



A publication of Bay Area Houston Economic Partnership

Issue 69 – December 14, 2018

www.bayareahouston.com

In this Edition...

Commercial/Office/Industrial Development
Retail / Hospitality Development
Residential Development
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 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

Manufacturing news --

Air Liquide will build a new liquid hydrogen plant at its **La Porte** industrial gas facility to meet increasing product demand from several customer markets. It's expected to be online in 2021. The plant will produce approximately 30 tons per day of liquid hydrogen. The product will be delivered to customers in such industries as electronics, chemical and petrochemical, metals, material handling, float glass, edible fats and oils, and utilities. <https://www.bicmagazine.com/expansions/downstream-subsection/air-products-to-build-liquid-hydrogen-plant-at-its-la-porte/>

Oxiteno, one of the world's largest ethoxylates producers, announced the start-up of its new manufacturing plant in **Pasadena**. This location will produce a wide range of nonionic surfactants and specialty alkoxyates serving key markets such as agrochemicals, home care, industrial and institutional cleaning, personal care, oilfield chemicals, paints and coatings. This is a \$200 million investment.

Bayport Polymers, LLC, a joint venture between Total SA, Nova Chemicals Corp. and Borealis AG, has announced a new project in **Pasadena** – a 625,000 ton-per-year polyethylene unit. This is an \$800 million investment providing 1,750 construction jobs and at least 25 permanent jobs. <https://www.bizjournals.com/houston/news/2018/09/25/joint-venture-picks-houston-area-for-polyethylene.html>

Nissan Chemical America Corp. completed its **Pasadena** plant expansion, a \$1.4 million project that will further automate production to increase capacity for rising demand of its products. The plant develops nanomaterials for paint, specialty coatings, catalyst, oil and gas, 3D printing and other industries. Read more here: https://www.bizjournals.com/houston/prnewswire/press_releases/Texas/2018/07/25/SF62045

New industrial and flex construction --

- 1901 Wharton Weems at Port Crossing Commerce Center in **La Porte** – 252,543 SF broke ground this month and will deliver late 2nd quarter of 2019. Specs: rear-load, dock high, overhead doors/ramps, 36' clear, 47' x 54' column spacing. 250' building depth.
- 1912 S. 16th Street at Port Crossing Commerce Center in **La Porte** –164,385 SF broke ground this month

and will deliver late 2nd quarter of 2019.

- Gulfpoint, the 43-acre business park in **Houston** on the Gulf Freeway at Scarsdale Blvd., should have civil work approved soon so that construction can begin January 2019. This is a mixed-use business park with flex, distribution and single tenant sites.
- At **Webster's** Odyssey Business Park, a 12,000 SF office/warehouse building is under construction at 315 Odyssey Street; 4,000 SF has been leased to a local franchise owner with 8,000 SF still available.

Recent lease transactions ...

472,834 SF – Valvoline leased at 1302 Wharton Weems at Port Crossing Commerce Center in **La Porte**. Leases are out for signature on the remaining space in the building – 127,000 SF. *BAHEP member Colliers International / Gary Mabray and Walter Menuet and represented the owner; JLL represented the tenant.*

150,000 SF – Smart Warehousing LLC leased at Energy Commerce Business Center, 615 E. Sam Houston Pkwy. in **Pasadena**. *Trey Erwin and Mike Spears / Lee & Assoc. for the tenant; Holden Rushing and John Simmons / NAI Partners for the landlord.*

83,000 SF – DNA Motors expanded at Energy Commerce Business Center in **Pasadena**. *Holden Rushing / NAI Partners closed the deal.*

42,000 SF – University of Texas Medical Branch leased space that was formerly occupied by Sports Authority in **League City**. The address is 2620 I-45 at FM 646 - Victory Lakes Town Center. It will be used for medical services.

31,824 SF – Loctek Inc.: Ergonomic Office Furniture leased warehouse space at Independence Logistics Park, 10025 Porter Road in **La Porte**. *Representing the tenant: BAHEP member Zann Commercial / Daniel Henn.*

9,201 SF – Rethink Motion, a robotic design and engineering firm, leased office / warehouse space at 912 Gemini St., Gemini Business Park in **Houston**. *Representing the landlord: Daniel Henn & Jason Kieschnick / Zann Commercial.*

5,490 SF – Special Fire Systems leased at 16920 Texas Avenue in **Webster**. *Negotiations by Finial Group.*

5,000 SF – A medical entity leased space at 400 N. Texas Avenue in **Webster** for a sleep lab. *Marcia Davenport and Jason Kieschnick / Zann Commercial Brokerage negotiated the deal.*

4,457 SF – Coronado Counseling Center leased office space at 1115 Gemini St. in **Houston**. *Representing the landlord: Daniel Henn & Derek Hughes / Zann Commercial.*

4,030 SF – Kades Ventures Corporation leased a BTS office/warehouse space at 315 Odyssey Dr. in **Webster's** Odyssey Business Park. The project is scheduled for May 2019 completion. *Representing the tenant: Zann Commercial / Daniel Henn.*

Other real estate transactions ...

Houston Methodist Clear Lake Hospital purchased Fuddruckers on 1.28 acres at 2040 NASA Parkway in **Nassau Bay**. The acquisition of the property will help accommodate the hospital's growth. Fuddruckers will continue operations in this location until Q3 2019.

A building at 222 **Pasadena** Freeway was sold to a new buyer who plans to tear down the existing building. The site will then be available for a build-to-suit tenant. *Qualified Properties and Phil Arnett Commercial Properties negotiated the deal.*

Iberville Insulations LLC purchased a 14,923 SF building at 301 E. Main in La Porte. *Jeff George / KW Clear Lake negotiated the deal.*

Meritex Company purchased a 122,000 SF industrial building in Park 225 at SH 225 and Beltway 8 in **Pasadena**. *Tom Lynch / CBRE represented the buyer.*

Smithers Merchant Builders purchased seven acres in **La Porte** at Underwood Road and West Fairmont Parkway. A 120-room skilled nursing facility will be built on the site. *Emil Wulfe / Wulfe & Co. and Greg Williams / Qualified Properties negotiated the deal.*

Vigavi sold a 21,951 SF building on 1.32 acres in Bay Oaks Business Park on Genoa-Red Bluff Road in **Pasadena**.

Harris Professional Pavilion, a 17,636 SF office and retail building on Fairmont Parkway in **Pasadena** recently sold.

Marcus & Millichap negotiated the transaction.

A former post office building consisting of 21,786 SF at 102 Munger Street in **Pasadena** sold to J. Morales, Inc. (architects, engineers, surveyors). The company plans to relocate its business here.

Medical news ...

The University of Texas Medical Branch at Galveston leased the former Bay Area Regional Medical Center in **Webster**, a 373,000 SF facility, at least through 2033. The hospital, located at 200 Blossom Street, had opened in 2014 and closed earlier this year. Initially, UTMB expects to hire approximately 300 of the laid-off employees. The hospital will be renamed the UTMB Health Clear Lake Campus and begin operations sometime in the spring of 2019.

Memorial Hermann Health System has signed a letter of intent to begin negotiations to merge with Baylor Scott & White Health. The agreement could be in place by next spring. Combined, they employ more than 73,000 and operate 68 hospital campuses. <https://www.chron.com/news/medical/article/Memorial-Hermann-to-merge-with-Baylor-Scott-13271983.php>

MD Anderson Cancer Center opened its new four-story, 200,000 SF facility in **League City** at 2280 S. Gulf Freeway. With construction costs estimated at \$110 million, more than \$24 million alone was spent on state-of-the-art equipment for the new building. Services offered here are an ambulatory treatment center, outpatient clinics, diagnostic imaging, radiation oncology, pharmacy, pathology/lab and rehabilitation therapy in addition to wellness resources and other support services. Built on the UTMB Health League City campus, this is a collaboration between the two UT health organizations. Read more here: <http://www.guidrynews.com/story.aspx?id=1000093733>

HCA's Mainland Medical Center in **Texas City** completed a \$5 million expansion of its emergency department by adding 6,200 SF of space and 13 new patient rooms.

Now Open

Pasadena – CHI St. Luke's Health-Patients Medical center opened a weight loss center at 4600 E. Sam Houston Pkwy. Houston Methodist Orthopedics & Sports Medicine opened at 6243 Fairmont Parkway.

Opening soon

League City - French Oaks Memory Care at 600 Enterprise Ave.

Retail / Hospitality Development

Just announced – The City Council of **League City** approved a pre-development agreement on October 30, 2018 for Epicenter League City, a \$450 million development on approximately 100 acres adjacent to Interstate 45. The development could include new hotels and a convention center complex, restaurants, shops, and facilities for special events, amateur and professional sports. The site is on the east side of I-45 (Gulf Freeway) at League City Parkway and is now home to the city's sportsplex which will be relocated to a 106-acre site on the west side of the city near Bay Colony. City staff will work with the developer, Western Spherical Developers LLC, over the next several months to complete a final development agreement for the City Council's consideration early next year. Once that is done, construction could begin, possibly within 30 days. Read more about it: <https://communityimpact.com/houston/clear-lake-league-city-nassau-bay/city-county/2018/10/30/breaking-league-city-agreement-will-fund-new-sportsplex-developments/> and https://www.galvnews.com/news/article_258dd21a-2e2c-5cbb-a604-83d2ea5f8670.html (subscription needed)

Bragging rights over here! **Galveston County** will be home to the largest crystal lagoon in Texas! The site is in **Texas City** at Lago Mar, a master-planned community along the Gulf Freeway, just south of Holland Road. Land Tejas Development and Crystal Lagoon Corporation plan a 12-acre lagoon within a 70-acre mixed-use resort development. Planned are amenities such as multiple beaches, a beach club, event lawn for social events and concerts and a hotel with access to the future waterfront boardwalk. Approximately one-third of the crystal clear lagoon perimeter will include private amenities for the 4,500 homes. One-third of the perimeter will be for paid public access, and the remaining portion of the lagoon perimeter, comprising approximately 35 acres of land, will be sold off to retail, hotel and condo developers. <https://www.bizjournals.com/houston/news/2018/11/15/photos-what-a-12-acre-crystal-lagoon-in-texas-city.html>

Plans have been revealed for the next phase of Pinnacle Park in **League City**; Phase III will be approximately 80,000 SF of retail, 30,000 SF of office and will have a structured parking component. It will be pedestrian-friendly with water features and green areas. Pinnacle Park is a 110-acre development along the west side of the Gulf

Freeway between FM 646 and League City Parkway, anchored by Cabela's on the north and Memorial Hermann on the south. Phase II consists of four buildings totaling 32,000 SF with tenants such as Abuelo's, Salata, Olympia Grill and Kabuki Japanese Steak and Sushi; 6,900 SF is available for lease.

Update on Marina Bend in **League City** – 60+ acres - Wesley Drive at the Gulf Freeway. The construction of the marina bulkhead should start in the next 3-4 weeks. A hotel franchise has been awarded; there will be more details on this later. Planned for Phase II is a luxury multifamily project. Phase I included Marina Bend at Clear Creek, a 203-unit luxury, multi-family project.

Urban Air Adventure Park leased the former 100,000 SF Home Depot building in **Webster** (behind the new El Tiempo Cantina) at 20251 Gulf Freeway. The company is outfitting 65,000 SF of the building with a full range of activities but this location will offer even more fun as an Urban Air Adventure Hub. It will feature such attractions as an intense ropes course, Urban Air Sky Rider Indoor Coaster, Drop Zone, Runway Tumble Track, and Slam Dunk Zone. It plans to open by spring break next year with 60 employees.

James Avery has opened a 5,000 SF 'Discovery Store' in **Pasadena** at The Market at Crenshaw, 4573 Sam Houston Pkwy. East (Beltway 8). This is the largest store in the Houston area and features an expanded merchandise selection including leather goods and limited-edition, out-of-retirement designs made in small batches at this location only.

Exclusive Furniture is currently under construction on the Gulf Freeway just south of NASA Pkwy. in **Webster** with plans to open soon.

In the first half of 2019, Duluth Trading Co. will open a 16,000 SF store at **Baybrook Mall** in the power center next to Total Wine, Container Store, Dick's Sporting Goods, REI, and Field & Stream. *Baker Katz represented the tenant.*

A new multi-tenant building, 6,500 SF, will be available for lease at 1360 NASA Parkway in **Nassau Bay**; completion is expected June 2019. The current structure on the site will be demolished.

Backbay Emporium will be opening a new location in **La Porte** at 319 E. Main Street; the building was formerly the home of Roelof's Antiques and Restoration. The property sold in Galveston where Backbay Emporium operated for many years.

Changes for **Pasadena's** mall -- between Southmore Avenue and Harris Avenue and along Pasadena Blvd.: Formerly called Town Square Mall, the new owner is working on a master plan for the property and is looking to do major investments in the near future. The new mall name is Macroplaza Mall.

The Old Fig Factory building, built in 1909 and located at 495 Coryell in **League City**, will be leased by the owners of Butler's Courtyard, a wedding and events venue. Both locations will be used for events; Butler's Courtyard is also located in a historic building at 122 N. Michigan Avenue.

Did you know ... near the beginning of the 20th century, workers at the fig factory in **League City** processed the fruit for shipment from 16,000 acres of fig orchards in **Galveston County**? Read more about it: https://www.galvnews.com/business/buzz/article_2dbccbe0-815b-5d75-9352-da093cde6dc6.html (subscription required)

Kemah Gardens opened a new event center at its facility located at 1019 Lewis Drive in **Kemah**.

A new event center, Stonehouse Manor, will open at 316 W. NASA Parkway in **Webster**. It was the former location of Chabuca's International Grill.

Staybridge Suites will be built in **La Porte** at 1328 SH 146 South.

Opportunity for a restaurant owner -- A new 5,200 SF restaurant has been completed at the **Seabrook** Marina & Shipyard at 1900 Shipyard Drive. The restaurant has views of the Clear Creek Channel and sunsets on Clear Lake. A boat dock is being built in front of the restaurant. It's for lease.

Two buildings, 14,300 SF each, are planned at The Commons in **Seabrook**. The structures will be built in front of The Towers, a 5-story mid-rise, multi-family project of 400+ units at 3300 Towers Boulevard.

Life Time Athletic Baybrook will host a grand opening on December 20th at 19250 Gulfbrook Drive in Houston at **Baybrook Mall**.

Did you know we have a premier performing arts center right in our own backyard? The Bayou Theater on the **University of Houston-Clear Lake** campus brings leading national and internationally recognized artists and produces full theatrical musicals - the theater is easily accessed and has free parking! A variety of entertainment is offered: classical, country, Broadway, blues, family-friendly and funk. It brings the best live performers across all genres to our Bay Area Houston region. Find out more here -- www.uhcl.edu/BayouTheater

Done deals ...

Pasadena Economic Development Corporation purchased a former bank building on the corner of Pasadena Blvd. at Southmore Blvd. and plans to demolish the building and sell the 4.8-acre site. The 12-story building was built in 1962. It will take approximately four months for the remediation and the demolition.

Purchased for a new neighborhood retail center – 2.8 acres at the northwest corner of Space Center Blvd. and Crenshaw in **Pasadena**. *Broker representation: Marshall Clinkscales / Colliers International for the seller and Todd Edmonds / Colliers International for the buyer.*

Bassett Furniture will move to its new store at **Baybrook Mall** in the power center next to Total Wine possibly before year's end.

Victory Lakes Shopping Center – 370,000 SF - in **League City** at the Gulf Freeway and SH 646 was recently purchased by a partnership of Fidelis Realty Partners. Tenants include JC Penney, Hobby Lobby, UTMB and Best Buy.

University Plaza, 96,000 SF on Bay Area Blvd. at Space Center Blvd. in **Houston** was recently purchased by Gordon Partners who plan to renovate the center during the first quarter of 2019. *Representing the seller was Micha van Marcke and Chace Henke / EDGE Realty Capital Market.*

A 14,000 SF, single-tenant retail building at 1180 Clear Lake City Blvd. in Houston sold to a new owner. Walgreens has occupied the property since 1998. *Negotiating the deal: Ryan West / HFF and Charles Strauss / Lister Property Co.*

Leases ...

10,000 SF – Dollar Tree leased space in a new 208,500 SF building that's breaking ground at Marketplace at Ninety-Six in **League City**. Plans are for Phase II to open fall of 2019. *Negotiations by: Rebecca Le and Heather Nguyen / NewQuest Properties for the property owner; Jeff Read / Read King for the tenant. Ace Hardware also leased 10,000 SF in the new center. Banfield Pet Hospital leased 2,859 SF of remaining space in Phase one. John LaRue represented the tenant.*

8,100 SF - Red Line Athletics leased at Odyssey Business Park, 1425 Atlantis in **Webster**. *Deal negotiated by Drew Lewis / Lee & Associates for the landlord and Rick Gutierrez / Retail Solutions.*

3,500 SF – Wild Kingdom Pet Supplies leased at 3311 FM 518 in **League City**. *Zann Commercial Brokerage and Noble House Real Estate negotiated the deal.*

2,787 SF - TX Crawfish and Seafood Restaurant opened at Bay Colony Town Center, 2955 S. Gulf Freeway, in **League City**.

2,553 SF - Optical Illusionz leased at Southmore Ave. and Pasadena Blvd. in **Pasadena**. *Broker representation: Bob Conwell and Austen Baldrige / NewQuest Properties for the landlord and Eric Lestin / CBRE for the tenant.*

2,500 SF - 85°C Bakery Café opened on the **Baybrook Mall** ring road at Baybrook Terrace near Lakeshore Learning Materials. The address is 19028 Gulf Fwy. The bakery has over 1,000 locations worldwide. *John Nguyen and Heather Nguyen negotiated for the tenant.*

1,800 SF – Smile Doctors leased space at The Market at Crenshaw, 4557 E. Sam Houston Pkwy (Beltway 8) in **Pasadena**. *Kristen Barker / Wulfe & Co. for the tenant and Crystal Allen / Transwestern for the landlord.*

1,800 SF – Fed Ex Office leased at 3425 Spencer Hwy. in **Pasadena**. *Lunden McGill / Baker Katz for the tenant and Brian Ellisor / Red Oak Commercial for the owner.*

Restaurant news ...

707 Chophouse opened in **Kemah** at 707 Bradford Avenue.

Hyde Park Wood Fired Kitchen plans to open at 241 E. NASA Parkway in **Webster**. The owners plan a new dining concept to complement their other restaurant, Nobi Public House, in the same center.

Crazy Alan's Swamp Shack – Cajun style seafood and more! - will open on Bay Area Blvd. in front of **Baybrook Mall** next to Olive Garden in January.

Olympia Grill opened in **League City** at 2535 Gulf Freeway at Pinnacle Park. This is the third restaurant for the owners who also have Olympia Grill on the seawall and Olympia Grill at Pier 21, both in Galveston.

Slim Chickens opened a 2,400 SF restaurant in **League City** at 2490 S. Gulf Freeway at Town Center Drive. Chicken and waffles are on the menu!

Red River Cantina is expected to be open by the end of January in **League City** at 1911 E. Main St.

McDonalds will move to a new location in **Seabrook** at 2800 Bayport Blvd. (SH 146).

The Backyard Seabrook will open soon in Old **Seabrook** at 1301 4th St. (specialty mac & cheese, gourmet tacos, salads and more)

Damn Fine Coffee & Fried Pies at 910 Hall in Old **Seabrook** opens for desserts next year. Coffee is available now.

For a bird's eye view of what's going on in Bay Area Houston, use the search bar to find "HOT PROJECTS" on our website: <http://www.bayareahouston.com>

Just for fun!

Dickinson Festival of Lights at Paul Hopkins Park. Free! Open nightly from 6 pm to 8:30 pm with shuttles running from nearby parking lots to the festival grounds.

Coming Soon

Webster – Pokeworks at Baybrook Gateway

League City – King's Bierhaus plans to open by February at 828 W. FM 646.

Houston – Art of Coffee at 1849 El Dorado Blvd. -Tenant representation by Douglas Byerly / Noble House.

Now Open

Baybrook Mall - Coldwater Creek; Press Waffle Company, known for its Liege-style waffles, opened by the Apple store.

La Porte – Whimsy Home & Décor at 301 W. Main; Treasures Unlimited at 202 W. Main

League City – Better Brain Centers at 303 E. Main St.

Houston –The Rustic Brush (do-it-yourself signs and home décor) at 1131 Clear Lake City Blvd.; Mode 8 Yoga & Fitness at 12012 Space Center Blvd.

Webster – Costco at 1310 Jasmine Avenue; Smoothie Depot at 20801 Gulf Freeway

Pasadena – Joe V's at the corner of Pasadena Blvd. and Red Bluff Rd.; Pollo Campero at 5000 Fairmont Parkway; Ahi Poke on Beltway 8 at Fairmont Pkwy. in Fairway Plaza

Residential Development

Town Harbour Estates, a project of Axis Point Developers, will break ground in the next few months on a 74-lot gated community. The developer plans to build a canal in the middle of the community to help with drainage. The 37-acre site is on Clear Lake near Lakeside Drive in **League City**.

San Jacinto Community College District sold a 21.15-acre tract in **Pasadena** at the corner of Bay Area Blvd. and Middlebrook Drive. The buyer intends to build a Class-A multi-family project on the site. There will be more details on this project later so stay tuned. *Representing the seller were Pat Pollan and Russell Rau with Pollan Hausman Real Estate Services.*

New homes in **Seabrook**:

- Old Seabrook Village - under construction within the Old Seabrook District on Meyer just north of Main Street. The lots will face the slough just before Galveston Bay.
- El Mar Village - A duplex community is still underway off Meyer across the street from Meador Park
- Lake Mija Village – More than 50 homes are being constructed on the north side of Lake Mija. Price Ranges: \$280,000 - \$600,000.

Work continues on The Caroline, a Finger Cos. project. The luxury apartments are being built on 8.5 acres at 1235 NASA Parkway at Nassau Bay Drive. Planned are 334 units. Luxury amenities include a fitness center, three courtyard swimming pools – one will be a heated lap pool, a library, air-conditioned interior corridors, and gas/stainless/granite kitchens.

Done deals ...

- Keener Investments acquired The Shore and Harbor Walk multifamily properties in **League City**, a total of 314 units. The interiors and amenity spaces will be upgraded on both properties.
- Nicholas Residential LLC acquired the Veridian at 695 Pineloch Dr. in **Webster**.

Infrastructure News and Everything Else!

Have you wondered what's going on at **NASA Johnson Space Center** - what are they doing over there?

Check this out and you'll see: https://www.bayareahouston.com/Assets/jsc_magazine_2018_final_rev5b15d.pdf

NASA picked nine companies to compete for \$2.6 billion in contracts developing technologies to reach and explore the Moon. Two of those companies are familiar to us in the area - Houston-based Intuitive Machines and Lockheed Martin. Best of luck! Read about it -- <https://www.chron.com/news/nation-world/space/article/NASA-to-announce-the-companies-charged-with-13425603.php>

Do you know about **NASA Home & City**? It's a fascinating website where you can explore, interact with, and learn about NASA technology and spinoffs that have touched your everyday life. <https://homeandcity.nasa.gov/>

Plans have emerged for the 30 acres in **Kemah** that Galveston Bay Foundation purchased about two years ago. The property is along SH 146 and extends to the shore of Galveston Bay. Planned are facilities where people can come to learn about the Bay with hands-on learning for students and teachers, on-site exhibits and demonstration projects focused on water conservation, water quality and habitat restoration. Offices, classrooms, laboratories, meeting and gathering rooms and exhibit spaces will be housed in a certified green building. Learn more here: <https://galvbay.org/kemah-master-plan/>

A third cruise terminal for **Port of Galveston**: The port and Royal Caribbean Cruise Lines signed a memorandum of understanding that will lead to the construction of a 200,000 SF cruise terminal at Pier 10. The cruise company will pay about \$100 million to build the terminal and hold a 20-year lease on the property, with four 10-year renewal options. The Wharves Board of Trustees, which governs the port, is expected to vote on a final agreement in January, after the port and the cruise company finalize details of the long-term lease agreement. The new terminal is slated to open in the fall of 2021 and will be used almost exclusively by Royal Caribbean. Read more: <https://www.houstonchronicle.com/business/article/Royal-Caribbean-to-build-nearly-100M-cruise-13444607.php> and <https://www.bizjournals.com/houston/news/2018/12/05/royal-caribbean-to-build-200k-sf-cruise-terminal.html> and (subscription needed) https://www.galvnews.com/news/article_bd980f5b-b0a0-5d2a-a73a-9f92cbe8d50b.html#utm_source=galtvnews.com&utm_campaign=%2Fnewsletters%2Fincaseyoumissedit%2F%3Frefreshed%26dc%3D1544119221&utm_medium=email&utm_content=headline

A+ on this report card! Container volume at Port Houston container terminals showed a 10 percent growth through the third quarter of 2018 exceeding two million TEU's in September. Import steel at Port Houston terminals continues at a solid rate through the third quarter, pushed by the strength of production in the energy sector. The general cargo terminals handled 3.5 million tons year-to-date with more than 478,000 tons in steel recorded in September alone. Overall tonnage for the year reflects a healthy growth of 8 percent over last year, with more than 31 million tons recorded. The Port Commission approved the purchase of eight new rubber-tired gantry (RTG) cranes for Barbour's Cut Container Terminal. The addition of these new RTG cranes will add even further to the efficient handling of the rapid growth that continues at Port Houston's container facilities. Read more: https://porthouston.com/wp-content/uploads/Port-Houston-Hits-2-Mill-TEU-Milestone_-Oct-2018-Port-Commission-Mtg_FINAL.pdf

Houston City Council approved funding for Phase 1 of the **Houston Spaceport** infrastructure. The \$18.8M

project will begin in the first quarter of 2019 at the **Ellington Airport** development site which is approximately 90 acres in size. This covers streets, water, wastewater, electrical power distribution facilities, natural gas, fiber optic lines, and more. This is necessary to attract future development as the Spaceport will become a focal point in the region for aerospace operations such as the launching of micro satellites, astronaut training, zero gravity experimentation, spacecraft manufacturing and other potential activities.

Getting closer ... The U.S. Army Corps of Engineers announced its preferred plan to protect the Texas coast from damaging storm surges. It's a 76-mile long system of barriers and gates that would be built along **Galveston Island and Bolivar Peninsula from High Island to San Luis Pass**. Cost is estimated between \$23 and \$30 billion. What's next? Hold public meetings about the proposed barrier plan, issue the feasibility study which will be final in 2021 and send it to Congress for funding appropriations.

City News ...

Did you know that **League City's** population reached almost 105,000 in January, 2018? Did you know the city is just over 50% developed and projections show the population could rise over 200,000?

League City is expanding its network of hike and bike trails; there are now 40 miles of trails including a 6.5 mile paddle trail along Clear Creek. Once the city is built out, there will be over 200 miles of off-road trails. One new project is the FM 518 Bypass Hike & Bike Trail which will result in about 2.2 miles of 10-ft wide concrete trails near Clear Creek intermediate and high schools and major roads such as FM 270, FM 518, and FM 2094. Read more here:

<https://communityimpact.com/houston/clear-lake-league-city-nassau-bay/development-construction/2018/11/09/league-city-expanding-network-of-hike-and-bike-trails-aims-for-200-miles-of-trails/>

La Marque's new downtown revitalization plan was approved by the city council. The plan includes beautification measures such as more trees, parks, improved downtown lighting and adopting a coastal color paint scheme. La Marque is the second fastest-growing city in **Galveston County** with an estimated population of 16,000. The city has more than 14 miles of frontage along the Gulf Freeway.

Education News ...

San Jacinto College will break ground in April 2019 on its first building at Generation Park, located in Northeast Harris County. Planned is a ~50,000 SF facility including classrooms, lab and computer labs. The cost is estimated between \$21 and \$23 million for this two-story structure. Build-out on the 57-acre campus will move forward as demand dictates. It is expected to be ready for classes fall semester 2020. Read about it here: <https://www.bizjournals.com/houston/news/2018/10/30/san-jacinto-college-sets-groundbreaking-date-for.html>

Texas A&M University at Galveston opened its Aggie Special Events Center, part of a \$99 million expansion. It's 38,000 SF and has classrooms, seminar rooms, book store, meeting rooms and more. There are 2,279 students enrolled at the TAMU-Galveston campus.

Graduation at **University of Houston-Clear Lake**: This month will see more than 1,050 students receive degrees: 277 – College of Human Sciences and Humanities, 375 – College of Business, 194 – College of Education and 210 – College of Science and Engineering.

CCISD plans a new Clear View High School to be built on land beside the current high school in Webster. Construction is expected to begin in February and completed by August 2020.

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

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

Like us on Facebook at: <https://www.facebook.com/BayAreaHoustonEcon>

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 Pilgrim at 832.536.3255 or Harriet@bayareahouston.com.

[Clear Lake Shores](#) • [Dickinson](#) • [El Lago](#) • [Houston](#) • [Kemah](#) • [La Porte](#)
[League City](#) • [Morgan's Point](#) • [Nassau Bay](#) • [Pasadena](#) • [Seabrook](#) • [Taylor Lake Village](#) • [Webster](#)

Copyright 2018 [Bay Area Houston Economic Partnership](#)

P.O. Box 58724 • Bay Area Houston, Texas 77258-8724
18045 Saturn Lane • Bay Area Houston, Texas 77058
(832)536.3255
[Contact Us](#)

Questions or Comments? info@bayareahouston.com

If you would like to be added or removed from the mailing list for the Business Development Update, please email Barbara@bayareahouston.com.