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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, 13 cities, Galveston County, Harris County, Houston Airport System, and Port Houston in southeast Texas to foster economic vitality through regional collaboration.

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

Commercial / Office / Industrial Development

Braskem announced it will build the largest polypropylene (PP) production line in the Americas, and it will be located next to the company's existing production facilities in **La Porte**. Braskem is the leading thermoplastics resins producer in the Americas. The investment value of this project is \$675 million for design and construction. Approximately 1,000 development and construction workers will be employed to fully construct the facility. At completion, it's expected that the new line will bring an additional 50 permanent full-time jobs to the community. Construction begins mid-summer; the final phase of main construction is targeted for the first quarter of 2020.

LyondellBasell announced it will build the world's largest propylene oxide (PO) and tertiary butyl alcohol (TBA) plant in Channelview. Capital investment is approximately \$2.4 billion! This project will bring many benefits to our local communities -- up to 2,500 jobs will be created for the plant's construction and approximately 160 permanent jobs when operational. The project will have a split facility design -- the proposed location for the PO/TBA plant is the LyondellBasell Channelview Complex. The associated ethers unit, which will convert TBA to oxyfuels, is proposed for the company's **Bayport** complex in **Pasadena**. Site preparation is underway for the Bayport plant; construction is expected to begin during the second half of 2018 with completion anticipated for the middle of 2021. Final site selection is contingent upon final approval of certain economic incentives by the state of Texas.

Did you know? that propylene oxide (PO) is used in the manufacture of bedding, furniture, carpeting, coatings, building materials and adhesives, while the tertiary butyl alcohol (TBA) will be converted to two ether-based oxyfuels – MTBE and ETBE. Both are high-octane gasoline components that help gasoline burn cleaner and reduce emissions from automobiles.

Enterprise Products Partners has proposed an ethylene export terminal at **Morgan's Point**. The goal of the project is to take advantage of the new ethylene production coming online this year in the **Houston** region. Read more: <http://www.houstonchronicle.com/business/energy/article/Enterprise-Products-plans-new-export-terminal-in-11287542.php>

Kinder Morgan moved into its new office building at Park 225 on SH 225 at Beltway 8 in **Pasadena**. Investment & Development Ventures, LLC built the 82,800 SF, 3-story office building for the company.

A land tract of approximately 87 acres in the **Bayport** Industrial District could soon be available for sale to industrial users, according to Mark Nicholas / JLL. That would be great news with the flurry of industrial activity we've seen in the area!

Spain-based NOREL Animal Nutrition opened its new 41,896 SF facility in **Pasadena** at 5365 Bay Oaks Drive. It's an innovative company whose business is focused on the development, manufacture and marketing of additives and raw materials for animal nutrition.

New industrial construction ...

United Equities, Inc. purchased nearly 8 acres fronting on Beltway 8 at Meadow Wood Drive in **Pasadena** to develop Beltway-225 Business Park. Planned are two buildings: 1) 21,000 SF, 10-ton crane-ready, tilt wall, 4 grade level doors, 30' eave height, and 2,100 SF office area and 2) 18,500 SF, 10-ton crane-ready, 3 grade level doors, 30' eave height and 1,850 SF office area. Both have outside storage areas. Available for a build-to-suit development is an additional 3.6 acres. *Broker representation: Travis Land & Michael Keegan / NAI Partners for the buyer and Tom Lynch / CBRE for the seller.*

Liberty Property Trust has two more buildings breaking ground soon at Port Crossing Commerce Center in **La Porte**. One is 600,135 SF, cross-dock, 36 ft. clear height with 90+ dock doors and truck courts that are 180' on one side and 230' on the other. The other is a flex building, 105,000 SF. The business park is in a Foreign Trade Zone. Expected delivery is April 2018.

Wycoff Development & Construction will start construction on Gulf Point, a new 43-acre mixed-use business park fronting the Gulf Freeway at Scarsdale Blvd. in **Houston**. Sites are available for flex, distribution and single tenant users; 5,000 SF to 500,000 SF availability.

Wycoff also has a 20,000 SF, 20-ton crane-ready building under construction and available for lease at Port Place – 218 Preston in **Pasadena**.

Bay Oaks Business Park in **Pasadena** -- This quarter, Vigavi will break ground on two spec buildings. Both will be approximately 20,000+/- SF and crane ready. Delivery is expected first quarter 2018.

- Another spec building at 5385 Bay Oaks Drive, 34,700 SF, is now under construction on the last remaining tract in Bay Oaks. Features: 10-ton crane ready, metal and brick exterior, 31,500 SF warehouse and 3,200 SF office, grade level loading and an eave height of 27 ft. 6 in. Expected delivery is December 2017.

DCT Industrial Trust Inc. plans to start construction this month on DCT PetroPort Industrial Park on 35 acres in **La Porte**. Planned are two buildings totaling 252,000 SF near SH 225 off Sens Rd. The building at 860 Sens Rd., 163,000 SF, is preleased to an industry-leading warehousing tenant; the 89,000 SF building at 850 Sens Rd. is available.

Clay Development & Construction broke ground on Phase II of Energy Commerce Business Park in **Pasadena** at 607 and 615 E. Sam Houston Pkwy (Beltway 8). Two buildings are planned: 101,400 SF, rear-load with a 28 ft. clear height, and 232,960 SF, warehouse/distribution, cross-dock with 32 ft. clear height. The first phase (287,560 SF) of the 45-acre deed-restricted park is 70% leased to DNA Motoring, Safelite, Cintas First Aid & Safety, Applied Industrial Technologies, JGB Enterprises, HMT, and Southern Dock Products.

AVERA Companies is developing **Bayport** Logistics Park, a 143-acre industrial complex in **Pasadena**. The site is on the east side of Underwood Road, just south of Fairmont Parkway, within the Bayport Industrial District. Site amenities include Union Pacific rail service and pipeline access. The site will allow for rail-served buildings between 200,000 and 900,000 SF and non-rail-served up to 1,000,000 SF. The developer has three buildings that total 738,610 SF under construction at Bayport Industrial Park which is just north of Bayport Logistics Park.

Medical news

Memorial Hermann Convenient Care Center, 47,000 SF, is in full construction mode with plans to open in January. It will feature a full emergency room with 10 beds as well as a primary care clinic. The address is 2555 S. Interstate 45 (Gulf Freeway) in **League City's** Pinnacle Park.

Daybreak Venture is building The Gardens at **Webster**, a skilled nursing and rehabilitation facility at 905 W. Medical Center Blvd. The development includes a three-story medical office building that's also under construction.

Work is well underway at The Delaney at South Shore, a development for independent living, assisted living, and memory care. Location is 2700 Marina Bay Drive in **League City**. Plans are to open Winter 2017.

University of Texas Medical Branch at **Galveston** has been recertified as a Level I Trauma Center making it one of only 19 Level I trauma centers in the state and one of four in the Houston-Galveston region. <http://www.guidrynews.com/story.aspx?id=1000084190>

Clearpoint Crossing - Casa Solace, a 70-bed memory care facility, is under construction on 6 acres in **Houston** along Space Center Blvd. across from The Reserve at Clear Lake's entrance. The 60,000 SF building will be next to the Boulevard Shops and another medical user, not yet named. Just down the street in the same development, Sacred Oak Medical Center, an 80-bed specialty behavioral hospital, has opened. Phase two includes expanding the hospital to 69,000 SF.

Professional Park at Ninety-Six, a class A, 13,000 SF medical/professional office building, will soon be under construction at 835 **League City** Parkway. Completion is scheduled for 1st quarter of 2018.

AccuZIP Inc., a national software company based in Atascadero, California, recently announced plans to relocate its corporate headquarters to **League City**. The company purchased 10 acres directly behind Keen Transport at 2025 Nichols Avenue to build a 5,400 SF facility. The software company specializes in data quality and direct mail software solutions and plans to occupy its new location in the 4th quarter of 2017. The move is expected to bring between 60-70 new jobs to League City. *Scott Short / League City Properties represented the seller.* Read about it: <https://www.newswire.com/news/accuzip-inc-announces-expansion-and-relocation-of-corporate-19605781>

Recent lease transactions ...

- 493,272 SF – MRC Global, a distributor of pipe, valve and fitting products and a service provider to the energy and industrial markets, leased at Port Crossing Commerce Center in **La Porte**. The facility is close to Port Houston's Bayport Terminal and Barbour's Cut Terminal - within three miles of either one. One building, 415,272 SF, was leased for warehouse use, and another 78,000 SF leased is for office use. Additionally, 10 acres were leased for a laydown yard. Once the facility is operational, the company will consolidate over 150 employees and \$60 million of inventory. *The deal was negotiated by Gary Mabray and Walter Menuet / Colliers International and Cushman & Wakefield.*
- 465,851 SF – Kuraray America leased two build-to-suit structures at Avera's 143-acre **Bayport** Logistics Park in **Pasadena**. The facilities will be used for warehousing, distribution and light manufacturing to support its product lines. The company has created over 500 jobs and invested over \$1 billion in the region since 1986 when it began its EVAL product line in Bayport with 60 employees. *BAHEP worked this project with John Littman & Jason Dillee / Cushman & Wakefield.*
- 97,000 SF – Hawthorne Customs and Dispatch Services leased at 1401 S. 16th St. in **La Porte**. *Jason Dillee and Nathan Wynne / Cushman & Wakefield represented the landlord and David Munson / Boyd Commercial, the tenant.*
- 96,000 SF - Barsan Global Logistics leased at 1401 S. 16th Street (IPT **La Porte** Distribution Center) which makes that property 100% leased. *Nathan Wynne and Jason Dillee / Cushman & Wakefield represented the landlord and Mike Taetz and Abel Garcia / Colliers International, the tenant.*
- 50,013 SF – Survitec Group, a global leader in survival and safety solutions to the marine, defense, aviation and offshore markets, leased at 290 Beltway Green Blvd. at Park 225 in **Pasadena**. Headquartered in England, Survitec has over 3,000 employees worldwide. *Mark Nicholas / Jones Lang LaSalle negotiated the deal.*
- 35,100 SF – Bizslink, LLC, an international trading company operating in China, Europe and the U.S., leased at Port 225 business park in **Pasadena**. *The deal was negotiated by Trey Erwin / Colliers International and Darryl Noon / Transwestern.*
- 34,350 SF – Trans Ocean Bulk Logistics, Inc. at **Bayport** Industrial Park in **Pasadena**. The company is a global leader in non-hazardous bulk liquid transportation. *Broker representation: Trey Erwin and Jason Scholtz / Colliers International.*
- 33,280 SF – JGB Enterprises leased industrial space at 619 E. Sam Houston Pkwy (Beltway 8) in **Pasadena**. *The deal was negotiated by David Munson and Wes Williams / Boyd Commercial and Holden Rushing and John Simons / NAI Partners.*
- 25,000 SF – Brahma Group Inc. leased at **Bayport** North Industrial Park at 10322 New Decade Dr. The Salt

Lake City, Utah-based company is a full-service mechanical industrial construction company with active projects nationwide and a major supplier of equipment and services to various industrial industries. *Deal was negotiated by Richard Quarles / JLL for the tenant and Kelly Parker and Coe Parker / Cushman & Wakefield for the landlord.*

- 19,323 SF – Automated Logic Corporation leased at 290 Beltway Green Blvd. at Park 225 in **Pasadena**. *Mark Nicholas / Jones Lang LaSalle and Cape Bell / Cushman & Wakefield negotiated the deal.*
- 16,000 SF - LBC Houston LP leased at Two Corporate Plaza on Bay Area Blvd. in **Houston**. *Broker representation for the landlord - Doug Little / Transwestern; for the tenant - Derrell Curry / Savills-Studley and Dena Wren / CBRE.*
- 7,074 SF – re:3D at 1100 Hercules in **Houston**. Gigabot, re:3D's flagship technology, enables industrial strength and large format 3D printing. With build volumes starting at eight cubic feet, Gigabot can print objects up to 30x larger than competing desktop models. re:3D's customer base comprises specialty manufacturers, engineers, designers, universities, and hobbyists in over 50+ countries around the globe. *NAI and Bayou Properties Realty handled the transaction.*
- 5,150 SF – Alltech Solutions at 3511 Watters Road in **Pasadena**. *Broker representation: Marshall Clinkscales / Colliers International and Kris Paul / Texas General Realty.*
- 5,000 SF – Kinetik Rehab and Performance leased at Hometown Business Center, 951 FM 646 East in **League City**. *Broker representation: Brockway Commercial and United Real Estate Houston.*
- 5,000 SF – Mounting Horizons at Hometown Business Center, 951 FM 646 East in **League City**. *Broker representation: Brockway Commercial.*
- 4,800 SF – Storm Tight Windows at Bay Area Business Park in **Webster**. *Finial group negotiated the deal.*
- 1,867 SF – Vivid Graphics at 2911 South Shore Blvd. in **League City**. *Peyton Lumpkin / RLN Properties negotiated the deal.*
- 1,344 SF – Clear Lake Therapy at 17045 El Camino Real. Also, McKinney Insurance leased 1,119 SF at this location. *Courtney Buckout / PMRG represented the landlord.*
- 1,000 SF – Danish Aerospace leased at 1045 Space Park in **Nassau Bay** for its first location in Texas. *BAHEP worked this project with company officials.*

Other real estate transactions ...

- Sold - 7,365 SF ambulatory surgical center and diagnostic clinic at 2622 Marina Bay Drive in **League City**; *seller was represented by Beth Young / Colliers International.*
- Capital Commercial Investments will acquire two office buildings at 1290 and 1300 Hercules Avenue, 65,233 SF and 64,000 SF, and then make substantial physical improvements to the interior of both.
- Empire Creative Marketing purchased a 6,000 SF building at 1145 Butler in the Brittany Bay business park in **League City**.
- Ineos Olefins & Polymers USA acquired the 107,000 SF Marina View building in **League City** that it has leased for more than 10 years. The building is located at 2600 South Shore Blvd. The 270 employees service the petrochemical manufacturer's Texas plants.
- Sold - a development site of 1.9 acres at the northwest corner of West FM 518 and North Wesley in **League City**. *Colliers International / Marshall Clinkscales for the seller and Cadre Realty for the buyer.*
- Sold - 42,000 SF office/warehouse at 2330 Pasadena Blvd.; *Clay Pritchett / NAI represented the seller and Bay Cam Properties for the buyer.*

Coming soon:

League City - CareNow Urgent Care clinic at the Gulf Freeway and FM 646.

Now open:

Pasadena - Baylor St. Luke's Emergency and Urgent Care at 5161 E. Sam Houston Pkwy (Beltway 8)

Retail / Hospitality Development

Restaurant news ...

League City-

- Craft 96 Draught House + Kitchen will open at 2575 E. League City Parkway at South Shore Blvd.
- JT's Smokehouse is open at 3612 W. Main Street.
- Thai River Restaurant will open at FM 646 and the Gulf Freeway in League City. *Stream Realty negotiated the deal.*

Pasadena-

- Saltgrass Steakhouse will build along Beltway 8, just south of Spencer Hwy. next to Bubba's 33. *Broker representation: Marshall Clinkscales / Colliers and Pete Stewart / Pete Stewart Properties.*
- LA Crawfish opened at 4300 Fairmont Pkwy.
- Pappas Bar-B-Q opens late summer at 2336 Oleander Dr. at Beltway 8.

Dickinson-

Flippers Coastal Seafood is expected to open by September 1 at 628 FM 517.

Seabrook-

- A new 5,200 SF restaurant concept is under construction at the Seabrook Marina & Shipyard at 1900 Shipyard Drive. The restaurant will have views of the Clear Creek Channel and beautiful sunsets on Clear Lake. It will feature a 320-foot dock for boaters to tie up. The owner/developer is looking for a restaurant operator to serve up Gulf Coast seafood.
- Merlion (Thai restaurant and lounge) will open its new, larger restaurant at 1205 Main, moving from its current location on 4th Street. Opening is expected in the last quarter of 2017.

Webster-

- El Tiempo plans to open at 20235 Gulf Freeway before year's end. Really!
- Pappas Steakhouse and Barbeque will open in the former Bone Daddy's location, 19901 Gulf Freeway at the Centre at Baybrook.
- Escalante's leased 7,000 SF at Baybrook Gateway. *Deal negotiated by John Wise / Weingarten for the landlord and Bruce Frankel / Frankel Development Group for the tenant.*

Baybrook-

Whiskey Cake Kitchen + Bar and Red Robin Gourmet Burgers and Brews are open!

Work has begun on **Webster's** 177-acre destination development on the east side of the Gulf Freeway, just south of Academy and TopGolf. It will include dining, entertainment, hospitality and retail. Details will be announced soon.

Baybrook Mall news: Life Time will open a platinum-level facility in the fall of 2018 on a 14-acre site along Gulfbrook Road, just behind Dave & Buster's. Planned is a 120,000 SF 'athletic resort' with indoor and outdoor pools, outdoor tennis courts, lap pool, water slides and more.

- Recent openings at the mall: Evereve (women's contemporary clothing) and Barbazzar. Soon to open: Evo Mediterranean and Popbar.

Baybrook Gateway in Webster (SEC of Gulf Freeway and Bay Area Blvd.) is on a roll ...

- Blue Lion Salon Suites leased 10,000 SF. *Broker representation: Weingarten Realty / Brody Farris for the landlord and JLL / Mark Raines and Matt Parsons for the tenant.*
- Plato's Closet and Once Upon a Child leased a combined 10,000 SF. *John Wise / Weingarten represented the landlord.*
- James Avery is relocating from the inline retail center to a stand-alone building; the new store opens August 30.

Hotel news ...

- Fairfield Inn & Suites is planned at Pinnacle Park along the Gulf Freeway, just north of FM 646, in **League City**. The five-story, 110-room hotel will include an outdoor pool and swim-up bar. Construction should begin first quarter 2018 and will take approximately 12 to 14 months for completion.
- Hampton Inn by Hilton (70 rooms) has reopened after a complete rebuild in **Seabrook** at 3000 NASA Parkway.
- Home2 Suites has opened in **Webster** at 600 West Texas Avenue.

- Tru by Hilton's 98-room, four-story hotel will be under construction soon on Rogers Court in **Webster**.
- Holiday Inn Express & Suites plans a new hotel that will be located behind the Quality Inn on NASA Pkwy. in **Seabrook**.

Lone Star Flight Museum will open its new \$38 million, 130,000 SF aviation history and STEM facility on September 2 at **Ellington** Airport. Highlights of the museum include interactive exhibits focused on science, technology, engineering and math concepts essential to flight, a \$1 million Aviation Learning Center, the Texas Aviation Hall of Fame and a marvelous flying collection of historically significant aircraft. Read more here: <http://www.lonestarflight.org/> and <http://www.guidrynews.com/story.aspx?id=1000084093>

- There are two opportunities for restaurant operators at the Lone Star Flight Museum. One space is 4,733 SF with a 1,002 SF patio and the other is a 1,075 SF café.
- Space is available at the Lone Star Flight Museum for weddings, conferences, meetings, reunions and private events. The museum can accommodate seated groups up to 1,000 guests and standing receptions up to 1,250.

Dinner and a movie anyone? District Theatre has opened in **Webster** in a former movie theater location. Located at 1020 W. NASA Parkway, it features six screens and a chef-driven restaurant. District is part of the Star Cinema Grill chain.

*Did you know that Cinemark in **Webster** sells an average of 120,000 tickets each month and attracts moviegoers from 14 area cities? Thanks to Galveston Daily News for this factoid!*

Development ...

Details are out for The Shoppes at **Kemah**, an 11.7-acre development underway on Deke Slayton Hwy. (FM 518) near SH 146. The 80,000+ SF center will include Petco, Marshalls, Ross Dress for Less, ULTA Beauty and Rack Room Shoes. The developer, GBT Realty Corp., says that only 6,400 SF remain available. The new \$16 million shopping center is next to Wal-Mart. Plans are to be open in early 2018.

Royal Cove in **Seabrook** – The area along the 2600 block of E. NASA Parkway will soon look very different. Now that Barge 295 has opened in place of the long-floating Turtle Club, owner/developers have something new in mind. Floating barges will be brought in for commercial / retail / restaurant use in the canal area of Clear Lake. The barges will range in size from 2,500 SF to nearly 4,000 SF. Several walkways will connect this new commercial area called Royal Cove to the restaurants nearby. The first barge is expected before year's end. This district in Seabrook along NASA Parkway is well-suited as a retail development area for new businesses as well as those relocating from the SH 146 (expansion project). For this and other available real estate available in the district, please click [here](#) or contact Seabrook Economic Development Corporation at 281-291-5730.

A 12,000 SF retail center is planned at **Nassau Bay** Town Square fronting NASA Parkway. Under construction at the town square is a Chick-Fil-A; expected opening is November.

Update on Odyssey Park in **Webster**, northwest corner of Gulf Freeway and NASA Parkway -- More leases have been signed and several deals are in the works. Wycoff Development expects over one million SF build-out in this mixed-use development.

- Pump It Up, an indoor children's party center, leased 10,000 SF at 310 Genesis Blvd.; still available is 12,000 SF in this 26,400 SF building. Ziebart, an auto upgrade store, leased 6,250 SF.
- Under contract there are two doctor's offices – 3,000 SF and 4,000 SF; Molly Maids - 6,000 SF, Dynasty Investments - 35,000 SF, Prosurve – 20,000 SF. Under construction and available for lease at 325 Odyssey St. is 15,000 SF, and a 12,000 SF retail center is under construction and available for lease at 1416 W. NASA Parkway.

At Wycoff's Magnolia Court business park, also in **Webster**, two companies are under contract: D&S Acquisitions – 2,000 SF and Zimmerman Law Firm – 4,000 SF.

Pinnacle Park phase II in **League City** – Currently under construction is 7,600 SF Abuelo's Mexican Restaurant; Salata will begin construction soon. Recently opened in phase one is Tilted Kilt Pub & Eatery, Beef Jerky Outlet, IceStorm (gelato frozen treats), PizzaFire, and Red Wing Shoes. Pinnacle Alliance Fund hooked Cabela's as the development's first anchor tenant; the store opened in March 2016.

The Boulevard Shops at the Reserve Clear Lake City is planned on a 16-acre tract just north of Clear Lake City Blvd.

on Space Center Blvd. in **Houston**. HPR and Space Center Blvd. Land Development plans a mixed-use development that includes five pad sites of one to two acres each and 80,000 SF to 200,000 SF for larger users, depending on final site plan.

Around Galveston County ...

Plans for the former 313,000 SF Falstaff Brewery site at 3303 Church St. in **Galveston** have changed somewhat. Developer Jerome Karam still plans to build a 90-room boutique hotel in the 11-story building on that site but now plans a climate-controlled storage facility instead of condominiums in the six-story building.

Said to be the largest in the U.S. -- The 50,000 SF Altitude Trampoline Park opened at the Mall of the Mainland in **Texas City**, 10000 Emmett F. Lowry Expressway.

The newest penguin exhibit has opened at Moody Gardens in **Galveston** featuring Humboldt penguins which are located in Southern Hemisphere waters from the Antarctic Pole to the Equator. The \$37 million renovation project at Moody Gardens also includes a new Gulf of Mexico oil rig exhibit, mangrove exhibit, flower garden banks exhibit and touch tank area.

Cruise News ... Carnival Cruise Lines' *Carnival Vista* will begin operations in September 2018 at the **Port of Galveston**; Royal Caribbean's *Vision of the Seas* will begin November 2017.

- The Port is a year-round home port to -- Carnival Freedom -- three different seven-night itineraries all beginning on Saturdays to Western Caribbean and the Bahamas; Carnival Breeze – seven-day Eastern Caribbean cruises year round; Carnival Valor -- four and five-day Eastern Caribbean cruises year round; Disney Wonder -- seven-night itinerary to the Bahamas, which includes stops in Key West, Florida; Nassau, Bahamas; and Disney's private island, Castaway Cay; and Royal Caribbean's Liberty of the Seas – seven-night Western Caribbean cruises year round.

Just for fun!

Celebration Seabrook is November 11 at Meador Park. This year's music line-up includes Jake Worthington, the Zydeco Dots, Robert Hartye, Mango Punch, and Kelly McGuire. <http://www.celebrationseabrook.com/>

Tickets are on sale for Galveston Bay Songwriters Festival, Sept. 29-Oct. 1. The event is sponsored by the cities of **Seabrook and Kemah**. Guy Clark Tribute - September 28, David Lee Murphy - September 30, and Radney Foster - October 1. <http://www.galvestonbaysongwriters.com/>

Done deals ...

- 24,000 SF – Dirt Cheap leased at 4801 Fairmont Pkwy. in **Pasadena**. *JLL represented the retailer.*
- 11,500 SF -- The Tile Shop opened its first Houston area store in **Webster** at 1261 Bay Area Blvd.
- 10,000 SF – Dollar Tree opened at Fairmont Shopping Center, 4826 Fairmont Parkway in **Pasadena**. *David Werlin / WPW Management Corp. represented the landlord and Perry Zieben / Perry Zieben Realty Co. for the retailer.*
- Leases have been executed for a title company, credit union and hair salon at 12012 Space Center Blvd. in a new 15,000 SF retail building. Still available: 5,000 SF.
- Aahhh Comfort Spa Rental and Sales leased 5,950 SF and Sport Divers expanded by 2,100 SF at the Clear Lake Center; 20814 Gulf Freeway at NASA Parkway in **Webster**. *Deal negotiated by: Doug Freedman / United Equities, Inc.*
- A 22,000 SF retail building on Fairmont Parkway in **Pasadena** at Beltway 8 recently sold to Baker Katz. It's 70% leased.
- Four acres at the northwest corner of Spencer Hwy. and Beltway 8 in **Pasadena** were purchased by Baker Katz. Two multi-tenant retail buildings totaling 20,000 SF are planned. *Chris Pitts / Streetwise Retail Advisors represented the buyer.*
- 5+ acres – Property at 280 Grove Road in **Kemah/Clear Lake Shores** sold to Star Harbor Resort LLC. The site was acquired to maintain marina operations and for investment. *Broker representation: Rosebud Caradec / Advent Waterfront Properties for the seller; Zane Segal and Herbert Shapiro, Jr. for the buyer.*
- Property at 2929 Fairmont Parkway at Lily Street in **Pasadena** recently sold; the buyer plans to construct a retail

center. *Colliers International / Marshall Clinkscapes represented the seller.*

- John Eagle Honda is building a new location on the Gulf Freeway and Calder Road in **League City**. The 27.5-acre site will feature a 76,000 SF dealership.
- Several new leases have been signed at Market at Crenshaw in **Pasadena**, Beltway 8 at Crenshaw Road to bring Phase I to 100% leased. They include Menchie's frozen yogurt, Metro PCS and Freddy's Frozen Custard & Steakburger that all recently opened and Light Rx and Salata which will open soon. Construction has also begun on Phase II which will add an additional 65,000 SF of small shop space. Executed leases for this phase include My Salon Suites (6,000 SF) and Burgerim, which are projected to open in early 2019. *Transwestern's Crystal Allen, Grant Walker and Kim Bernick represented the landlord.*

And the crowd goes wild! Generous people around the world supported Space Center Houston's mission to help restore NASA's Historic Mission Control. The nonprofit's first-ever crowdfunding campaign, "[Webster Challenge: Restore Historic Mission Control.](#)" more than doubled its initial Kickstarter goal and rocketed past the city of Webster matching funds to raise nearly \$507,000.

- The restoration work, led by NASA Johnson Space Center, will restore flight control consoles and reactivate wall displays with projections to recreate Apollo-era use of the screens. It will focus on all five areas of Mission Control to accurately portray how the area looked the moment the first moon landing occurred on July 20, 1969. These areas are the Historic Mission Operations Control Room, the summary display projection room (known as the "bat cave"), the Simulation Control Room, the Recovery Operations Control Room and the Visitors Viewing Area.
- You still can be a part of the restoration of NASA's Historic Mission Control. Donate to the Webster Challenge campaign by visiting spacecenter.org/restore. #RaiseForSpace

Coming Soon:

League City - MOD Pizza at Bay Colony Town Center, 2945 I-45; Chicken Express at 1806 Main St.; Club Pilates at League City Pkwy. & South Shore Blvd. - deal negotiated by Christie Amezquita / Read-King.

Dickinson - Popeye's Louisiana Kitchen at 900 W. FM 517

Nassau Bay - Bucky's on NASA Parkway will open in November with 24 fueling stations.

Pasadena - Louisiana Famous Fried Chicken at Red Bluff Rd./Pasadena Blvd.; Blue Wave in 4000 block of Spencer Hwy. - both deals done by Clay Graham / Fox & Graham

Webster - Pluckers Wing Bar at 20821 I-45

Baybrook Mall - Typo (stationery store) in the mall

Now Open:

Seabrook - Spruce (home accessories & décor) at 200 Kirby Road; Tiffini's (boutique) at 615 Kirby Road

Houston - Fire & Spice (Indian cuisine) at 2431 Bay Area Blvd.

Pasadena - El Bolillo on Southmore Blvd. at Pasadena Blvd.; Krispy Kreme at 4016 Spencer Hwy.

Webster - NOLA Poboys at 300 W. Bay Area Blvd.; Alamo Subs at 100 E. NASA Pkwy.

Kemah Boardwalk - Style & Trend, Kemah Outfitters, Build-A-Bear Workshop and The Candy Box

Baybrook Mall - ThinkGeek

League City - Chick-fil-A at League City Pkwy at South Shore Blvd.

Did you know that Chick-fil-A receives about 24,000 applications for approximately 100 franchise opportunities? It's no small feat to become a franchise owner! (a tidbit from Galveston Daily News)

Residential Development

Sold – Voyager at the Space Center, a 313-unit property in **Nassau Bay** at 18101 Point Lookout

Sold – Regatta Bay Apartment Homes, a 240-unit multi-family development at 2555 Repsdorph Road in **Seabrook**

Sold – Parkside Place, a 321-unit property at 3101 Spencer Hwy. in **Pasadena**

The second phase of 120 homes in **Houston** at The Reserve at Clear Lake City has begun and will include more villa/patio homes. Trendmaker and building partner CalAtlantic Homes will offer smaller patio homes starting at 2,100 SF on a 50 ft. lot starting in the mid-\$300's. Trendmaker Homes and Village Builders added a new line of large family homes – nearly 5,000 SF on an 80 ft. lot ranging from the \$400's to \$700's. The third phase,

approximately 100 homes, is in the design phase and will deliver in the first half of 2018.

Now open in **League City** - Marina Bend at Clear Creek, a 203-unit multi-family project, complete with a rooftop pool and lounge, opened on Wesley Drive. The surrounding 59-acre project includes plans for retail, garden office, restaurants, and hotels. There's also a 90-slip marina in the permitting phase. Pad sites are available for restaurants with proximity to the marina.

Infrastructure News and Everything Else!

Ellington Airport has broken ground on a new traffic control tower; this one will stand 143 ft. tall, twice the height of the current tower which was built in 1955. It will be built with technology necessary to be mission control for NASA missions and potential private space travel. It's a \$12.4 million project; completion is scheduled for 2018.

The process has begun to select a design-build firm for the Houston Spaceport at **Ellington** Airport. The work will focus on infrastructure. A short list of contractors is being developed.

Contracts ...

KBRwyle received a five-year engineering services contract from NASA that has a maximum value of \$442 million. The company will provide engineering services throughout the spacecraft mission life cycle. Read more here: <https://www.bizjournals.com/houston/news/2017/05/12/houston-based-company-receives-nasa-contract-worth.html>

Raytheon Company was awarded a contract valued up to \$154 million over seven years to continue support at NASA's Neutral Buoyancy Laboratory.

- Note: If you've never seen it, the NBL is a massive 6.2 million gallon pool. It's used by NASA Johnson Space Center to train astronauts and to test scenarios and new equipment. There is a full-sized mock-up of the International Space Station in the pool.

Webster-based Ad Astra Rocket Co. got the go-ahead to proceed with the final year of a three-year \$9.1 million contract for the development of a plasma rocket. If all goes as planned, the rocket could be tested in Earth's orbit within five years. Great article – read more here: http://www.galvnews.com/business/article_463f8c5d-f979-534d-844f-dd3e976a85b7.html

A new nonstop service to Mazatlán, Mexico, from Houston on United Airlines will operate seasonally from December 21, 2017, to April 8, 2018 – 4 days/week and Saturdays only from April 9 to August 13.

Port Houston expects to invest \$333 million in capital projects throughout 2017 and 2018. Adding Post-Panamax cranes, construction of Bayport Wharf No. 4 and reconstructing Wharf No. 2 at Barbour's Cut are some of the major projects in the works. <https://www.bisnow.com/houston/news/industrial/port-of-houston-leads-the-nation-in-largest-decline-in-real-estate-availability-77794> and <https://www.bizjournals.com/houston/news/2017/08/10/port-of-houston-to-invest-333m-through-2018.html>

Education news ...

- Graduates for the medical workforce ...
 - **UTMB School of Medicine** graduated more than 200 students.
 - **College of the Mainland** graduated 41 students in the Associate Degree Nursing Program.
 - Sixteen medical residents and medical students graduated from the **University of Houston-Clear Lake's** Healthcare Management Certificate Program.
 - **UTMB School of Nursing** graduated nearly 400 -- 292 bachelor's degrees, 85 master's and 10 doctor of nursing practice degrees.
- In May, **Texas A&M University at Galveston** graduated 280 students – 255 bachelor's degrees, 24 master's degrees and one doctoral degree. This is an 11% increase from last year. Last fall, nearly 2,400 students were enrolled. To accommodate the growing student population, new academic buildings are being built. In the last three years, the campus has had four major buildings begin construction.
- **College of the Mainland** approved an additional location in League City for dual credit classes for high school students -- 102 E. Walker. Also at this location, evening classes for history, sociology, sign language and

German will be offered to COM students. The 6,000 SF is being leased from Odyssey Academy.

- Passed! A \$487 million bond referendum for **Clear Creek ISD** passed that will allow the school district to update and construct facilities, plus upgrade buses and technology/communication.
- Starting this fall, **Pasadena ISD** will offer the Early College High School program at all five district high schools. This allows participants to complete an associate's degree from San Jacinto College while earning a high school diploma.
- Legislation will now allow certain community colleges, including **San Jacinto College**, to offer bachelor's degrees in nursing and applied technology, applied sciences upon approval by the Texas Higher Education Coordinating Board (THECB), and accreditation by the regional accreditor, the Southern Association of Colleges and Schools: Commission on Colleges.
 - San Jacinto College began developing curriculum and program proposals for a Bachelor of Science in Nursing (BSN) and a Bachelor of Applied Technology (BAT) in Industrial Management in preparation for hearings during the 85th Legislative Session. The College will now fine tune these program proposals for presentation and approval by the Texas Higher Education Coordinating Board. Read all about it here: <http://www.sanjac.edu/article/bachelors-degrees>
- **College of the Mainland** has new course offerings -- one is a new medical assistant associate degree in addition to the medical assistant certificate for students looking to further their careers in the field. Another new course being offered is in oceanography.
- **Dickinson ISD** announced plans to build a new \$18 million, 9th grade center on a site near FM 517 and Baker Drive. The facility will be two-story, 74,000 SF with a projected opening date of August 2019. Another project currently under construction is a new junior high being built off Strom Road. The 230,000 SF facility will include a 7th and 8th grade STEM Academy; the expected opening is August 2018. The school district recently became a District of Innovation. Read more here: http://www.galvnews.com/education/insidedisd/article_976005a2-4839-573c-9c41-82e7a504c164.html

Galveston County residents will have an \$80 million bond to vote on this November. The bond will include about \$56 million for road projects, \$18 million for county facilities and \$6 million for drainage projects. A tax rate increase is not anticipated to pay for the bond.

Did you know the historic trolleys are coming back in Galveston?

They are being equipped with new control systems, brakes and other safety features after years of being stored. Officials hope to have the trolleys operating by the middle of 2018.

City News ...

League City –

A total of 193 new businesses opened their doors in the city within the past 12 months. This same timeframe saw a total of \$37.4 million invested in new commercial buildings and an increase in employment of 1,746 new jobs. With 48% of League City remaining available for development and the impending construction of the Grand Parkway, this rate of growth is expected to accelerate.

League City made it in the top 10 list of fastest growing cities in Texas!

During the final hours of the 85th Legislative Session, both the state House and Senate approved the final version of House Bill 2445 providing expanded opportunities to League City's economic development and tourism efforts.

- HB 2445 allows League City to pledge 10 years of state hotel occupancy taxes, sales taxes, and mixed alcoholic beverage taxes generated by a qualifying project to fund tourism related improvements such as convention centers, convention center entertainment-related facilities, hotel infrastructure, and ancillary facilities to the hotel and convention center including restaurants and retail.
- Developers interested in partnering with the City of League City on a qualifying hotel and convention center project are encouraged to contact Scott D. Livingston, Director of Economic Development for League City, at 281-554-1036 or Scott.Livingston@leaguecitytx.gov.

Kemah –

The city has taken its hospitality to a whole new level offering free parking at city-owned property in the Kemah waterfront district. The recently renovated downtown parking lot at 6th and Bradford now has new public restrooms and more than 175 FREE parking spaces. The visitor center plaza complex now houses a Kahuna Joe's shaved ice business as well as the Bay Area Houston CVB.

City of Kemah was also included in HB 2445 and will use this state resource to pursue construction of a hotel and conference center.

Seabrook –

In June, SafeWise released their annual 50 Safest Cities in Texas report, and Seabrook ranked No. 35. This is the third consecutive time the city has ranked in the top 50 of SafeWise's report.

As the SH 146 expansion gets closer, businesses have restarted relocation efforts. One area of interest for future commercial/retail/residential is a combined 67+ acre tract south of Red Bluff Road, on the east side of SH 146. The site is ideal for multi-family in the back with retail and commercial up front and a possible inner loop road connecting to the expressway. City officials would like to talk with developers who are interested in such a project.

Nassau Bay - The new Nassau Bay Fire and EMS building is underway with completion scheduled this summer.

Roadways Construction Update ... thanks to Harris County Precinct 2 Commissioner Jack Morman's office for these updates!

- State Highway 146 from Red Bluff to FM518 –
Currently Scheduled to Bid Summer 2018. Addition of Grade Separations. Express Lanes/Local Arterials. Extensive ROW Negotiations. 3-4 Years Construction Duration. Construction Cost \$190M.
- Sam Houston Tollway Widening (Ship Channel Bridge) –
4-lanes each direction. 65mph design speed. Estimated construction cost \$823M. Construction start: September 2017.
- Sam Houston Tollway Widening (Beltway 8) –
2 Sections - 4-lanes each direction. Rebuilding 3 overpasses. Adding 2 ramps. Estimated construction cost \$192.7M. Construction start: SH-225 to Vista - September 2017. Construction start: Vista to SH-3 - August 2017. Duration: 3 years 9 months.
- Choate Road: Bay Area Blvd. to SH 146 Alternate Evacuation Route –
\$4.7 million construction estimate. Optimize 4-lane configuration.
- Red Bluff Alternate Evacuation Route –
Kirby Drive to SH 146. Project will bid Summer 2018. Construction estimate \$15 million.
- Fairmont Parkway intersection improvements –
Improving 10 intersections from La Porte to Pasadena. First phase construction starts September 5th; second phase starts 1st quarter 2018. \$5.5 million construction estimate.

Did you **miss an issue** of the *Business Development Update*? Previous editions can be found here: [Newsletter Archives](#)

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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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