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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 specialty chemicals and plastics, advanced manufacturing, maritime, aviation, aerospace engineering, healthcare and biotechnology, and tourism. BAHEP partners with 270 member companies, 14 cities, Galveston County, Harris County, Houston Airport System, and the Port of Houston Authority in southeast Texas to foster economic vitality through regional collaboration.

Commercial / Office / Industrial Development

Big News! UTMB Health and The University of Texas MD Anderson Cancer Center have agreed for MD Anderson to construct and operate an outpatient cancer center on UTMB Health's **League City** Campus. The location is along the east side of the Gulf Freeway between FM 646 and the League City Parkway. Specifically, the agreement includes MD Anderson's leasing of land for construction of a 135,000 SF outpatient cancer center at the UTMB League City location. The new outpatient center likely will be operational by 2018. There are many details to be worked out, and we'll keep you posted. [The Daily News](#)

The 142,000 SF expansion at the UTMB Health **League City** Campus, which includes a new hospital, emergency room and surgery center, was originally scheduled to open for patients this fall. UTMB is working diligently with the contractor to complete the remaining construction efforts and will announce a new opening date as soon as it is available.

Industrial news ...

CG Roxane LLC, the maker of Crystal Geysers® Alpine Spring Water®, purchased 20 acres to build a state-of-the-art water bottling facility on Leesa Lane at Genoa Red Bluff Road in **Pasadena's** light industrial district. It will be constructed in two phases over a 5-7 year time frame; each phase is comprised of 130,000 SF. Phase one will be completed by May 2016. The company plans to invest approximately \$30 million in the first phase, resulting in 15 – 20 jobs. At full build-out, an additional 10 to 15 jobs will be created. The site was chosen for its ideal proximity to the Houston market, high-quality water, skilled workforce and a pro-business government.

Spec space under construction:

- Phase 2 of Bay Area Business Park in **Pasadena** is underway -- four LEED-certified buildings totaling 830,000 SF. Three are cross-dock, 212,160 SF, 153,655 SF and 353,600 SF. The other, 110,390 SF, is rear-load. Two of the buildings will be constructed to handle hazardous materials. Completion is expected September 2016. Phase one's 1.2 million square feet is 100% leased.
- A new project is planned at Park 225 on Beltway Green Boulevard, near the corner of SH 225 and Beltway 8 in **Pasadena**. The spec building will be 121,000 SF on 7.2 acres.
- Two new buildings are planned for Port Crossing Commerce Center in **La Porte** with delivery

scheduled 3Q 2016. One is 105,600 SF on 7.39 acres; the other is 408,600 SF on 20.74 acres. The business park is rail-served and midway between Barbours Cut and Bayport Terminals. It will reach 4 million square foot at full development.

Professional office buildings:

- Two buildings are underway on **League City** Parkway at Calder Road. One building is 11,000 SF with 3,500 SF available; the other building is 2,700 SF.
- A new building fronting the MarBella community with up to 5,600 SF available was just delivered at 3811-3831 E. **League City** Parkway. Pad sites are also available.
- Coward's Creek Office Park expansion: 1106 S. **Friendswood** Dr. - 7,247 SF. The building is complete and ready for lease.
- Construction is starting soon on a 29,000 SF class A professional office and retail building with covered parking. The site is a 3.7-acre tract along the **League City** Parkway at Tuscan Lakes Blvd. Plans are to open before the end of the second quarter of 2016.

Recent lease transactions

- 104,000 SF – Mariak Industries leased at Ellington Trade Center, 12550 SH 3 in **Houston**. The California-based company is a leading manufacturer of custom window coverings, blinds and shades used in a variety of commercial, educational, healthcare, hospitality, military and residential applications.
- 9,000 SF – PSI Motorsports leased at 928 Gemini (Gemini Park). The company specializes in installing performance equipment primarily on Ford vehicles, both gas and diesel powered.
- 7,560 SF – Red Trident, Inc. leased at 904 Gemini. The company is a specialty software provider serving the Johnson Space Center among other agencies, public and private.
- 2,500 SF – Becker Marine Systems at Magnolia Court Business Park in **Webster**.

Other real estate transactions ...

- Liberty Property Trust acquired three fully-leased buildings and 139 acres of additional land in the Port Crossing Commerce Center in **La Porte**. The buildings, one cross-dock and two that are rail-served, total 921,196 SF. Tenants are Anheuser-Busch, Gulf Winds, Ferguson Enterprises and Overland Distribution. Liberty plans to add up to two million square feet of development on the additional land. Some parcels closer to SH 146 could be sold for retail developments – bank, hotel, or fast food, for example. Read more here: <http://www.pressreader.com/usa/houston-chronicle/20151005/281840052488788/TextView>
- Sold to a new owner: 491 acres on the north side of FM 517, west of FM 646 in **League City**. A residential subdivision is planned.
- Fluor Enterprises leased 6.3 acres in Bayport North Industrial Park II on Underwood Road in **La Porte**.

Retail / Hospitality Development

TopGolf **Webster** is teed-up to open November 6th at 21401 Gulf Freeway. Besides golf, there's 230 TVs, pool tables, shuffleboards and Xbox Kinect games to entertain guests. The company plans to fill more than 450 positions before opening.

New stores announced! With its grand opening date set for Wednesday, November 18th, **Baybrook Mall**, the largest shopping center in the southeastern quadrant of **Houston**, is putting finishing touches on the multi-million dollar outdoor expansion. Construction will add 555,000 SF to the 1.2-million SF shopping center. Many of the retailers, restaurants and entertainment venues in the lifestyle expansion will join in the grand opening, with the remainder planning to open by early 2016.

In the coming months, Baybrook Mall will welcome a list of all-star new tenants including:
Zara • Dave & Buster's (opens Nov. 16th) • Star Cinema • Perry's Steakhouse & Grille
Maggiano's Little Italy (opens Nov. 9th) • Yard House (opens Dec. 5th) • Kona Grill

The Rouxpour • Bar Louie • Grimaldi's Pizzeria • Kendra Scott • J. Jill • Alex & Ani
Z Gallerie • Sur la Table • Lovesac

Two new entrances from I-45 south will ease access to Baybrook Mall. To accommodate shoppers, valet parking will be available in addition to the parking deck recently added to the property.

A 270,000 SF power center completes the project with a variety of big-box anchor tenants, more restaurants and family-friendly activity venues. Construction is underway on the power center, with completion in 2016.

Restaurant news ...

- Churrascos will open at **Webster's** Baybrook Gateway Shopping Center, southeast corner of Bay Area Blvd. and the Gulf Freeway. The restaurant will be on a pad site along the freeway adjacent to Barnes and Noble.
- Nearly three acres on Beltway 8 in **Pasadena** has been leased for a new concept restaurant, the first in the Houston area. Bubba's 33, a sports restaurant with a family dining area, a garage bar and more than 60 giant TV's was created by the founder and CEO of Texas Roadhouse and features pizza, burgers and beer. There are currently seven locations across the country. *BAHEP member Colliers International / Marshall Clinkscales represented the landlord.*
- Good news for taco lovers! Torchy's Tacos will open in March 2016 at the northeast corner of Bay Area Blvd. and the Gulf Freeway in the former Berryhill Baja Grill location -- 3,916 SF. The building is on Gatebrook Drive in **Webster**.
- Outback Steakhouse will open at **Baybrook Village** in the spring. It's under construction in front of Fresh Market on Bay Area Boulevard and will be approximately 6,000 SF.

A new concept restaurant will be built at 2111 FM 517 in **Dickinson** at the former Garcia's Grill site. No details yet on what type of restaurant that will be; plans are to open late this year or by spring 2016. We'll keep you posted.

La Porte Town Center, a 20-acre sports and entertainment district including a mix of family event venues, hospitality, conference center, theater, museums, restaurants, live-work units and townhomes, is coming closer to reality. The project is seeking approval by the Planning and Zoning Commission and City Council. Situated between State Hwy 146 and the Bay Forest Golf Course, the anchor for the Town Center would be a 50,000 SF Mickey Gilley's Family Entertainment Center that would promote Branson-type stage performances. A 114-room full service hotel and proposed 20,000 SF conference center, theatre and museum will also anchor the town center. Other features are boutique bowling, bumper cars, and miniature golf. This is a \$55 million project lead by David Miles of Turfway FEC. Read more here <http://www.aroundlaporte.com/> about this project.

Dirt is moving on Phase 1 of Marketplace at Ninety-Six. The 36-acre development will be anchored by a 123,000 SF Kroger Marketplace. Site work is underway at **League City** Parkway and Hobbs Road. The first phase will be built on 19 acres at the northeast corner of that intersection and includes 26,000 SF of small shop space with the Kroger opening in October 2016. Phase two has six pad sites and will break ground in 2017.

New office / retail buildings ...

- Shops at Tuscan Lakes phase II, 11,572 SF, is planned on the **League City** Parkway at FM 270.
- Underway on El Dorado Blvd., the west side of the Gulf Freeway, is a 7,100 SF building.

Recent real estate deals ...

- Paul Mitchell the School leased 10,000 SF at 20807 Gulf Freeway in **Webster's** Bayway Village II Shopping Center for a cosmetology school.
- El Bolillo Bakery plans to open a new bakery next year, approximately 8,500 SF, on Southmore Avenue at **Pasadena** Blvd...
- DD's Discount leased 24,350 SF on Southmore Ave. near **Pasadena** Blvd.

- Party City is relocating; the store leased 18,643 SF at **Webster's** Baybrook Gateway Shopping Center.
- Kennedy Dance Theatre leased 8,000 SF at 1001 Pineloch in Houston.
- Royal Academy of Fine Arts leased 13,000 SF at 910 Gemini (Gemini Park).
- **League City** Plaza Shopping Center at 250 South FM 270, 15,000 SF, was sold to a private investor.
- Fairmont Parkway Shopping Center, a 172,002 SF power center on Fairmont Parkway at Beltway 8 in **Pasadena**, sold to a South American buyer. It's 96% leased.
- Bay Colony Center II, a 23,000 SF shopping center in **Dickinson**, sold to an out-of-state investor.
- The **League City** Plaza Shopping Center, 14,974 SF, at 250 South FM 270 was sold to a new owner.

For a bird's eye view of what's going on in Bay Area Houston, search for HOT PROJECTS on our website: <http://www.bayareahouston.com/> It's frequently updated!

Just for fun ...

- Celebration **Seabrook**, November 14, 11am – 9pm on Main Street. It's a day on the bay for the whole family -- food and drinks, music, cooking demonstrations, kid's zone and more! <http://www.celebrationseabrook.com>
- Space Center Houston – “Be the Astronaut”, an exhibit that takes visitors to the moon, Mars, asteroids, Jupiter and beyond, runs through January 3. This exhibit allows visitors to experience training for a deep space mission, drive a rover, use a robotic arm and plan a mission. It features two interactive talking robots. www.spacecenter.org
- Independence Plaza opens January 23rd. The international landmark is an eight-story, \$12 million, multi-exhibit complex at Space Center Houston featuring the shuttle replica mounted on top of the first shuttle 747 carrier aircraft. An elevator tower will take visitors inside both the shuttle and the airplane. In the shuttle, visitors will see the flight deck, mid-deck, payload bay and exhibits. The airplane will have multiple exhibits in seven different areas that explore innovation, science and technology. Visitors will see inside the plane's cockpit and learn how it was retrofitted to carry the shuttle. This will be the only exhibit of its kind in the world!
- Did you know you can spend the night on the Battleship TEXAS? In partnership with Texas Parks and Wildlife, the Overnight Education Program is available for your child or youth group to spend the night aboard the Battleship TEXAS. For more information: <http://battleshiptexas.org/visit-the-ship/overnight-program/>

Coming Soon

Webster - Jersey Mike's at Baybrook Gateway

Friendswood - Brasserie 1895 will open January 2016 at 607 South Friendswood Drive.

Baybrook Mall - New York & Company

Nassau Bay - 1000 Degrees Pizza in Nassau Bay Town Square, Burger Nation at 1400 NASA Pkwy., Burgers by Gourmet at 1360 NASA Pkwy.

La Porte - Taquerias Arandas, 3,600 SF, at La Porte Plaza on SH 146.

League City - Cabela's in March, 2016 at Pinnacle Park; Ocean Sushi Grill at 3020 Marina Bay Drive

Pasadena - Krispy Kreme at 4061 Spencer Hwy opens in December

If you "LIKE" us on Facebook, you'll get updates and the latest news about restaurants and retail openings in the area. Just a suggestion! 📌

Now Open

La Porte - La Perla Mediterranean & Italian Seafood (3,150 SF) in the Fairmont Kroger Center

Baybrook Mall - Altar'd State (women's clothing and gifts)

Friendswood - Masa Sushi Japanese Fusion Restaurant at 1788 S. Friendswood Drive; Trios Fresh Mex Restaurant at 400 W. Parkwood; Twin Oaks Urgent Care at 1111 S. Friendswood Drive

Houston - Crescent City Connection Sports & Oyster Bar at 16605 El Camino Real

League City - Red Oak Café at Westover Plaza - 6011 West Main; Pollo Tropical at 3170 Gulf Freeway; Pho 20 Vietnamese Cuisine at 2251 FM 646

Pasadena - Burlington at Beltway 8 and Crenshaw

NOTE: Please feel free to pass this e-newsletter along to others who would enjoy it, and kindly credit Bay Area Houston Economic Partnership.

Residential Development

Newport at Marina Bend, a 203-unit multi-family project on Wesley Drive in **League City**, is under construction. The owner plans to have the first units ready by October 2016. It's part of a Planned Urban Development that will include retail, garden office, restaurant, and hotel. Atticus Real Estate plans to develop the surrounding 59 acres.

Coventry Homes will build 56 new homes at Edgewater in **Webster** -- priced from the \$310's.

In **League City**, construction has begun on Beacon Island's first homes; there are 25 lots in the first phase. Plans are available ranging from 2,600 SF to 3,600 SF on waterfront sites. Prices start in the \$800's.

Phase two of Preserve at Baywood Apartments is underway. The location is in **Pasadena** on the southwest corner of Red Bluff and Genoa Red Bluff Roads. Planned are 192 garden-style units. Completion is expected second half of 2016.

D.R. Horton plans 28 new homes, some on premium, cul-de-sac home sites, in **League City's** Tuscan Lakes. Plans range from 1,700 to 3,374 SF – priced from the \$200's.

Mariposa Apartment Homes at Pecan Park, a new 180-unit community for active 55+ adults, has opened in **La Porte** on Canada Road near Fairmont Parkway.

A gated enclave of custom homes is under construction in **League City** off Marina Bay Boulevard. Il Villagio is comprised of 28 home sites; 15 lots are waterfront. They range from 1,800 SF and start in the \$300's.

New for **Friendswood's** West Ranch -- Arbor Gate, a gated neighborhood. Builders are David Weekley and Village Builders. Lots average 75 x 130.

*Did you know that 104 single-family home permits were issued in **Friendswood** between January and August?
The value is more than \$41 million.*

Plans have emerged for a new waterfront development – Point Preserve. The 60-acre mixed-use project will include 93 private residences, a 14-acre stocked fishing lake and a mix of retail and restaurants totaling approximately 80,000 SF. The property is in **League City** on Egret Bay Blvd. between NASA Parkway and Main Street (FM 518) and is adjacent to the 148-acre Dr. Ned and Fay Dudley Nature Center.

The Reserve at Clear Lake City -- Phase one (165 homes) is under construction in **Houston**; more than 50 homes have sold. The second phase will open next month. A large shopping center, anchored by H-E-B, is being developed on 40 acres.

- Recent sale: Summer Cove Apartments, 376 units, at 725 FM 1959 in **Houston**.

Infrastructure News and Everything Else!

City of **Houston** approves spaceport land purchase – It's a green light for the \$6.9 million purchase of a 53,000 SF building and land adjacent to **Ellington Airport** that will house commercial space companies. The building, near NASA Johnson Space Center's Neutral Buoyancy Lab on Space Center Boulevard, will house a shared-use manufacturing and general office facility. It will include room for early-stage companies, more permanent offices for developing companies and larger facilities for those looking to design and assemble their products on site.

Several companies are interested in leasing space including Intuitive Machines and UK-based Catapult Satellite Applications. The concept of developing an innovation district as part of the Houston Spaceport project is a key element to develop the aerospace industry into a successful commercial endeavor. Officials are working to attract other space-related companies to the site. The spaceport likely won't see operations take off until 2018 or 2019. More details on the plans for the co-working space and incubator concept will be announced soon. Read more here: http://www.galvnews.com/news/local_news/article_b667d6b6-6e2c-11e5-9713-17aa48e5ff77.html?_dc=188767624320.46234

SpaceCom

Don't miss out! Registration is a smashing success – well over 1,000 registrants so far. Join us for this one-of-a-kind, cross-industry convergence across five of Houston's World-Leading Industries, ENERGY, COMMUNICATIONS, ADVANCED MANUFACTURING, and TRANSPORTATION/MARITIME AND MEDICAL. The date is November 17-19 at the George R. Brown Convention Center. Details here: www.spacecomexpo.com

Airport news ...

- New service between **Bush Intercontinental Airport** and Calgary International Airport on WestJet Airlines started in September.
- The international concourse is now open at **Hobby Airport**. Destinations from Hobby on Southwest Airlines include: Los Cabos, Puerto Vallarta, Mexico City, Cancun, Belize City, San Jose and Liberia in Costa Rica, Montego Bay and Aruba. In late November, the new garage will open with parking for 3,000 vehicles. The World Duty Free store is open for business, and there will be several new restaurants. Enjoy your flight!

Galveston County news...

- A developer purchased the former Falstaff Brewery building in **Galveston** and plans to develop its three buildings into parking space for cruise passengers, condos and a hotel. The **Port of Galveston** has been approved for a five-year lease in the 100,000 SF parking garage for cruise passenger parking. The site's six-story building will be redeveloped into housing units and the 10-story building as a hotel. All buildings will have a retail component --more than 310,000 SF of space spanning two city blocks.
- Royal Caribbean International's *Liberty of the Seas*, will soon be sailing from **Port of Galveston**. It's 1,112 feet long and will be the largest cruise ship to sail from Galveston. Seven-night Western Caribbean cruises are planned. The ship will be in dry dock in January and February undergoing a multi-million dollar renovation to include the addition of a three new water slides and 53 more staterooms. One feature being added is the "Tidal Wave," the first-ever boomerang style slide at sea. The slide features a steep drop that propels riders up a near vertical wall for a moment of weightlessness and into free fall. Read more: <http://www.guidrynews.com/story.aspx?id=1000064277>
 - The Port of Galveston is investing \$13 million to expand the second cruise terminal for the *Liberty of the Seas*. Each departure will bring around 4,000 people to the terminal. Galveston expects 830,000 cruisers this year and 866,000 in 2016.
- UTMB's new Jennie Sealy Hospital in **Galveston** is scheduled to open spring 2016.
- UTMB is in the planning process for an expansion of ambulatory services on 11 acres along Central City Blvd., off 61st Street in **Galveston**.

Did you know that **League City** officials estimate the city's population will surpass 100,000 residents by year's end? That's 12% growth in the last five years.

It's estimated that **Galveston County's** population has grown 7.5% since 2010.

Education news ...

- The **University of Houston-Clear Lake** will receive state funding for the construction of a new \$54 million science, technology, engineering and math building at the Clear Lake campus. Expectations are for the building to open in the fall of 2018 or January 2019.
- **San Jacinto College** hopes to see passage of a \$425 million bond referendum on the Nov. 3 Harris County election ballot. This will provide students a state-of-the-art education in dozens of careers and improve the competitiveness of the workforce for local businesses and industry. The proposal includes updating infrastructure, security and technology at all three campuses and renovation of nine facilities and construction of six new ones. A 'Center for Petrochemical and Technology' facility, 133,000 SF, is one of the new facilities that would be built at the college's central campus along with a 74,000 SF Center for Engineering and Technology at the South Campus. The South campus

facility will house programs in Engineering, Engineering Technology, Biomedical Equipment Repair, Engineering Design Graphics, Electronics, and Computer Information Technology.

- In August, more than 350 students graduated from the **University of Texas Medical Branch** – School of Health Professions. Degrees conferred were for studies in clinical laboratory sciences and respiratory care, physician assistants, occupational therapy, clinical laboratory sciences, nutrition and metabolism and health professions and physical therapy.

Port of Houston Authority announced completion of the deepening and widening of Barbour's Cut channel, making Barbour's Cut Container Terminal the Port Authority's first 45-foot deep draft container facility. The increased vessel operating depth will significantly improve efficiency of ships calling at Barbour's Cut and opens the door for future classes of larger ships to call. Improvements to the Barbour's Cut channel are projected to result in more than \$900 million in combined local, state and national economic benefits over the next 50 years, according to a study by the U.S. Army Corps of Engineers (USACE). Read more here: <http://www.guidrynews.com/story.aspx?id=1000072712>

Road news ...

- Completion for the Beamer Road extension to Bay Area Boulevard is early summer 2016.
- The El Dorado overpass (over the Gulf Freeway) will be open again on November 25th!
- Parking for 1,200 cars at the new park and ride is in the works at El Dorado Blvd and Glenwest Drive. Duration of construction is one year. The 24-acre site is on the southeast corner.
- Construction crews are working on two additional lanes to the north of the existing 4-lane roadway on Clear Lake City Blvd. at El Dorado Blvd. The expansion project is expected to be completed by the end of November. After that, a new traffic signal will be installed.
- 5 corners realignment in League City is in the works. \$9 million project.

Big Stuff ...

- I 45: FM 518 to FM 517 will be widened to 8 lanes and 2-lane frontage. Construction starts October 2016 at a cost of \$130 million. 3 year project.
- SH 146: FM 518 to FM 1764 will be widened to 6 lanes. Construction starts October 2018 at a cost of \$85 million.
- FM 646: SH 3 to FM 1266 will be widened from 2 to 4 divided with an overpass bridge. Construction starts October 2019 at a cost of \$36.8 million.
- I 45: Beltway 8 to FM 2351 will be complete summer of 2016. On the freeway from FM 2351 to Bay Area Blvd., it will be complete in summer of 2017.
- SH 146: Red Bluff to FM 518 will be let in May 2018 – *based on right-of-way with the railroad*. Project will take 4 years. The **Kemah** bridge will be widened to 3 lanes/each direction with a bike lane. A new bridge will be built: a 2-lane express for each direction. Construction estimate is \$200 million not including right-of-way costs. The project probably will not start until May 2018.
- I 45: FM 518 to FM 1764 -- A public meeting was recently held to gather input on proposed changes for the Gulf Freeway, FM 518 to FM 1764, in **Galveston County**, adding a lane to each side of the highway. Construction could begin at the end of 2016 or early 2017. The \$260 million project would include reversing entrance and exit ramp locations south of FM 646 and a building new overpass at Lago Mar Boulevard. As always, we'll keep you posted but you can more here: http://www.galvnews.com/news/article_ece370a4-c584-5268-9ba6-f831bbd846c7.html

BAHEP is now part of the Facebook and Twitter network providing its members and followers yet another way to keep up with its activities.

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Check out our 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 Membership Director Harriet Lukee at 832.536.3255 or Harriet@bayareahouston.com.

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