybrook Mall** area are Main Event, Panera Bread and Gander Mountain. And, it's said that 7 to 10 local and national restaurants are checking out the former Macaroni Grill location.
- Plans are moving along for the new ALORE Center, 58+ ac at FM 1266 and SH 96 in **League City**. Space will be available for office, residential and retail – the same tenants you would find in a regional mall. Hollister, a division of Abercrombie & Fitch, is interested; the Alamo Drafthouse has signed on. DKH Interests will build a lagoon with elaborate water features including a useable beach (like the hotels in Las Vegas) and a boardwalk connecting all retail. This \$65 million investment will start next Spring.

*Did you know, according to a real estate source, that **Baybrook's** Toys R Us, Aaron Brothers and Starbuck's in Barnes & Noble are all No. 1 stores in the Houston area? Kohl's No. 1 store is nearby at El Dorado / Gulf Freeway and their No. 2 store is in Pasadena at Fairway Plaza.*

- Word is Olive Garden, Black-eyed Pea and Red Lobster are building on Fairmont Parkway near the Beltway in **Pasadena**.

Coming soon!  
[Kemah - Pier 1 and Days Inn Suites](#)

Ground Breakings:

[Webster - La Quinta on Bay Area Blvd. at Texas Ave.](#)

What's New?

[Webster - Jamba Juice, Rocket Town and Buffalo Wild Wings at Webster Plaza;](#)

[Baybrook Mall - Coldwater Creek](#)

## **Residential Development**

- Constellation Pointe – 86 homes in the \$300,000 to \$1 million+ range have started construction off Marina Bay Drive & Constellation Blvd. in **League City**. Some of the amenities are gated access, canal boat slips, marina slips and a nature trail.
- Deer Creek – 135 homes are breaking ground in **Pasadena** near Beltway 8 & Red Bluff. Henry Cisneros has partnered with KB Homes to form American CityVista building from the low \$100's to \$140's.

## **Infrastructure News**

- Kaneka Corporation of Japan has announced construction of a new plant on a 47 ac tract in **Bayport**. Due to rapid growth in consumer consumption of CoQ10, the new plant will be built in the United States, a major world market for this vital nutrient. Annual production capacity will initially be 100 metric tons; scheduled completion of the \$80 million project is Spring, 2006. A subsidiary, Kaneka Nutrients L.P. will be established to service this venture and employ 60 people. The company forecasts additional expansions due to projected increases in CoQ10.
- Katoen Natie Gulf Coast, Inc. has completed their newest facility, Houston Polymers Terminal, off Hwy. 225 and Sens Rd. in **La Porte**. The state-of-the-art facility has 1.2 million sf of warehousing, a rail car storage yard to hold 300 cars and a private switch engine, bulk packaging silos with blending capabilities, and bagging and semi-bulk packaging.
- **Nassau Bay** will continue their enhancement of NASA Parkway. Plans include various trees and flowering plants along the esplanade from the Hilton to the Holiday Inn and a feature that will honor the International Space Station – a black granite serpentine wall with the flags of the I.S.S. participants. Bids will be taken on the project until August 10, 2004; letting is August 11<sup>th</sup>. Construction will begin that same month.
- Coming soon to Centennial Park in **Friendswood** is a 200-seat amphitheatre with room for another 1000 on the lawn. This is part of a \$3,075,000 project that also includes new jogging trails, picnic pavilions, and soccer, football & multipurpose fields.
- The City of **La Porte** filed an application with the Texas Historical Commission to become a Main Street community. A public hearing is scheduled Aug. 2 to discuss future goals for the Main Street corridor.
- The **Pasadena** Chamber of Commerce is surveying residents to determine if there is sufficient support for a wet/dry election early next year. This would allow restaurants and grocery stores in the “dry” area, generally the north side of the city, to sell alcohol.

Road Extensions:

- El Dorado Boulevard will be extended west to the Heritage Park subdivision. It should open mid-year 2005. In the same vicinity, a new Clear Creek I.S.D. intermediate school will open August, 2005.
- The joint project between **Harris County** and the City of **La Porte** to widen and extend Canada Road between Fairmont Parkway and Spencer Highway is moving forward. Once the county commissioners approve the agreement, La Porte is ready to administer the project, first by advertising for bids. This is expected sometime in September.
- America's Top Rated Smaller Cities, a bi-annual reference publication, included **League City** as of the 100 top rated smaller cities in America with populations of 25,000 – 99,999. League City is the only Texas city south of the Dallas area or east of the Austin area to be named. Ratings are based on unemployment levels, crime rate, growth history and household income.
- It's looking good for **Ellington Field** to be the new home for 2,300 Army, Navy and Marine Corps troops from a reserve base on Old Spanish Trail in Houston. The Senate Appropriations Committee has approved a bill written by U.S. Sen. Kay Bailey Hutchison providing \$3.2 million for planning and design work to establish the armed forces center. M. D. Anderson will use the vacated land for an expansion of the University of Texas Research Park. Economically, Bay Area Houston will see about 200 full-time jobs created and as many as 2,000 reserve troops spending money in the area throughout the year. This move is expected to help keep Ellington Field off the 2005 base closure list and give staying power to the Texas National Guard's 147<sup>th</sup> Fighter Wing.

Did you know that in 1942, the first women airplane mechanics went to work at **Ellington Field**, and within a month, four of them were qualified and capable of completely overhauling an airplane engine?  
(This fact courtesy of Kathryn Black Morrow)

- El Dorado Boulevard at the Gulf Freeway is the site for a new Metro Park & Ride. This project is made possible by a grant from the Federal Transit Administration. A total of \$6.5 million will help fund the cost of the 1,500-space lot.

Ground Breakings:

Webster - NASA Parkway By-Pass, Aug. 17

## **Summertime Fun!**

Before the kids go back to school (this is for you big kids, too!), plan an outing to Space Center Houston (1601 NASA Parkway). Through September 6<sup>th</sup>, check out these new exhibits and attractions:

- Blast Zone – An up close and personal look inside a rocket engine test lab – you'll be on the platform where the engines unleash their full power!
- Robot Zoo – Eight giant robot animals with hands-on activities – nature's engineering converge with human technology!

And, don't miss the Astronaut Audio Tour! Narrated by some of NASA's elite, you'll get an insight into the space pioneers who made the dream a reality. Space history at its best!

For more information, check out [www.spacecenter.org](http://www.spacecenter.org).

*“Failure is the opportunity to begin again more intelligently.”*

--Henry Ford

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

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