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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

In case you missed the biggest lease of the year, Jacobson Warehouse Company took 436,410 SF at Interport Distribution Center at 13031 Bay Area Boulevard in **La Porte**; 296,000 SF remain available for lease. Planned are 30 to 40 new jobs, mostly warehouse positions. Officials for the third-party logistics company said the export market is fantastic here, and they would like to expand even more in the area. The tenant was represented in the transaction by BAHEP member CB Richard Ellis.

What's going on at **Ellington** International Airport? A new U.S. Custom and Border Protection facility for international travelers and cargo is in final phase of design and build-out. Also, a new air traffic control tower is in design and will be built for completion within 18 months. Even more ... A new multi-story U.S. Coast Guard regional headquarter building will be underway very soon on the west side of airport property. Between 350 and 550 personnel will be relocating there from other Houston area offices. Check it out: [Ellington International Airport map](#)

Accessible from Genoa-Red Bluff Road, the first phase of a new private development is underway at **Ellington** International Airport. Ellington Air Cargo is located on 51+ acres of the airport's north side. Currently available are 18 acres; another 20 acres will be available in 2013. Clients have the opportunity to develop or occupy build-to-suit projects which will be tarmac-accessible.

A new 28-bay, 10,000 SF cross-dock facility has been completed on 10 acres in **La Porte** for Trans Gulf Transportation. The company stores containers, overnight or long-term. The location at 501 Independence Parkway South was ideal for the expected increase in container traffic that will come when the Panama Canal expansion is completed in 2014. The complex has 26 full-time employees and contracts with approximately 150 owner-operator truck drivers.

Delivery is expected in 2-1/2 months for a new spec 27,120 SF building at Bay Oaks Business Park – Genoa Red Bluff Rd near Beltway 8 in **Pasadena**. The building is on 2.96 acres, will have 28'

eave height, and is 20-ton crane ready, grade level and expandable by 18,000 SF.

Delivery is 30 days away for the new 30,170 SF spec building at Beltway Green and SH 225 in **Pasadena**. It's on 4.36 acres, expandable, will be 28' clear height, both dock high and grade level, and 20-ton crane ready.

Great news! On April 18, NASA announced that awards totaling \$269.3 million were granted to four companies under its Commercial Crew Development Program Phase 2 (The Boeing Company - \$92.3 million, Sierra Nevada Corporation - \$80 million, SpaceX - \$75 million and Blue Origin - \$22 million). Boeing indicated the award will create about 250 jobs, with 150 located in **Houston**. Sierra Nevada recently opened an office on Bay Area Boulevard to facilitate work with local members of its Dream Chaser Houston team which includes employees from USA, Draper-Houston, MDA-Houston, Hamilton Sunstrand-Houston and the NASA Johnson Space Center. These team members provide direct support to the SNC team which will obviously help the Houston area economy in a very positive way.

And more! NASA announced on May 24, 2011 that America's next generation spacecraft, the Multi-Purpose Crew Vehicle that's replacing the retired space shuttle orbiters, will be based on designs and ongoing development by Lockheed Martin Corp. The new spacecraft will venture beyond low-Earth orbit into deep space carrying a crew of four astronauts on 21-day missions. Bob Mitchell, president of BAHEP, stated, "This decision by the NASA administrator was the right thing to do. Hundreds of jobs have been saved in the aerospace sector and in the many small businesses that support this nation's space program." Read more at: [GuidryNews.com](http://GuidryNews.com)

Plans for **Webster's** newest hospital, Bay Area Regional Medical Center, are being finalized. Nine of the 11 floors will be built-out during current construction at this new facility -- 200 Blossom Street at SH 3. Features include state-of-the-art technology and an efficient design. Medistar Corporation is partnering with Surgical Development Partners to finish the 248-bed full-service hospital.

Bayshore Medical Center in **Pasadena** was recently designated as a Level III Trauma Center, the only one in the city. A comprehensive review of the emergency room, imaging services, catheterization lab, nursing units, inpatient records, policies and procedures was completed by the Texas Department of State Health Service.

Ansh Labs, LLC opened a 58,000 SF state-of-the-art laboratory equipped for biotechnology research and development at 445 Medical Center Boulevard in **Webster**. The company develops and manufactures immunodiagnostic products and provides custom development and specimen testing services for biotechnology research. The products and services are used to conduct groundbreaking research in cardiovascular health, growth hormone disorders, cancer, fertility dysfunction, neurodegenerative disease and pregnancy health. The company founder, Gopal Savjani, pioneered Diagnostic Systems Laboratories in this region over 30 years ago where it grew into a global brand.

A new development will be underway soon at **Houston's** Clearpoint Crossing on Space Center Boulevard. A design is underway for a 10,000 SF facility for Dr. Romman's pediatric practice.

Ten acres are being developed at Space Center Boulevard and Crenshaw Road in **Pasadena**. Underway on half the property is a 124-bed assisted living facility; a retail/office development is planned for the other half.

Scientists at **Galveston's** University of Texas Medical Branch and the Scripps Research Institute in La Jolla, CA, received a five-year \$4.8 million grant from the National Institute of Allergy and Infectious Diseases to produce a new, safer vaccine which protects against viruses identified as a potential bioterrorism threats.

Orchard Park at Victory Lakes will be built in **League City** at Walker Street and Victory Lakes Drive. Upon completion, the 70,000 SF facility will serve 60 assisted living residents and 40 Alzheimer and dementia care residents. In the same vicinity, Primrose will open a school and a medical clinic has purchased 1+ acre for a clinic.

University General Health System Inc. acquired minority interest in Mainland Surgery Center in **Dickinson**.

Construction is in progress on the new 46,600 SF UTMB Multispecialty Center and Stark Diabetes Clinic in **League City's** Victory Lakes Town Center. Focusing on chronic disease management, specialties will include Stark Diabetes Clinic (Endocrinology); Harborside Medical Group (General Internal Medicine); Internal Medicine Specialties such as Cardiology, Pulmonology, Asthma and Allergy, Nephrology, Rheumatology and Geriatrics; Transplant; Neurology; Pain Management; Ophthalmology; Aviation Medicine; and a blood donor center.

Property fronting SH 146, just south of Spencer Highway in **La Porte**, will be sold through a sealed bid process. Formerly an auto dealership, the 7.65 acres have approximately 1,510' of frontage along the highway. The property includes a ±50,450 SF building that was formerly showroom / dealership space. Approximately 2.5 acres were sold from the original dealership land tract.

BAHEP's Citizens for Space Exploration (CSE) made its 20th Annual Trip to Washington, D.C., May 31- June 2, 2011. Representing 24 states, 88 CSE travelers – including 24 university students met with 330 congressional offices to speak on behalf of America's leadership in human space exploration. These meetings were in addition to 94 congressional office visits made in March this year. CSE conducts the largest pro-human space exploration grassroots annual trip to Washington, D.C. in the nation. Maybe you'd like to join us next year?

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

- 10,922 SF – Social Security Administration leased at Bay Colony Town Center in **League City**.
- 10,000 SF – AutoSol (Automation Solutions, Inc.) expanded and extended its lease at 16055 Space Center Boulevard (**Houston**). The company develops Automation software and data encryption devices in addition to providing engineering services primarily for the oil and gas industries. AutoSol has hired 10 new employees since January. Additional hires are planned throughout the balance of 2011 and into 2012 to accommodate its continued growth. *Deal done by BAHEP member Colliers International – Jay Kyle for the landlord and Studley Inc. – Derrell Curry for the tenant.*
- 9,869 SF – DB Consulting leased at 2200 Space Park in **Nassau Bay**. *BAHEP member PM Realty Group – Courtney Knightstep and Michael Sieger represented the landlord.*
- 6,992 SF – Performance Car and Truck Accessories leased at 814 W. Main in **League City**.
- 5,556 SF – Texas Ear Nose & Throat Specialist P.A. at 251 Medical Center Blvd. in **Webster**.
- 5,000 S – TracLabs, Inc. leased at 16969 N. Texas Avenue in **Webster**.
- 4,800 SF – Hiller Offshore leased at 16920 Texas Ave. in **Webster**.
- 4,000 SF – Workforce Solutions / Aerospace Transition Center doubled the size of the training center to 8,000 SF at El Camino Real and Bay Area Boulevard (**Houston**).
- 3,590 SF – Brian Loncar & Associates leased at 12555 Gulf Freeway in **League City**. *BAHEP member Coldwell Banker United Realtors – Wendy Hull represented the tenant.*
- 2.6 acres – Super Products, LLC has a build-to-suit under construction -- a 12,500 SF warehouse and 2,000 SF office -- at **Bayport North** Industrial Park, Underwood Rd at Fairmont Parkway. The Wisconsin-based company is a leading manufacturer of vacuum trucks, combination sewer cleaners and hydro excavators. Sales and service of its product line will be handled at this facility.
- SOLD – San Jacinto College District purchased a 22,707 SF office building at 4620 Fairmont Parkway in **Pasadena**. *BAHEP member Colliers International – Marshall Clinkscales for the seller.*
- SOLD – Two warehouses in **La Porte** totaling 313,000 SF and 100% leased, were sold to Meritex including the rights to a 13-acre parcel between the properties.
- SOLD – 20,244 SF industrial building at 5350 Bay Oaks Drive in **Pasadena**. Water & Power Technology has a 10-year lease at this new building for its sales and service.

- SOLD – 5,400 SF building at 600 N. Highway 3 in **League City** to TF Supplements. *BAHEP member Alliance Commercial Investments – Allen Cruthirds and Pete Zamora closed the deal.*
- SOLD – Sterling Knoll Shopping Center, 30,280 SF, at 15120-15164 Highway 3 in **Webster** was purchased by a private investor.

*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.

As an example ....Houston inventor Juan Pacheco worked with a SATOP Alliance Partner engineer to further develop his FlatwareSaver®, which has created considerable interest within the restaurant industry. Pacheco faced the challenge of finding the best way to adapt a metal detector to the lid of his FlatwareSaver®. The engineer also helped Pacheco to understand the dynamics behind metal detecting so that together they could develop a better product. By detecting metal utensils before they are thrown out with leftover food, Pacheco's FlatwareSaver® can save a restaurant \$2,000 to \$10,000 per year depending on the restaurant.

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

## **Retail / Hospitality Development**

Carl's Jr. is coming to **La Porte** – Spencer Highway at East Boulevard. Construction should be finished mid Summer.

Good news for teens! Garage, a Canadian-based retailer, has opened its first Texas location at **Baybrook** Mall. The store features stylish, casual daytime fashion for teen girls. There are 151 Garage stores in Canada and only 13 in the U.S. Company spokesman said Houston's economy was the reason for opening here. We'll buy that!

p.s. -- more good news! An announcement from Aeropostale – the company plans to open p.s., clothing for 7–12 year olds. The retailer is known for high quality, cool, casual apparel. Aeropostale targets the 14-17 age range.

Jimmy Chagas plans to open its second restaurant location next year at Victory Lakes in **League City** – Gulf Freeway near FM 646. The first one opened earlier this year in **Pasadena** on Center Street and has quickly become a destination. The owner of this new concept restaurant also owns Gringo's and Bullrito's.

**Clear Lake Shores** happenings – The Opus Bistro restaurant has expanded by opening a new banquet room overlooking the water. A new boutique, Unzipped Denim Bar, has opened at 1005 Aspen. Road and drainage improvements will start at the Clear Lake Shores Town Center this month – it's being funded by a Community Development Block Grant.

### **Just for fun ...**

- 116<sup>th</sup> Annual Fourth of July Celebration in **Friendswood**, all day on the 4<sup>th</sup> at Stevenson Park.

Fireworks at Centennial Park at 7 pm.

- Independence Parade at 10 am in **Kemah's** Lighthouse District

Ichibon Japanese Seafood & Steakhouse plans to open a new restaurant in **Pasadena** on Fairmont Parkway at Preston Avenue. Build out of the space will take about eight months so look for a 2012 opening.

Tookie's is returning to **Seabrook!** The restaurant first opened in 1975 and will be back in the original location ... 1202 Bayport Blvd. (aka State Highway 146). New furniture, television screens and an outside deck will be added but the food will be the same. Look for a July opening.

Transactions --

- 12,000 SF – Party City leased space at Victory Lakes Town Center in **League City**.
- 10,875 SF – Dollar Tree leased at **Friendswood's** Captain's Corner, FM 518 & FM 2351.
- 10,500 SF – One Stop Party Shop & Event Rentals on SH 3 in **Webster** added warehouse space, 3 more loading docks, and 3,750 SF of employee work area. The company will remodel the showroom later this year and will add more office space. Lots of partying going on!
- 3,949 SF – Brazilian Jiu-Jitsu leased at **Webster's** Point NASA shopping center.
- 3,000 SF - Bay Area Turning Point leased at 18209 Egret Bay Blvd. (Marina Gate) in **Webster**.
- 2,914 SF – SAS Comfort Shoes at **League City's** Victory Lakes Town Center.
- 2,560 SF – Joe's Antiques leased at 17333 El Camino Real (**Houston**).
- 2,500 SF – Styles for Less at **League City** Towne Center.
- 2,070 SF – Toni and Guy, the international hair salon chain, leased space at Bay Colony Town Center in **League City**.
- 1,480 SF – The Wellness Center leased at 2900 NASA Parkway in **Seabrook**.
- 5 acres - Paradise Palms & Garden Center leased at 20420 Gulf Freeway in **Webster**.

#### Coming Soon!

**Houston** - CherryBerry at Shops at Clear Lake - 13914 SH 3; Taco Bell at NE corner of Gulf Freeway and El Dorado

**Baybrook Mall** - Vera Bradley

**Webster** - CiCi's Pizza leased 4,000 SF and Dance University (children's dance academy) leased 5,950 SF at the Clear Lake Center -- SW corner of NASA Parkway and the freeway (both transactions by BAHEP member United Equities, Inc.); Rudy's Country Store and Bar-B-Que on Kobayashi Road at the freeway

**Nassau Bay** - Jimmy Johns Sandwich Shop

#### Now Open!

**Nassau Bay** - Tutti Frutti and Wings 'n More at Nassau Bay Town Square

**Houston** - Greek Deli Café & Imports at 2410 Bay Area Blvd.-Star Plaza

**Webster** - Robbins Brothers is open again at Baybrook Square; Berkeley Eye Center merged with Space City Vision at 17100 Glenmount Park Drive

**League City** - CherryBerry at So. Shore Harbour; Crowder Funeral Home at 1645 E. Main

**Dickinson** - Pizza Hut/Wing Stop at Dickinson Village

## Residential Development

The Verandas, luxury garden homes behind the gates, are pre-selling at **League City's** Mar Bella. From the \$230's, the homes range from 2,300 SF to 3,100 SF – complete with outdoor courtyards.

New owners of **League City's** Beacon Island plan to initially offer 18 estate lots to builders.

Waterfront estate lots will start in the \$400,000's and estate homes will range from \$1.3 million to more than \$3 million. Undeveloped tracts are suitable for townhomes, patio homes and mid-rise projects. Developers interested in the larger tracks can contact Beacon Island Management, LLC – [www.beaconislandclearlake.com](http://www.beaconislandclearlake.com).

## Infrastructure News and Everything Else!

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

- **Nassau Bay** – City is currently performing a special purpose research study for the potential of a small-format grocer to locate in Nassau Bay. Several incentives are offered for sales tax producing businesses.
- **League City** - City Council recently adopted a new Economic Development Strategic Plan, which emphasizes the need for increased diversification in the City's economic base, calls for a review and update of the City's economic development incentive policy, and identifies several key "districts" throughout League City where development can occur around catalyst projects. Districts include Harbourside (South Shore area), the Main Street/Historic Creekside District (near the City's original neighborhoods) and a planned Entertainment District along the I-45 corridor near Big League Dreams.  
The property identified as the potential site of a Tanger outlet mall remains in play, having been purchased by BBVA Compass Bank at auction last month. City staff is working with multiple prospects that could help establish the area near Big League Dreams as a true entertainment destination.
- **La Porte** – The city made the short list for the expansion of two large companies in its Battleground Industrial District. If both come to fruition, it would result in more than \$700 million in capital investment.  
The city is selling several properties; one is the 912 West Main building cornering SH 146. (Traffic counts: SH 146 north of W. Main = 73,000; SH 146 south of W. Main = 43,000) The former police department and courthouse buildings totaling 24,600 SF at 911-915 South 8<sup>th</sup> Street are up for grabs, too. Bids are being accepted. The police building has a jail in it so be creative when you think of repurposing the building!  
The city of La Porte's Main Street Enhancement Grant Program has funds available for qualified projects. The grant program essentially provides reimbursements of up to \$25,000 to enhance existing buildings in the Main Street District. Submit applications to the EDC office.
- **Friendswood** – Want to avoid costly detention requirements for your projects? The FM 518 Downtown Drainage Improvement Project has been completed. The approximately \$3 million project, funded by the city and **Galveston County**, improves drainage conditions in Friendswood's downtown area along FM 518.  
The improvements will mitigate the need for on-site detention for downtown properties within 400 feet of the centerline of FM 518, thus increasing the viability for economic development / redevelopment within the downtown area.  
An Economic Development Administration (EDA) grant was secured to create water and sewer infrastructure in the **Harris County** portion of Friendswood, near Beamer Road and FM 2351. Over the years, numerous prospects have been interested in developing this area; infrastructure improvements will make commercial development much more desirable, especially given the proximity to I-45. Construction began in January on this project in the city's north end, commonly known as the 'Panhandle' area. More than two miles of water and sewer pipe will be installed with an estimated completion date of October 2011. The project is expected to facilitate the creation of new industry and jobs for the region's economic base and will have the potential to diversity the local tax base with development along the FM 2351 corridor.  
Concerts in the Park have begun again this year at Friendswood's Stevenson Park, 1100 S. Friendswood Drive. Check for details here -- <http://www.ci.friendswood.tx.us/>

- **Pasadena** – Congratulations! *fDi Magazine*, a news and foreign direct investment publication owned by *The Financial Times Business Group* edited in London, has awarded the city of Pasadena a top ten ranking for infrastructure in this year's fDi 'American Cities of the Future Awards'.  
The city's three new splash pads are open at Red Bluff Park, Memorial Park and Sunset Park. And, recently opened, is an all access park at 5200 Burke Road. It's a playground primarily designed for children with disabilities but can be enjoyed by all kids. There are more than 30 elevated play components and a rubber-like ground covering provides some cushioning in case of a fall.

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

- **San Jacinto College** is partnering with the **Pasadena I.S.D.** in the creation of the early college high school. The Pasadena ECHS will be housed in a stand-alone facility on the Pasadena High School campus. Students will graduate in 2015 with both their diplomas and associate degrees. The college courses will be offered at no cost representing a savings in college tuition costs of about \$6,000 per student, not to mention the time savings of two years to get the 60 credit hours. Approximately 60 students were approved for the class opening this fall; they will follow a four-year curriculum developed to provide a seamless transition from high school into college-level courses.

Texas is home to more than 40 early college high school programs including **Clear Creek I.S.D.'s** Clear Horizons Early College High School on the **SJC** south campus. [read more at Guidry News](#) [www.sanjac.edu](http://www.sanjac.edu)

- **UTMB's** School of Medicine, the oldest medical school in Texas, graduated more than 200 new physicians. Nearly 60 percent of the class of 2011 will remain in Texas to continue their medical training as residents. And just under half of the class will be entering primary care residency training.  
At UTMB's Graduate School of Biomedical Sciences, 41 graduates received doctoral degrees, 18 received master's degrees and three received combined M.D./Ph.D. degrees. The total number of GSBS alumni is more than 1,600.  
UTMB's School of Nursing graduated 419 nursing students with 91 of them earning advanced degrees including six with doctoral degrees.
- **College of the Mainland** had the largest graduating class in school history – 508!

**Harris County** Community Services announced that ridership on the **Pasadena** and **La Porte** bus service reached 3,007 in March, a 22% increase over February, 2011. Boardings are increasing an average of 18% per month since January.

#### **Road News .....**

##### **--- Big Stuff**

The \$77.5 million Gulf Freeway expansion project running from Kurland Dr. to Clear Lake City Blvd. will start soon, maybe as early as July. Two overpasses -- Clear Lake City Blvd. (FM 2351) and Dixie Farm Rd. (FM 1959) -- will be replaced. Six existing main lanes will be widened to 10 and a frontage lane will be added on either side totaling three in each direction, as reported by the *Bay Area Citizen*. For more information visit [www.txdot.gov](http://www.txdot.gov).

##### **---Harris County**

The Beamer Road extension project is moving along according to engineers at Lockwood, Andrews and Newnam, Inc. The portion from FM 1959 (Dixie Farm Road) to Bay Area Boulevard is currently in the design stage and waiting for final design notification. An alignment study was completed on the portion from Bay Area Blvd. to FM 528; currently it's on hold per Harris County. This project will bring value to the community by providing an alternate north-south route for local

traffic. There will be less cut-through in residential areas for those travelling to and from the Baybrook Mall area.

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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