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[www.bayareahouston.com](http://www.bayareahouston.com)

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*In this Edition...*

Commercial/Office/Industrial Development  
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Infrastructure News and Everything Else!

Bay Area Houston Economic Partnership (BAHEP) is a member-driven organization that provides leadership to stimulate regional economic development and employment in a range of industries such as aerospace engineering, biotechnology/bioscience, specialty chemicals and plastics, and information technology and communications. BAHEP partners with 270 member companies, 13 cities, Galveston County, Harris County and the Port of Houston Authority in southeast Texas to foster economic vitality through regional collaboration.

## Commercial / Office / Industrial Development

Kuraray America Inc. purchased 81 acres in **La Porte** at 13100 Bay Area Boulevard. Located in the Bayport Industrial District, the land was acquired for future construction of a chemical plant. Kuraray's core business is Vinyl Acetate and Polyvinyl Alcohol (PVA) resin.

Work is progressing on the spec building at Beltway Green and SH 225 in **Pasadena**. The tilt walls are going up on the 30,170 SF facility this week. It's on 4.36 acres, expandable, will be 28' clear height, both dock high and grade level, and 20-ton crane ready.

A new generation black-oil terminal will be built on a 187-acre site at Miller Cut Off Road, north of SH 225 in **La Porte**. Battleground Oil Specialty Terminal Company (BOSTCO) plans to begin the \$400M first phase of this project in July with a completion expected in early 2013. Seventy people will be employed at this facility. (reported in the *Houston Business Journal*)

Construction starts next week on a new 27,120 SF building. Location is Bay Oaks Business Park – Genoa Red Bluff Rd near Beltway 8 in **Pasadena**. The spec building is on 2.96 acres, will be 28' eave height, 20-ton crane ready, grade level and expandable by 18,000 SF.

Site work is complete on a new 45-acre business park on Beltway 8 near SH 225 in **Pasadena** including regional detention out of the 100-year flood plain. A design for an office/flex building to accommodate 5,000 - 50,000 SF office users has begun. Rear load office warehouse facilities to accommodate users between 15,000 and 40,000 SF is also under way.

BAHEP's Citizens for Space Exploration's **20<sup>th</sup> annual trip to Washington D.C.** in support of NASA and a healthy Human Space Exploration Program for our Country is scheduled for May 31 to June 3, 2011. This group of over 100 travelers will meet with over 350 congressional offices while in D.C. to educate them on the importance of NASA to our country. We need your voice! *If you've never made the trip before, this is the year you should plan to join the group in support of NASA.* Contact [david@bayareahouston.com](mailto:david@bayareahouston.com) or 832-536-3242 for more details.

Progress continues on the construction of the Saturn One office building at **Nassau Bay** Town Square. With the building topped out, Griffin Partners expects construction to remain on schedule with completion for occupancy anticipated September, 2011. [Nassau Bay Town Square](#)

Merger-mania! Clear Lake Regional Medical Center in **Webster** has merged with Texas City's Mainland Medical Center, both HCA-affiliated facilities. The two campuses will total 757 licensed beds, more than 2,100 employees and 860 physicians. Plans were recently announced for a \$92 million expansion at the Webster campus; this will add a 154,000 SF patient tower, new operating and recovery rooms and a 30-bed adult intensive care unit. Renovations are also planned for the women's and children's center.

UTMB Health has leased 45,111 SF to build the Multispecialty Center at Victory Lakes Town Center in **League City**. Besides their location on Galveston Island, Stark Diabetes Center and Texas Transplant Center will have a presence here and will offer diabetes care, pre-transplant evaluation and post-operative care. This new center is a mile from UTMB's Victory Lakes Surgical Specialty Center and across the freeway from the Pediatric Specialty Center at Bay Colony.

Work has begun again on the 175-bed hospital on SH 3 at Blossom in **Webster**. The developer plans to construct 11 stories and then build-out nine of them. Negotiations are in progress with an operator for this facility.

Bayshore Medical Center in **Pasadena** is investing \$1.5M to convert a nursing unit to a 24-bed adult inpatient psychiatric unit, the only adult psych beds in the region. It's expected to open early May.

A new cardiovascular clinic is coming to life in a building that was a former trophy store at 17220 SH 3 in **Webster**. Renovations are underway!

A new medical office, laboratory and pharmacy will occupy a former 19,000 SF bank building at 218 W. NASA Parkway in **Webster**.

Around the Crenshaw / Beltway 8 area in **Pasadena**, land is selling for healthcare-related uses: two acres for a new physician's clinic, three acres for a new clinic and 5.2 acres for a senior living project.

At Clearpoint Crossing on Space Center Boulevard, a new medical professional building will be built on a 1+ acre tract of land.

Great news! University of Texas Medical Branch in **Galveston** announced it has been redesignated as a Level 1 Trauma Center after being forced to close in the wake of Hurricane Ike. Twelve-month documented research support, educational programs and 24-hour availability of specialty care is required of such trauma centers. There are three Level 1 trauma centers in the greater Houston area; the other two are Memorial Hermann Hospital and Ben Taub General Hospital in the Texas Medical Center.

#### ***Latest transactions--***

- 65,520 SF – Starplast USA, a manufacturer of high quality household plastic items, leased space at Bay Area Business Park, 9401 Bay Area Blvd. in **Pasadena**. It will be used for a distribution operation. This is the New Jersey-based company's first Texas location. Welcome ya'll! *BAHEP member Stream Realty Partners for the landlord.*
- 7,200 SF – SPX Bolting Systems leased at 3030 SH 225 in **Pasadena**. The company manufactures hydraulic bolting products.
- 6,300 SF – KELTEC Technolab leased at 7311 Old Galveston Road. Based in Twinsburg, Ohio, the company manufactures a wide range of air-oil separators for air compressors plus air-intake filters, oil filters, coalescing filters and synthetic compressor lubricants. They are the largest manufacturer and supplier of air-oil separators in North America. This new facility will serve as a distribution center. *BAHEP worked this project with BAHEP member Jeanette Holt / J Holt Properties*

- 5,471 SF – Honeywell leased at 2525 Bay Area Blvd. – One Corporate Plaza. *BAHEP member CB Richard Ellis – Matt Dunn and Dena Wren for the landlord.*
- 5,150 SF – Safway Services leased a warehouse building at 3511 Watters Road in **Pasadena**. *BAHEP members CB Richard Ellis – Ron Gernay and Colliers International – Marshall Clinkscales and Blake Gibson inked the deal.*
- 5,000 SF - Industrial Rescue Interaction System Inc. leased a former sewer facility near SH 225 in **Pasadena**.
- 2,800 SF - Animal House Veterinary Clinic at South Shore Marketplace in **League City**.
- 2,773 SF – Curtis Wright leased in **Webster**, 711 Bay Area Blvd. *BAHEP member PM Realty Group – Courtney Knightstep for the landlord.*
- 2,598 SF – DYB leased in **Webster**, 711 Bay Area Blvd. *BAHEP member PM Realty Group – Courtney Knightstep for the landlord.*
- 1,200 SF – Vivid Graphics leased at 2800 Marina Bay Dr., **League City**
- 1,158 SF – Sierra Nevada Corporation leased at 2625 Bay Area Blvd. – Two Corporate Plaza.
- 788 SF – Teledyne leased at 2200 Space Park Drive, **Nassau Bay**. *BAHEP member PM Realty Group – Courtney Knightstep for the landlord.*
- 150 acres – Enterprise Products Partners LP purchased a site near SH 3 and Beltway 8, east of the Gulf Freeway, to construct a crude oil storage facility and associated pipelines. Service is scheduled to begin mid-2012. *BAHEP member CB Richard Ellis handled the transaction.*
- 15 acres - Port Modal Centre, L.P. purchased land at 1306 N. 10<sup>th</sup> Street in **La Porte**. A company has been hired to design and build a large logistics hub. The site will provide rail and truck container transportation.
- 7.2 acres – A site was purchased at 3130 Bayport Blvd. in **Seabrook** for an office/warehouse concept to be built.
- 4.3 acres – Schuetz Container Systems leased property at Underwood Road in **Bayport**.
- SOLD – **Barbour's Cut** Business Park (356,000 SF) and **Bayport** Container Terminal (226,240 SF) were sold to Duke Realty. Both industrial facilities are fully leased to Gulf Winds International.
- SOLD – 15.4 ac. A trust has bought land at 9600 block of New Decade Drive in **Bayport North** Industrial Park.
- SOLD – 2.11 acres at League City Parkway and Lawrence Road in **League City**.
- SOLD - 1.5 acre tract at Clearpoint Crossing for a new 15,000 SF professional building. Construction will start soon.
- SOLD – South End Apts., Inc. purchased a ground lease site at 3160 Gulf Freeway in **League City**.
- SOLD – Boxer bought two office buildings: 1100 NASA Parkway, 56,850 SF and 1120 NASA Parkway, 79,000 SF.
- SOLD – 2,946 SF building at 412 N. **Friendswood** Drive to an investment company.
- SOLD – TAC Mechanical purchased a 5,000 SF office/warehouse at 3205 Federal Road in **Pasadena**.

*Congratulations!* Memorial Hermann hospitals were the only facilities in the Houston area to be named in the nation's top 100 hospitals by Thomson Reuters. For this study, public information and patient satisfaction data from more than 2,914 hospitals was used. Also, HealthGrades just released its ratings showing the Memorial Hermann Healthcare System as a top performer.

*NOTE: Please feel free to pass this e-newsletter along to others who would enjoy it, and, whenever possible, remember to credit Bay Area Houston Economic Partnership for this information.*

### **NEED FREE ENGINEERING ASSISTANCE FOR ONE OF YOUR PRODUCTS OR SERVICES??**

The Space Alliance Technology Outreach Program is administered by the Bay Area Houston Economic Partnership. It is a NASA and State of Texas funded initiative designed to transfer the knowledge and technology of the U.S. Space Program to small businesses, at no charge to them, to solve technical challenges they are unable to solve themselves.

Any type of small business is encouraged to submit a technical challenge to SATOP. If SATOP is

able to assist, the business is provided with up to 40 hours of FREE technical assistance from a scientist or engineer in the space program.

For additional details on this program, visit [www.spacetechnologies.com](http://www.spacetechnologies.com) or call Nick Gardner, program manager, at 832.536.3248.

**Now open ...**

**League City** - Elite Care Medical Center, a 24-hour, 13,500SF emergency room at the Gulf Freeway at FM 646.

## Retail / Hospitality Development

Sports Authority is moving from **Webster's** Baybrook Shopping Center to the other side of the Gulf Freeway. It leased 35,000 SF at Baybrook Village on Bay Area Boulevard. Buy Buy Baby will be opening a new 31,000 SF store at Baybrook Shopping Center, next to its parent company, Bed Bath & Beyond. By the way, the city of Webster reports that store is the #2 performer in the state.

Simon Property Group has proposed to build a 350,000 SF outlet center on the Gulf Freeway, just south of Holland Road in Texas City. This news has certainly perked things up along the Gulf Freeway corridor, especially in **Dickinson** and **League City!** 'Galveston Premium Outlets' would be home to about 100 stores.

Tanger Factory Outlet Centers wants to bring a shopping center to **League City** along the Gulf Freeway near FM 646. The project would cover 35 acres, just south of the Big League Dreams sports complex, and include 300,743 SF for about 95 stores.

City of **Webster** reports that Chuy's and Ashley Furniture, both new to the city, are No. 1 in sales in their company's portfolio.

Lots going on at the **Port of Galveston!** Disney Cruise Line's 2400-passenger *Disney Magic* will set sail for the Western Caribbean starting September, 2012 – the first of 12 cruises. Ports of call include Grand Cayman, Costa Maya and Cozumel. The regional economic impact could be tremendous with this additional cruise line, possibly \$70 million. Princess Cruises *Crown Princess*, a 3,070-passenger vessel, will depart between December 2012 and April 2013 for 19 cruises to ports in Mexico, Honduras and Belize. This year, Carnival will bring two vessels to the port – the 3,690-passenger *Magic* and the 2,758-passenger *Triumph*. Next year, Royal Caribbean International will bring in the 3,114-passenger *Mariner of the Seas*, said to be one of the world's 10 largest cruise ships.

In May, the Rainforest Pyramid at **Galveston's** Moody Gardens will reopen after a \$25M enhancement project. The new canopy walkway is a winner as it's 35 feet above the ground in some places -- a true bird's-eye view! A giant river otter exhibit will be new, too -- three female otters will enjoy waterfalls, slides and a pool. Sounds like fun!

Jimmy Changas has opened at 5144 Center Street in **Pasadena**, between Spencer Highway and Red Bluff Road. The owners of Gringo's Mexican Kitchen and Bullritos are behind this new Mexican food restaurant.

Scheduled to start in May is a 15,000 SF retail service center in **Houston** at Clearpoint Crossing on Space Center Boulevard.

If you're wondering what's going on with the dirt work in front of Academy Sports + Outdoors along the Gulf Freeway, that's for **Webster's** new Rudy's Country Store & Bar-B-Q.

**Just for fun ...**

- Edgewater Dragon Boat Challenge in **Webster** on Saturday, April 9<sup>th</sup> at Edgewater's marina. FREE! You'll see boats that are 40 ft. long, 4 ft. wide carrying 20 paddlers, 1 drummer and a

steersperson race to the finish! Entertainment includes races, shopping, Asian cuisine, cultural performances and professional kite flying. [Edgewater Dragon Boat Challenge](#)

- Celebrating Wellness & Technology Festival on Sunday, [April 10<sup>th</sup>](#) at **Harris County's** Clear Lake Park – 5001 NASA Parkway. FREE! Noon to 4PM. Demonstrations, how-to clinics, screenings, music, entertainment and more! Lots of fun for the family! [Celebrating Wellness & Technology Festival](#)
- San Jacinto Day Festival & Battle Reenactment, Saturday, [April 16<sup>th</sup>](#), at **San Jacinto** Battleground State Historic Site, 3523 Battleground Road. FREE! Live music, entertainment, educational activities, food and games as well as a battle reenactment of the decisive battle where Gen. Sam Houston led his soldiers to victory. [www.sanjacinto-museum.org](http://www.sanjacinto-museum.org)
- Sylvan Beach Festival & Crawfish Jam on Saturday, [April 30<sup>th</sup>](#) in **La Porte**. 9 AM till midnight. Parades, two bands in concert, cook-off, beauty pageant, carnival and more! [Sylvan Beach Festival & Crawfish Jam](#)
- Keels and Wheels in **Seabrook** on Saturday, [April 30<sup>th</sup>](#) and Sunday, [May 1<sup>st</sup>](#) at Lakewood Yacht Club. Event features the nation's first and now largest gathering of classics cars and boats. Additional displays include early 1900's examples of electric automobiles, cars of the stars, 50's classics, street rods, Italian exotics, Brass era classics and the heavy classics Packard, Duesenberg, Bugatti, Pierce Arrow and others most people have never seen or heard of. [Keels & Wheels](#)
- Red, White & Bayou Crawfish Texas Music festival on [May 21<sup>st</sup>](#) in **Dickinson** – Hwy 3 & FM 517. FREE! Music, music and music! Band headliner is Wade Bowen. Family fun including petting zoos, pony rides, shopping and lots of crawfish! 11:00 AM to Midnight. [Red, White & Bayou Crawfish Festival](#)
- The City of **Friendswood** will host its 116th annual Friendswood Fourth of July Celebration on [July 4th](#), including a parade down Friendswood Drive, activities at Stevenson Park and an evening program at Centennial Park. FREE! [4th of July parade information](#)

#### Coming Soon!

**Houston** - Shell Federal Credit Union at Bay Area Blvd. and Glenwest Drive; Magnolia Café and Bakery leased 2,421 SF at 14020 Old Galveston Rd. (SH 3) - *BAHEP member Colliers International - Marshall Clinkscales and Bruce Wallace for the landlord*

**Webster** - Mely's Mexican Restaurant leased 3,800 SF at Village Real Shopping Center, NASA Pkwy at El Camino Real; Star Furniture's new store will be open within the month at Baybrook Commons, west side of I-45 near Bay Area Blvd.; Subway at 150 W. Bay Area Blvd.; Robbins Bros. is coming back to Baybrook Square ; Pollo Campero - 2,382 SF, at 702 West Bay Area Blvd. (*deal done by BAHEP member CBRE - Mark Raines, Matt Keener and Russell Janicek*);

**Pasadena** - European Wax Center at Fairmont Parkway and Fairway Plaza Dr.; Dollar Tree Stores at Pasadena Town Square Mall

**Nassau Bay** - Wigs and More; Tutti Frutti opens in about 2 weeks - both at Nassau Bay Town Square

**League City** - Christian Brothers Automotive at Victory Lakes Town Center

**Friendswood** - BBVA Compass Bank at 131 N. Friendswood Dr.

**Kemah** - D'Vine Wine is building a 3-story Tuscan-themed winery at 709 Harris Ave. It will feature a custom built bottling line from Italy, a vaulted barrel room, glassed-in bottling room and special event areas.

#### Now Open!

**Pasadena** - CherryBerry self-serve frozen yogurt at Center Street & Fairmont Parkway

**Kemah** - What's Cookin' at the Bistro at 926 FM 518; Sweet Scoops Ice Cream Store at the Boardwalk - a new concept store serving Blue Bell!

**La Porte** - King's BBQ has opened a new location at 500 West Main Street

**Houston** - Fish Place Cajun Seafood at 1227 Bay Area Blvd.

**Friendswood** - Texas Gulf Bank opened at 1100 So. Friendswood Drive

**League City** - Little Daddy's Gumbo Bar and Chitsuru Sushi & Hibachi at Victory Lakes Town Center

## Residential Development

Beacon Island, 35-acres of land in **League City** overlooking Clear Lake, has new owners. The infrastructure is already complete including the bulkhead, waterfront promenade, utilities, decorative lighting and private bridge entrance to the island from Lighthouse Boulevard. Originally, when the island was first developed, plans were to build estate homes, town homes and mid to high rise condominiums and a private marina for the island property owners. After all, it's one of the best views on the lake! Isola Ventura, LLC, formed by a group of area investors, hopes to follow the original plans of the former owner, the Verandah Companies. More information later!

**League City** - Mariposa Apartment Homes, 176 units for 55+ adults, will be built on FM 517 east of Calder Rd. in Bay Colony. Construction is expected to start in 2012.

Did you know the 2010 Census indicates that **League City's** population has grown by 83%, bringing the population to 83,560? The increase accounts for 93% of Galveston county's growth, making League City the largest city in the county. Approximately half of the city remains undeveloped.

**Friendswood** – Two new subdivisions are under construction. Wilderness Estates at the end of Wilderness Trails – 46 lots and The Dominion in the back of Friendswood Lakes, 12 lots.

## Infrastructure News and Everything Else!

Two new buildings have been completed at the **Port of Houston Bayport** Container Terminal in Pasadena. The two-story, 35,000 SF building is for terminal administration and U.S. Customs. The other is a 65,500 SF maintenance and repair facility; total project value of both is \$22 million.

A design is underway for a 115,000 SF worship center at 7500 Fairmont Parkway in **Pasadena**.

### **Education news .....**

- Texas Chiropractic College (TCC) in **Pasadena** and University of Houston-Clear Lake announced the signing of a memorandum of understanding which establishes a joint-degree program between TCC's Doctor of Chiropractic (DC) degree and UH-Clear Lake's Master of Science in Fitness and Human Performance (FHP). The agreement goes into effect for the fall 2011 academic term.
- University of Houston-Clear Lake's School of Education announced that its Doctor of Education in Educational Leadership degree program now includes a specialization in Higher Education.
- Bay Area Christian School has opened a new 14-room high school building. This 19,600 SF facility will accommodate 200 additional students; location is 4800 W. Main Street in **League City**.
- The University of Houston has reached Tier One status after the Carnegie Foundation for the Advancement of Teaching elevated the university to its new category classification. The increased visibility could lead to the recruitment of more high-profile faculty and students and to more research dollars that would stimulate the area economy.
- Texas A&M University at **Galveston** has a new 9,800 SF building underway that will house Student Life and Student Service offices. Spring enrollment rose 12.3%.

### **City News .....**

- **La Porte** – The Main Street business owners will hold an Art Walk on the first Friday of every month in downtown La Porte – the first one is May 6<sup>th</sup>. Also, the city's econ dev department wants you to know there are two former auto dealership sites on the market on SH 146 between Fairmont Parkway and Spencer Highway.
- **Seabrook** – The city plans a new gateway that will serve as an entry to The Point, an area well-known for its fish markets, shrimp boats and seafood markets. Located on 10th Street, it will frame a view of Galveston Bay, while still visible from S.H. 146. The design will incorporate history of the San Jacinto district with select masonry and a replica of the star located atop the San Jacinto monument -- plus that of the city's nautical heritage. Grant funds are supporting this project including one from the Houston-Galveston Area Council. It's anticipated that the gateway will be substantially complete by the end of summer 2011.

Other city news: Grand opening of the city's new special event venue, Carothers Gardens, is April 9th. The new library will open in June.

Happy 50<sup>th</sup> Birthday to the cities **of El Lago** and **Seabrook**! Incorporated in 1961, they became home to many astronauts and other NASA employees. The Manned Spacecraft Center (now known as the Johnson Space Center) opened in 1963 and the area's population soared. Thanks to the *Bay Area Citizen* for this walk down memory lane.

- **El Lago** – City has issued \$1.8M in certificates of obligation to build a new 5,000 SF community center; architects are currently being interviewed.
- **League City** – To leverage private investment and transform the city's Historic District into a destination for residents and tourists alike, the city has kicked off a Main Street Implementation Plan. The study is made possible by a Livable Centers grant in partnership with the Houston-Galveston Area Council.
- **Webster** – The city is moving forward on the construction of a new fire station. Currently in progress is selection of a project manager and architect. City expects to have plans approved by August so construction bids can be taken. Also, the city's Civic Center at 311 Pennsylvania is getting a \$100,000 facelift.

## Road News .....

### --- League City

Exit 20 going south will be converted to an entry ramp and an entry ramp one-half mile north will be converted to an exit ramp. This change will accommodate increased traffic once the new Tanger Outlet Factory Center is built. Ramp reversals will also provide safer access to the restaurants and stores located at the I-45/FM 646 intersection and will also entice developers to build on land north of the Bay Colony area. Construction should be finished at the end of the year.

Louisiana Avenue improvement work will begin this summer to include the addition of a middle turn lane, concrete sidewalks, curbs and gutters, a \$5.5 M project. The road is east **of FM 270** and connects to FM 518 and the League City Parkway.

TxDOT has awarded a contract for the asphalt overlay on FM 518 (Main Street), from FM 270 (Egret Bay Blvd.) to IH 45 – a 2.7 mile section. The construction is scheduled to begin April 26th with completion expected by the end of June. The base repair work will be accomplished during daytime hours (7am – 7pm) with isolated areas of lane closures. The surface milling and asphalt overlay will be accomplished during nighttime hours (9pm - 5am) with multiple long stretches of lane closures. No work will be performed on weekends or holidays. The city is working with TxDOT to set a public meeting for businesses and residents interested in the project. More information as it becomes available.

### --- Seabrook

A joint road project between the city of Seabrook and **Harris County** should begin this spring and take 18 months to finish. The 1.5-mile section of Repsdorph Road will be upgraded from two to four lanes – complete with curbs, gutters and sidewalks.

**---Webster**

**Harris County** will begin widening the roadway and renovating sidewalks along El Camino Real from NASA Parkway to Gemini early in May. TxDOT will begin removal of the bridge on El Camino Real at the same time.

**---Friendswood**

West Boulevard, phase two, is well on its way. This portion of the road is being poured on the south side of the West Ranch master-planned development.

**--- La Porte**

Road construction on Fairmont Parkway at SH 146 is scheduled to be completed in early summer, 2011.

How "tweet" it is! BAHEP is now part of the Twitter network providing its members and followers yet another way to keep up with its activities. Check out BAHEP's tweets at <https://twitter.com/BAHEP>.

Economic development doesn't happen by itself! If you would like to know more about how you can support our economic development initiatives and have the opportunity to work with the region's business leaders, please contact our Membership Director, Harriet Lukee, at 832.536.3255 or [Harriet@bayareahouston.com](mailto:Harriet@bayareahouston.com).

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