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Commercial/Office/Industrial Development  
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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

Good News! Cyberonics, a medical device company headquartered in Bay Area **Houston**, plans to merge into a new \$2.7 billion company with Sorin SpA, an Italian-based global medical device firm. The new company plans three business units: cardiac surgery, cardiac rhythm management and neuromodulation; headquarters will be in Italy, France and Houston. Cyberonics, whose primary business is neuromodulation, will still have its presence here and is expected to grow. More than 650 are employed worldwide. The deal should close in the third quarter of 2015. Read more here:

<http://www.houstonchronicle.com/business/medical/article/Houston-s-Cyberonics-merges-with-Italian-medical-6103898.php> and  
<http://www.bizjournals.com/houston/news/2015/02/26/houston-italian-medical-device-cos-to-merge.html?page=all>

Currently a five-story, 232,000 SF hospital with 104 beds, Bay Area Regional Medical Center in **Webster** announced plans to build-out floors six through nine. Upon completion, it will total 200 beds in 373,000 SF. This second phase will include the expansion of the cardiology department's capabilities. The hospital opened last year.

In **Pasadena**, two medical professional buildings are under construction on Crenshaw Road; 13,370 SF on the south side of Beltway 8 and another on the north side. Additionally, a 10,000 SF medical building will be built at the intersection of Burke and Vista Roads.

A second of three medical office buildings, 18,000 SF, is planned for **Houston's** Clearpoint Crossing along Space Center Boulevard near Genoa Red Bluff Rd. The first building, completed June 2014, is 100% leased to UT Physicians and Memorial Hermann. The developer is pre-leasing.

Negotiations are being finalized for two medical users on a 21-acre tract at Clearpoint Crossing. Both are expected to build 75,000 SF facilities. The location is on Space Center Boulevard. More details later.

The University of Texas Medical Branch is changing the name of its 62-acre mainland medical complex to UTMB Health **League City** Campus. Construction is underway adding 142,000 SF for a hospital, emergency department and wider range of inpatient and outpatient services. The original 110,000 SF, two-story building, formerly known as the Specialty Care Center at Victory Lakes, opened in 2010. Completion is expected this August. Included in this phase are 11 labor delivery/recovery rooms and 10 medical/surgery rooms; plans are to grow to 37 rooms.

Congratulations! to Memorial Hermann Southeast Hospital earning The Joint Commission's Gold Seal of

Approval for its knee and hip replacement surgery program.

Gulf Winds International expects to begin operations this April at its new facility in **Seabrook** adjacent to the Bayport Container Terminal. The company is leasing a 243,000 SF build-to-suit on 12 acres. The new cross-dock building will be next to Gulf Winds' existing facility. The company provides container transportation, transloading, warehousing, local and long-haul transportation and Customs exam services.

Clearwood Business Park plans three buildings (5,800 – 6,600 SF) on FM 2351 in **Friendswood** for build-to-suit or lease, retail or office use.

Three new 15,000 SF industrial buildings are in the works on Leesa Lane in **Pasadena's** light industrial area at Red Bluff Road / Genoa Red Bluff Road. Two of the three are already leased.

New industrial spec building in **Bayport North** Industrial Park: Construction is underway for a new manufacturing/distribution facility -- 365,727 SF at 4300 Malone Drive in La Porte's ETJ. The building features cross dock, 180' truck courts, dock high loading, and 30' clear height. It's divisible to 45,715 SF.

A new spec industrial building is ready for lease at Fairmont Industrial Center, 11804 Fairmont Parkway in **La Porte**. It's 22,500 SF, crane-ready, 28' clear height.

Brazilian plastics giant Braskem SA broke ground on a \$34 million Ultra High Molecular Weight Polyethylene (UHMWPE) plant at its site in **La Porte**. Completion is expected in the first half of 2016. The company currently only makes UHMWPE in Brazil under the UTEC brand name. UTEC is eight times lighter than steel and lasts ten times longer than high density polyethylene. The product is used in various industries: construction, agriculture, automotive, textile, pulp and paper, food and beverage, coal and mining, high performance fibers, battery separators and waste water treatment.

ACT Independent Turbo Services, Inc. will invest \$6+ million to consolidate and relocate to **La Porte**. The company employs 80 and will occupy 15,000 SF of office space and 33,000 SF of industrial space on P Street, east of Sens Road. The city provided an economic development grant to assist in the company's relocation. ACT Independent Turbo Services specializes in industrial gas turbine overhaul and repair.

LyondellBasell announced plans to more than double current tri-ethylene glycol (TEG) at its **Pasadena** plant location in **Bayport**. Production will increase by 50 million pounds per year; TEG is used to dehydrate natural gas and as an additive in hydraulic and brake fluids, among other uses.

Magnolia Court Business Park has started construction; several new leases are already in place ranging from 7,500 SF to 35,000 SF. The developer, Wycoff Development & Construction, LLC, will occupy 10,000 SF. Three 10,000 SF buildings will be constructed as office condominiums for users needing 2,500+ SF. There's also vacant land available. The location is on Magnolia Avenue near Kobayashi Road in **Webster**.

You're invited to go with us! BAHEP's Citizens for Space Exploration's 24th annual trip to Washington, D.C., in support of NASA and a healthy Human Space Exploration Program for our country is scheduled for May 19-22. This group of more than 100 travelers will meet with over 350 congressional offices while in Washington to educate them on the importance of space exploration. We need your voice! If you've never made the trip before, this is the year you should plan to join the group in support of NASA. Contact CA@bayareahouston.com or 832-536-3243 for more details.

#### **Recent lease transactions ....**

- Dunavant Transportation expanded at Bay Area Business Park in **Pasadena**. The company now leases a total of 360,360 SF.
- 61,700 SF – AmSpec leased space at Carson Commerce Center in **Pasadena**, corner of SH 225 and Beltway 8. The global company provides inspection services and a wide range of analyses on a multitude of products including petroleum, petrochemical, LPG/LNG, biofuel, and agricultural commodities. This site will serve as a technical center for the organization.
- 50,758 SF – Pacific Shore Stones leased space at Carson Commerce Center in **Pasadena**.
- 44,800 SF – Klevenberg USA subleased space at East Belt Business Park in **Pasadena**. The Netherlands-based company deals in ship supplies, spare parts, warehousing, and logistics.
- 4,500 SF - Lockheed Martin leased at 926 Gemini in **Webster's** Gemini Park.
- 4,043 ST – Lawyers Charter Title leased at 3033 Marina Bay Drive in **League City's** Two Harbour Square.

- 2,000 SF - IPC USA, an independent wholesale distributor offering gasoline, diesel, jet fuel, LNG, and other refined petroleum products throughout the United States, leased space at **Houston's** Baybrook Office Park, 1560 W. Bay Area Blvd.

#### **Other real estate transactions ...**

- A 48,000 SF medical office building located at Beltway 8 and Crenshaw Road in **Pasadena** was purchased. The building is connected to CHI St. Luke's Patients Hospital and is 73% occupied.
- BIC Alliance will occupy a new 7,000 SF office/warehouse building on Columbia Memorial Parkway in **League City**.
- Land purchase - 6.5 acres of industrial land in the 2900 block of Pasadena Blvd. in **Pasadena**.
- Three area office buildings recently sold: 37,740 SF Zeta building at 1020 Bay Area Blvd., 24,900 SF Royal Crest townhome offices at 16815 Royal Crest; 49,756 SF building at 12727 Featherwood Drive.
- A Houston-based investor purchased a 5,000 SF facility at 1851 W. Main in **League City**.
- American Janitorial Services, Ltd. purchased land for a 6,000 SF office/warehouse in **League City** at the corner of Beaumont and Dickinson Avenue.

#### **Coming Soon**

**Webster** - Webster Rehabilitation Hospital is scheduled to open in April 2015, SH 3 at Medical Center Blvd.

## **Retail / Hospitality Development**

Holy Pork Chop! Perry's Steakhouse & Grille has a 10,000 SF restaurant under construction at **Baybrook Mall's** big expansion project. With seating for 400 guests, the design includes expansive views from every angle of the main dining room offering a peek of the chef's area and Bar 79 through the towering wine wall. The restaurant's location at 487 Bay Area Blvd. will continue to serve its guests until the new location opens in November 2015.

New hotels coming to **Pasadena**: Marriott Residence Inn, 104 all-suite rooms, is under construction on Beltway 8 and Crenshaw Road; Hilton Home2 Suites is underway at 5150 E. Sam Houston Pkwy. S (Beltway 8); Holiday Inn Express is coming up at 5450 Vista Road near Beltway 8.

It's not yet under construction, but several leases have already been executed, a dozen more are pending, and another 20 prospective tenants are in negotiations at **Houston's** new Clear Lake Marketplace to be anchored by H.E.B. on Clear Lake City Boulevard at El Dorado Boulevard.

Walmart plans a 40,000 SF Neighborhood Market at the corner of FM 518 and Landing Boulevard on **League City's** west side. Plans are to break ground soon.

Kroger plans to build a 123,000 SF grocery store on **League City** Parkway and Hobbs Road. Construction will begin next year on the Marketplace at Ninety-Six, a 36-acre retail development. Read more: [http://www.galvnews.com/business/buzz/article\\_4531c04c-ad02-11e4-abb0-57e9e7f74850.html?\\_dc=188682495616.3764](http://www.galvnews.com/business/buzz/article_4531c04c-ad02-11e4-abb0-57e9e7f74850.html?_dc=188682495616.3764)

#### **Things you might want to know ...**

- Nordstrom Rack opened at **Baybrook** Square, southwest corner of Bay Area Blvd. and the Gulf Freeway. 75 new jobs!
- A mixed-use development is being proposed in **La Porte** on the northeast corner of SH 146 at Wharton Weems Blvd. Up to 90 acres are available for the La Porte Town Center; tenants could include retail, restaurants, entertainment, office buildings, a full-service hotel, and a multi-family project.
- Krispy Kreme picked a spot for a new store in **Pasadena** - 1.6 acres on Spencer Highway between Burke Rd. and Watters Rd. Construction timeline has not been announced.
- An event center is in the works that will be coming to a portion of the 17 acres owned by **Dickinson** Economic Development Corporation on the southwest corner of I-45 and FM 517. More details coming soon!
- TopGolf is expected to be completed late summer or early fall in **Webster**. Construction has begun along the Gulf Freeway in front of Academy. More than 450,000 visitors are expected there annually.
- A new commercial and retail project is proposed on 18 acres -- FM 528 at San Joaquin Parkway. The site plan for the Fountains of **Friendswood** shows seven lots available for development.

- Look for a new upscale restaurant coming to **Dickinson** later this year .... Details soon!
- Hidden Treasures is expanding by 5,000 SF at Village Real Shopping Center, 925 E. NASA Parkway in **Webster**.
- Land next to Jimmy Changa's in **League City** is under construction for a dental office. The remaining space is available for a restaurant.
- Water's Edge, an event center on Clear Lake, is under construction in **Seabrook** on NASA Parkway.
- A 3,200 SF retail space is currently under construction at the corner of St. Goar and 44th Street adjacent to **Dickinson** City Hall. The property owner is looking to fill the space with one or more tenants.
- Bar Bazzar will open on the corner of W. Bay Area Blvd. at W. Texas Avenue in **Webster**. The building, formerly a Pollo Campero, will be renovated as a coffee/chocolate/wine and pastry bar. All the right ingredients!

#### **Recent real estate deals ...**

- Baybrook Gateway in **Webster** was purchased by Weingarten Realty. The property is 236,854 SF, built in 1995. Tenants include Ashley Furniture, Michaels, World Market, Aaron Brothers and Barnes & Noble.
- Subaru of Clear Lake opened on 8.9 acres it purchased at 15121 Gulf Freeway.
- Lodgic Hospitality opened a 7,000 SF office at 601 W. Texas Avenue in **Webster**.
- Microtel at 1620 NASA Parkway in **Nassau Bay** was purchased by Qankta Hospitality.
- Houston Party Playland leased 13,988 SF at Bayway Plaza Shopping Center, 1121 W. NASA Parkway in **Webster**.
- A developer who recently acquired 3.5 acres near the southeast corner of FM 517 and FM 646 in **Dickinson** is looking to develop the tract for professional office space and/or a select service hotel.
- A new retail building was constructed next to Bonefish Grill at **Baybrook Passage**. Noodles, Mattress Firm, Nightlight Pediatrics and Good Feet have leased space; approximately 4,500 SF remains.

For a bird's eye view of what's going on in Bay Area Houston, check out **HOT PROJECTS** on our website: [http://www.bayareahouston.com/Assets/documents/real\\_estate/hot\\_projects\\_march\\_31\\_2015\\_rfs.pdf](http://www.bayareahouston.com/Assets/documents/real_estate/hot_projects_march_31_2015_rfs.pdf)

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

- 6<sup>th</sup> Annual Red, White & Bayou Crawfish Texas Music Festival in **Dickinson**, May 16<sup>th</sup>, 11am to 11 pm at Hwy 3 and FM 517. Kevin Fowler headlines the event. <http://www.redwhiteandbayou.com/>
- Keels and Wheels 20<sup>th</sup> annual Concours d'Elegance, May 2-3, at Lakewood Yacht Club in **Seabrook**. [www.keels-wheels.com](http://www.keels-wheels.com)
- **Pasadena** Strawberry Festival, May 15 – 17 at the fairgrounds, 7902 Fairmont Parkway. [www.strawberryfest.org](http://www.strawberryfest.org)
- 'Sunday in Nature' – Visit **Pasadena's** Armand Bayou Nature Center on the 1<sup>st</sup> and 3<sup>rd</sup> Sundays, FREE admission courtesy of Dow Chemical Company. [www.abnc.org](http://www.abnc.org)
- San Jacinto Day Festival and Battle Reenactment, April 18, 10 am – 6 pm on the grounds surrounding the San Jacinto Monument in **La Porte**. FREE. [www.sanjacinto-museum.org](http://www.sanjacinto-museum.org)
- "Amazing Universe: The Science of Ripley's Believe It or Not" exhibit is open at Space Center **Houston** through April 26. <http://spacecenter.org/attractions/space-center-plaza/ripley/> Upcoming exhibits – "Space: A Journey to Our Future" May 23-Sept. 7, 2015, and "Be the Astronaut" Oct. 3, 2015-Jan. 3, 2016.

Did you know that Space Center Houston recently celebrated its 17 millionth visitor since opening in October 1992? Yearly, more than 800,000 visitors come from all over the world to see the largest collection of space artifacts in the southwestern U.S. The next **BIG** event is the shuttle replica *Independence* exhibit slated to open later this year.

#### **Coming Soon**

**League City** - University Federal Credit Union (4,800 SF) at 2500 S. Gulf Freeway; Pollo Tropical at League City Towne Center (SEC of Gulf Frwy & FM 646); John Eagle Honda on 16.3 acres at 2205 Gulf Freeway South; First Choice Emergency Room at Victory Lakes Town Center; Raising Cane restaurant at 2586 E. League City Parkway  
**Pasadena** - La Poz (French Bistro & Bakery) will open at 4822 NASA Parkway at Kirby.  
**Seabrook** - Iguanas Ranas Cantina will open May 5 at 2900 NASA Parkway.

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

**League City** – Luigi's Pizza and Pasta at 210 SH 3; Simply Fresh at 1013 E. Main Street

**Seabrook** – Dimensions Comics, Music and More on Hialeah Drive

**Friendswood** – Amici Ristorante Italiano at 709 W. Parkwood Ave.; Habaneros Tex-Mex Kitchen at 5105 FM 2351

**Pasadena** – Olive Tree Mediterranean Grill at 4010 Fairmont Parkway

**Webster** – Habitat for Humanity's ReStore at 1101 W. NASA Parkway; La Familia Mexican Restaurant at the Clear Lake Center. LA Crawfish (restaurant) opened at Baybrook Gateway.

Did you know that \$207 million was spent on dining out in 2013 in League City, Clear Lake Shores and Kemah and that those cities are home to 230 restaurants? Read about it:  
<http://www.lcconnection.com/2015/01/207m-spent-dining-2013-alone/>

**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**

The Reserve at Clear Lake City has started construction; the entrance is **Houston's** Clear Lake City Boulevard and El Dorado Boulevard. Pre-selling has begun with builders Trendmaker Homes and Village Builders. Prices range from \$300's to \$1 million. Neighborhood amenities include hiking and biking trails, a splash pad and pool, tennis courts and playgrounds.

A 13.5-acre mixed-use, PUD (planned unit development) is proposed at 601 N. **Friendswood** Dr. Phase One is a 108-unit Class A+, age-restricted multi-family project for residents 55 and over. Phases two and three are twin multi-use commercial buildings, 11,250 SF each.

Chesapeake Bay, a luxury senior's community complex, is proposed for **Seabrook** on Repsdorph Road. The project is comprised of 259 townhome / bungalow-style units.

Updates:

- **League City** projects currently under construction – Veranda South Shore on Enterprise Blvd. and Watermark at Walker Commons multi-family project on Walker Street.
- **Friendswood's** West Ranch subdivision is approximately two-thirds built-out. Friendswood Development Company is marketing the 14.5-acre commercial tract along FM 518 at West Blvd.

## **Infrastructure News and Everything Else!**

Following the signing of the Joint Statement of cooperation between Texas A&M University at Galveston and Rice University's SSPEED Center, momentum continues to build for comprehensive storm surge protection. The voice of industry is weighing in as the East Harris County Manufacturers Association (ECHMA) has announced its support for a coastal barrier system. Please read about it here:  
<http://www.quidrynews.com/story.aspx?id=1000068537>

**Houston's** Hobby Airport is wrapping up a big \$156 million project, the new international terminal, scheduled to open in October. Five gates will open initially, and there's room for 7 more gates.

Did you know the new Hobby Airport terminal will be capable of processing 800 passengers per hour? The economic impact of the international terminal will be \$1.6 billion, and more than 10,000 jobs are expected to be created in the Houston area from this project. Read more here: <http://www.fly2houston.com/0/3921397/0/83280/>

Update on the Houston Spaceport: By this summer, the City of **Houston** hopes to obtain a spaceport license from the FAA for **Ellington Airport** to become the 10th commercial spaceport in the U.S. No rockets will launch from this spaceport – instead, the commercial space industry will be using a variety of spacecraft and space planes that take off horizontally like a typical jet airplane. No rockets! Talks are progressing with

other related aerospace industries about setting up shop at Ellington ... for example, a company that manufactures drones.

Sierra Nevada Corporation recently announced an agreement with the Houston Airport System to study the feasibility of using the Houston Spaceport as a primary landing site for its Dream Chaser spacecraft. The Dream Chaser could be used to deliver cargo to the space station or for other low-Earth orbit payloads. In turn, for those biomedical, pharmaceutical, cellular and genetic research payloads, landing at **Ellington** is a plus, because it's close to both NASA **Johnson Space Center** as well as the Texas Medical Center where some research programs for the space station are being led. Read more:

<http://www.chron.com/news/houston-texas/article/Officials-hope-to-land-space-port-license-for-6155463.php> and <http://www.guidrynews.com/story.aspx?id=1000068448>

### ***Things you might want to know ...***

The Galveston rail trolley is coming back on track! Plans include restoration of almost seven miles of track and four diesel-powered trolley cars. Full service is estimated for summer 2017.

### ***City news ...***

- BAHEP welcomes its newest municipality ... **City of Morgan's Point**
- **Dickinson** – City staff is working with several site selectors to locate national retailers in Dickinson. More details coming soon!

The southwest corner of Highway 3 and Deats Road was recently purchased. City staff is working with the new owner on a development plan for the property.

- **Friendswood** – A new interactive tool has been launched on the city website that makes finding commercial properties in Friendswood fast and easy. It's a one-stop shop for searches, custom demographic radius reports and maps – [www.friendswoodzoomprospector.com](http://www.friendswoodzoomprospector.com)

City Council approved an economic incentive grant for the construction of a new two-story, 9,318 SF commercial building to be located at 3800 E. FM 528 and Townes Road. Since 2008, Friendswood has awarded \$140,000 to businesses through the Chapter 380 Municipal Grant Program which, in turn, created \$12.5 million in new taxable value.

Neighborhood Scout has again named Friendswood as one of the Top 100 Safest Cities in the U.S., ranked at number 72. It's the only Houston-area city in the top 100.

- **League City** – The City was named as one of the Best Small Cities for Families, one of only three in the Houston area, by NerdWallet. League City ranked No. 25. Read about it here: <http://www.nerdwallet.com/blog/cities/economics/best-small-cities-for-families/>

A new pool is under construction at League City's Hometown Heroes Park, 2105 Dickinson Avenue. It should be open Memorial Day weekend. It's a \$2.9 million, Z-shaped lap pool with two 25-meter-long sections and a 50-meter section, each with eight lanes.

*Did you know that more than 12,000 people have moved into League City since the 2010 Census?  
Officials estimate the population is now more than 96,000 residents.*

- **Kemah** – The Kemah Intermodal Transit Terminal and Garage will be built to accommodate parking for 500 vehicles at 6<sup>th</sup> Street and Bradford. City Hall, approximately 7,500 SF, will be located adjacent to the new building.
- **Houston** – Thank you to Councilmember Dave Martin who received approval to use his council service budget funds to landscape the entrance on the Clear Lake City Boulevard medians between the Gulf Freeway and SH 3. The plan is for 100 trees (15 gal/each) to be planted in the near future.
- **Seabrook** – Thanks to funding from a Texas Parks and Wildlife grant, an additional one mile of trail has opened that connects Wildlife Park to Friendship Park.
- **Pasadena** – At the recent 'State of the City' address, the Mayor noted that, as of this February,

industrial projects valued at more than \$1 billion are coming to Pasadena in 2015.

Did you know that the Nestle Waters North America plant in Pasadena bottles 72,000 bottles of water an hour? It could be the fastest processing line in the U.S.!

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

**Clear Creek ISD** plans a second agricultural facility on Colombia Memorial Parkway at Delasandri Lane. Over the last five years, the district's agricultural science program grew from 870 students in 2010 to 1,518 students in 2014. Completion is expected by August 2015.

An elementary and middle school are under construction in the **Dickinson ISD** on FM 517 between Calder Road and Cemetery Road. Planned as an education village, the schools will occupy a single campus and share some features to help cut costs. Read here about the new technology planned for the campus: <http://www.lconnection.com/2014/12/disd-schools-designed-wish-list-mind/>

**University of Houston-Clear Lake's** School of Education has again achieved national accreditation, marking its 32<sup>nd</sup> continuous year as such. Continuing to meet rigorous standards while providing the highest quality education in preparing future teachers, UH-Clear Lake is one of only 15 accredited teacher preparation programs in Texas.

**Texas Chiropractic College** is updating its campus in Pasadena to include four updated classrooms, a two-story exercise facility and renovated student lounge and cafeteria.

#### **Road news ...**

**Big Stuff** - There are currently two separate TxDOT projects to widen I-45 underway in the region. The first, a \$77.5 million project stretching from Nyack Drive to FM 2351, began in June of 2011 and is currently 66% complete. The demolition and reconstruction of the FM 1959 (Dixie Farm Rd. overpass) is finished. Completion for the project is expected summer 2016.

The second widening project starts at FM 2351 and ends just south of Medical Center Drive. This \$93 million project is 39% complete and should be finished in summer 2017. The bridges at Bay Area Boulevard and El Dorado Boulevard will be demolished and reconstructed like the FM 1959 overpass. The El Dorado overpass on I-45 is scheduled to be closed for several months starting May 2015. Prep work for the Bay Area bridge closure will begin this fall; the actual closure is slated for April 2016 until June 2016.

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 Lukee at 832.536.3255 or [Harriet@bayareahouston.com](mailto:Harriet@bayareahouston.com).

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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](mailto:info@bayareahouston.com)

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