



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, 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

Medistar Corporation bought 177 acres along the Gulf Freeway in **Webster** from ExxonMobil Corporation to build a mixed-use development. The plan for the property includes a new hotel and conference center, retail, office, amphitheater, and entertainment. The development will be south of the Academy Sports+Outdoors and TopGolf, which opens in October.

In **Friendswood**, a two-story, 10,050 SF office building is under construction at 211 W. Edgewood Drive. The \$1.95 million building will be occupied by a financial company and its 12 employees. An economic incentive grant of \$20,000 was approved by the City for this new construction project. Another new project, also under construction, is a 14,000 SF professional office building at 215 W. Edgewood. The physician owner will occupy 4,000 SF and lease the remaining 10,000 SF. Both buildings will have a modern design.

Plans are to start construction on a 3.7-acre tract along the **League City** Parkway at Tuscan Lakes Blvd. Specs show a 29,000 SF, class A professional office and retail building with covered parking. The developer is the owner of RE/MAX Space Center which will be a co-anchor tenant. Plans are to open before the end of the second quarter of 2016.

A development is proposed in **Friendswood** at 3801 FM 528, near Bay Area Blvd. Possibilities include retail and hospitality development, office buildings, medical/professional offices, and/or a movie theater. A 70,000 SF church will occupy the western end of the 130+ acre property. The property owners are seeking a commercial developer.

Healthcare news ...

MD Anderson Cancer Center - Bay Area is looking to build and relocate to a new and larger cancer treatment center in **Galveston County**. No word yet on the location. We'll keep you posted.

Construction is near completion at UTMB Health **League City** Campus. The expansion of services includes a hospital with 11 labor delivery recovery postpartum rooms and 10 medical/surgery rooms with plans to grow to 37 rooms. The Emergency Department will have a full diagnostics lab and CT/MRI capabilities. The site is located on the Gulf Freeway between the League City Parkway and FM 646.

At **Houston's** Clearpoint Crossing, Casa Solace Memory Care purchased six acres on Space Center Blvd. to

build a new facility. Planned are 48 units. Next to this property, another medical user is negotiating on seven to 15 acres to build a facility.

Medistar Corporation announced plans to develop an integrated senior care facility in Bay Area Houston. The location for the assisted living, memory care and skilled nursing facility has not yet been announced; construction will begin later this year.

Webster Nursing and Rehabilitation plans to open a 71,889 SF facility at 905 West Medical Center Blvd. in **Webster**.

Maplewood Village plans a facility for independent living to be located at 550 Hobbs Road in **League City**.

Construction is complete at **Webster's** Bay Area Rehabilitation Hospital, corner of E. Medical Center Boulevard and SH 3. The 53,514 SF, 45-bed rehabilitation facility was developed by Medistar and Cobalt Medical Development; it recently sold to Carter Validus Mission Critical REIT II, Inc.

Work continues on a 13,000 SF medical-use building on Crenshaw Road in **Pasadena**, on the west side of the Academy store.

Industrial news ...

A 15,000 SF tilt-wall, 10-ton crane-ready building is underway at **Bayport North** Industrial Park. The Welcome Group plans 1,500 SF of office plus 13,500 SF of warehouse. Completion is expected in January 2016.

A 15,000 SF tilt-wall building, 28' clear height, will be for lease at Magnolia Court Business Park in Webster; construction starts soon. For users needing 2,500+ SF, a 10,000 SF building will be constructed for office condominiums. Leases to-date are: Total Flooring, 12,000 SF, for a showroom and warehouse, 7,500 SF to Southern Draw Brewery, 30,000 SF to ARI-Armaturen, a German valve company and 10,000 SF for Wycoff Construction Company.

Magellan Midstream Partners and LBC Tank Terminals have partnered to build a \$95 million crude oil storage and pipeline infrastructure in **Bayport** next to LBC's existing terminal. The joint venture called Seabrook Logistics LLC will accommodate more than 700,000 barrels of crude oil.

Vista Commerce Center has broken ground on Vista Road in **Pasadena**. Plans are three spec buildings on the six-acre site ranging in size from 5,300 SF to 6,300 SF with office built-to-suit. This site will accommodate buildings up to 20,000 SF. It will be online later this year.

Pasadena Point Industrial Park plans to deliver two buildings by year's end. Specs: 19,000 SF and 22,000 SF, metal construction/stone façade, 20-ton crane ready, 27' eave height, grade level doors, dock-high loading, BTS office, outside storage. Location is on **Pasadena** Blvd. near Preston Avenue.

Preston Business Park will break ground soon and be available January 2016. The location is 218 N. Preston Avenue at SH 225 in **Pasadena**. Plans are for four buildings, each approximately 20,700 SF with paved and stabilized outside storage, crane-ready, ESRF fire sprinkler, and tilt-wall construction.

An 11,920 SF office/warehouse and 6.5-acre pipe yard is under construction on Beamer Road in **Friendswood** for Morrison Supply. Coastal Bend Property Investment, LP plans delivery of the build-to-suit in the fourth quarter of 2015. Adjacent to this development are 114 acres at the corner of Beamer and FM 2351; many options are being considered but no formal plan has been developed.

Houston Area Safety Council opened the second phase of its campus on Center Street at Spencer Highway in **Pasadena**. One building is a 27,000-SF workforce development center with high bay workspace, overhead cranes and a welding room. Two additional buildings were also completed -- one is for retail space and the other is a 17,000-SF occupational health center. Also, HASC is building out, for short-term leases, executive office and meeting rooms at the 7730 Spencer Hwy. building. Early next year, work could begin on one or two more facilities totaling 30,000 SF. More than 300,000 workers are trained annually at HASC.

Recent lease transactions

- 113,000 SF – Gulf Intermodal Services leased an office/warehouse at 359 Pike Court in **La Porte**.

- 41,600 SF – Safelite Auto Glass leased at Energy Commerce Business Park, Beltway 8 in **Pasadena**. Of the two buildings in Phase I, 87,880 SF, is complete; the other, 199,680 SF, will be shell complete in 3 weeks. Phase II is planned to be identical to these buildings.
- 33,000 SF – ChemPak leased at 5504 and 5508 Genoa Red Bluff Rd. in **Pasadena**. The property is on five acres.
- 30,000 SF – WLSC Incopro leased at 1605 Genoa Red Bluff Road in **Pasadena**. The company's business is moving freight via land, sea or air plus cargo packaging.
- 22,154 SF – Lyondell Chemical Co. leased space at 16055 Space Center Blvd. in **Houston**. Pipelines will be controlled from this high-tech facility. *BAHEP member Colliers International represented the building owner / Ace Schlameus, Liz LeDoux & Jenny Seckinger.*
- 16,250 SF – Intertek Asset Integrity Management leased at 101 Old Underwood in **La Porte**. *Colliers International – Gary Mabray represented the tenant.*
- 15,000 SF – Hi-Tech leased at 8060 Leesa Lane in **Pasadena**.
- 15,000 SF -- TorcSill Foundation LLC leased at 8050 Leesa Lane in **Pasadena**.
- 15,000 SF – Aegis Valves leased at 4200 New West Drive in **Bayport North** Industrial Park.
- 15,000 SF – IDEX Corporation leased at **Bayport North** Industrial Park.
- 11,707 SF – CitareTx Management, LLC leased space at 1120 NASA Pkwy in **Nassau Bay**. The company is in the business of venture development, investment and start-up management and focuses on bringing new therapeutic medical devices to the market for the treatment of various debilitating conditions.
- 6,000 SF -- GDS Corp. leased at Brittany Business Park in **League City** for its new corporate office. The company's business is gas and flame detection systems for oil and gas, chemical processing, offshore, semiconductor and water / waste water industries.
- 5,366 SF -- Mustang Caterpillar leased at Brittany Business Park in **League City** to house its new sales, service and rental center.
- 4,853 SF -- Prognost Systems, Inc. relocated from Bay Area Blvd. and leased at 1018 Hercules in **Webster**. It is a German-owned company that develops customized software for monitoring rotating equipment and compressor diagnostics for the oil and gas industry. Customers include DuPont, Lyondell, and Exxon, to name a few. This office is the headquarters for the United States and Canada operations.
- 3,416 SF – South Land Title leased space at 6021 Fairmont Parkway in **Pasadena**.
- 3,350 SF – Occupational Safety Councils of America leased at 7730 Spencer Hwy. in **Pasadena**.
- 1,879 SF – The Biophysical Corp. leased at **Webster's** Bay Plaza, 711 W. Bay Area Blvd. *BAHEP member Colliers International represented the tenant.*

Other real estate transactions ...

- Rupendra Radia purchased a 5,000 SF building on two acres at the corner of Gemini St. and Buccaneer Lane. Spectrum Uniforms and its 30 employees will relocate their Houston office to this new corporate location.
- Elliott Electric purchased land for a 15,000 SF building at Brittany Business Park in **League City**.
- Adler Property Co. purchased 15.3 acres in **League City** on the Gulf Freeway and Calder Road.
- In **Bayport North** Industrial Park, a 20-acre land tract was sold to a new owner.
- Recent purchase -- 5,000 SF truck terminal with a 6.5 acre yard at 6110 Red Bluff Road in **Pasadena**.

Coming Soon

Pasadena - Urgent Clinics Medical Care at 5579 Fairmont Parkway; PhysiciansER on BW 8 near Crenshaw

Houston - Texas Children's Hospital is expanding its 11,000 SF Clear Lake health center by 3,600 SF at 940 Clear Lake City Blvd.

Friendswood - Serenity Gardens assisted living at 118 W. Willowick

Now Open

Friendswood - Memorial Hermann Urgent Care at 1505 E. Winding Way Dr.

Dickinson - First Choice emergency room at 1535 W. FM 646

Retail / Hospitality Development

Baybrook Mall construction update! It's a frenzy of activity over there ... that's because the new stores and restaurants plan to open mid-November in the first expansion area where eight buildings are currently under

construction. Perry's Steakhouse & Grille is under construction as well as Dave & Busters and Star Cinema Grill, as reported by the *Houston Business Journal*.

Our super-sleuthing team has uncovered a few more! Websites for Maggiano's, The Rouxpour and Kendra Scott all show new locations at Baybrook Mall. Grimaldi's Pizzeria reportedly has a site planned there, too.

Work is also underway for the second part of the expansion -- a 270,000 SF power center. No word yet on who the tenants will be.

Galveston County Daily News reports that 'those in the know' say Pappadeaux Seafood Kitchen may build in **Webster** near TopGolf. We shall see.

After a devastating fire a few months ago, Hampton Inn on NASA Parkway in **Seabrook** has decided to rebuild at that location.

The Market at Crenshaw, a 168,924 SF development on more than 23 acres, is well underway along Beltway 8 between Crenshaw Road and Fairmont Parkway in **Pasadena**. More than 90% of the 108,924 SF in phase one is leased with these tenants: Burlington – 55,000 SF, Party City – 18,000 SF, Tuesday Morning – 12,000 SF, Mattress One – 4,000 SF, Xfinity by Comcast – 4,000 SF and MOD Pizza – 2,700 SF. Completion is expected in the third quarter this year. Phase two, an additional 60,000 SF, will kick off construction soon and should be completed in the second quarter of 2016.

NOAH's event venue broke ground on its newest facility, 8,700 SF, in **Dickinson's** Cedar Oaks development along the Gulf Freeway, just south of FM 517. NOAH's features electric stages that rise from the hardwood floor and have moveable ceilings that can be lowered and raised for ease in decorating, much the same as the other two in the greater Houston area. Construction is expected to be complete by year's end.

Cedar Oaks is a 17-acre development bordered by Dickinson Bayou; the next step is to secure a full or select-service hotel and unique restaurant brand to compliment NOAH's.

Developers of **League City's** Pinnacle Park plan to break ground this summer on 15,000 SF of commercial /retail space on a pad site in front of Cabela's. Tenants will include restaurant concepts new to the area. Both Cabela's and the retail center will open next spring along the Gulf Freeway between the Big League Dreams ball park and FM 646. The second phase for Pinnacle Park includes a 35-acre mixed use development. There has been a great deal of interest in this site; leasing is underway.

Familiar to many in the area ... Bubba's Shrimp Palace will open a second location in three to six weeks at 325 Gulf Freeway North in **League City**. This location was formerly Sudie's Seafood. Bubba's Shrimp Palace will continue to operate the original restaurant in San Leon.

Pipeline Grill Restaurant is in the midst of a \$1.2 million renovation of a 9,000 SF former restaurant site at 10003 Spencer Highway in **La Porte**.

Bay Colony Crossing, phase 3, will break ground soon -- 19,232 SF for retail and commercial tenants. The location is in **Dickinson** along FM 517 between FM 646 and Hansen Dr.

Clear Lake Shores food truck park is open and operating every weekend, Friday through Sunday. The location is 1002 Marina Bay Drive.

Recent real estate deals ...

- Exclusive Furniture purchased 3.3 acres just south of **Webster's** Clear Lake Center to build a furniture showroom. *BAHEP member, Joshua Sebesta / United Equities represented the buyer.*
- Bergamos will build a 14,000 SF two-story expansion at 313 E. Edgewood in **Friendswood**.
- Land has been purchased in **La Porte** on the corner of Sens Road and Spencer Highway for a new El Toro Mexican Restaurant.
- First phase is 100% leased at the southwest corner of the **League City** Parkway and South Shore Blvd. -- Texas Bay Area Credit Union, Nails of America, Pacific Dental and Mattress One.
- Clear Lake Court, a 12,000 SF retail property on NASA Parkway, was purchased by an undisclosed buyer.

- The Centre at South Shore Harbour, a 28,150 SF **League City** retail property, recently changed hands.
- Laurel Bay Center, 22,286 SF at 2660 Marina Bay Drive in **League City**, recently sold.
- Property at 959 Bay Area Blvd, a 20,125 SF retail center, recently sold. BAHEP member Colliers International represented the seller.
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For a bird's eye view of what's going on in Bay Area Houston, check out **HOT PROJECTS** on our website: [HOT PROJECTS](#)

Just for fun ...

- San Jacinto Museum of History in **La Porte** is hosting a special exhibition, "A Destined Conflict: The U.S.-Mexican War." The exhibition features prints, photographs, art, artifacts and newspapers relating to the 1846-1848 war. www.sanjacinto-museum.org
- Space: A Journey to our Future is open through September 7th at **Space Center Houston**. Explore the universe in one of the largest exhibitions on space travel and exploration to tour the country. Meet today's explorers who seek to understand more about our planet and how to protect it and are on the forefront of the search for answers to questions about the beginning of our universe and what life may exist beyond Earth. Activities include: touch an actual rock from Mars, the red planet, envision and design an outpost on Mars, explore the future as you walk through a full-size space habitat and work pod, train like an astronaut, take a spin on a centrifuge that you power like a bicycle, and get an up-close look at a wide range of artifacts from the space program.

Coming Soon

Kemah - Art of Coffee at 609 Bradford

League City - Red Oak Café and Mr. Sombrero at Westover Plaza, 6011 West Main St.; Jersey Mike's Subs at 245 Marina Bay Drive; Wendy's at League City Pkwy. & South Shore Blvd.

Houston - Baybrook Passage: Snap Kitchen, Good Feet Store, Pie Five Pizza Co., NightLight Pediatric Urgent Care. Clear Lake Marketplace - Clear Lake City Blvd. at El Dorado Blvd.: H-E-B, Ritter's Frozen Custard and Hamburgers, and Smoothie King. Dunkin' Donuts on Bay Area Blvd. at Reseda

Seabrook - Waters Edge (waterfront, indoor/outdoor event venue) opens in August at 3901 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

La Porte - The Lunch Box at 9709 Spencer Highway

League City - Raising Cane's Chicken Fingers at 2320 E. League City Parkway;

Houston - Noodles & Company at Baybrook Passage

Friendswood - Amici Ristorante Italiano at 709 West Parkwood;

Webster - Barbazzar at 702 W. Bay Area Blvd.(coffee, food, desserts)

Dickinson - Paradise Grill at 5828 FM 517 East

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

Residential project moving along -- The development planning process has begun for the property formerly known as Arcadia Station. The 350-acre tract is along FM 517 adjacent to Cemetery Road on the west side of the Gulf Freeway. The next step is to produce an updated land plan. The land is in both **Dickinson** and **Santa Fe**.

In Seabrook ...

- Ashley Oaks, 16 single-family lots, is planned in **Seabrook** on N. Meyer Street. Homes in the range

of 2,500+ SF will be priced from the low \$300's.

- El Mar Village, a townhome development consisting of approximately 18 units, is proposed on two acres of land south of El Mar Lane and west of North Meyer in **Seabrook**.
- Old **Seabrook** Village – 13 single family homes are planned on Williams St. at Cook Ave.
- Old **Seabrook** Village – 112 single family homes are planned on N. Meyer.

San Palmas, a 347-unit upscale multi-family project of Sueba, USA is under construction on 12 acres. The location is in **Houston** on the southeast side of the Gulf Freeway at El Dorado Blvd. at Baybrook Eastfield.

Recent real estate deals ...

- Village by the Bay, a 79-unit apartment complex at 1026 S. 6th in **La Porte**, was purchased by a private investor.
- **Dickinson** Oaks apartments have been purchased by a new owner.

Infrastructure News and Everything Else!

Putting Space in Your Business!

This fall, plan to join FIVE of Houston's World-Leading Industries, ENERGY, COMMUNICATIONS, ADVANCED MANUFACTURING, TRANSPORTATION AND MEDICAL, as they come together during the first ever SPACECOM conference and exposition -- an event to explore down-to-earth, space technology applications in action across and between the energy, communications, advanced manufacturing, transportation and medical industries. The date is November 17-19 at the George R. Brown Convention Center. For more info: www.spacecomexpo.com

Spaceport news...

The Federal Aviation Administration (FAA) has granted the city of Houston a Launch Site License that enables Ellington Airport to establish itself as a launch site for Reusable Launch Vehicles (RLV), making it the 10th commercial spaceport in the United States.

The FAA's formal approval opens the door for plans that could see Ellington Airport become a focal point for aerospace operations, such as the launching of micro satellites, astronaut training, zero gravity experimentation, spacecraft manufacturing and a host of other potential activities.

Featuring more than 600 acres of land readily available for development, Ellington Airport is tailor-made for the requirements associated with an operating licensed Spaceport. Ellington's proximity to NASA's Johnson Space Center and the existing aerospace industry in Houston's Bay Area will also provide opportunities for future partnerships and collaboration.

The Houston Airport System can now move forward in establishing the required infrastructure and support facilities needed to accommodate RLVs - which, like commercial aircraft, execute horizontal rather than vertical launches. Read more here: [Houston Chronicle](#)

Two companies, Sierra Nevada Corporation and Intuitive Machines, are interested in growing at the Spaceport. Sierra Nevada Corp. has signed a letter of intent with the Houston Airport System to build out a partnership that would include a facility to maintain, process and prepare the company's space vehicle, the Dream Chaser. Additionally, winning a commercial cargo contract from NASA would mean a more expanded presence in Houston.

Intuitive Machines is a technology company that's involved in Houston's key industries: oil and gas, aerospace and biomedical. The company envisions a headquarters operation at the spaceport – a mixed-use building to house office, machining and manufacturing. The company is already working on a Terrestrial Return Vehicle capable of returning from space to land at the Spaceport.

Human Spaceflight ...

For the first time in human spaceflight history, NASA has contracted with a commercial company for a human spaceflight mission. Boeing won a contract to build and fly the CST-100 space capsule that will take up to seven passengers to the International Space Station in 2017. Boeing awarded Barrios Technology a contract

to provide services to support the CST-100 spacecraft and the Crew Space Transportation System.

Galveston County news...

- BMW Group broke ground on two buildings totaling 44,000 SF on 20 acres at the Port of Galveston. The \$11 million distribution center will handle about 32,500 vehicles arriving from the factories for distribution to dealerships in Texas, Oklahoma, Louisiana and Arkansas. The center will employ approximately 40 people. Read more here: [Guidry News](#)
- Sea Scout Base Galveston has opened on the west side of I-45 just after you cross over the causeway at 7511 Broadway in Galveston. The five-story building has three floors dedicated to dorm rooms, meeting rooms, and event center as well as an amphitheater and Olympic-style pool. Sea Scouts are dedicated to the spirit of seamanship by teaching the basics of navigation, sailing, rowing and how to operate an ocean-going motor vessel.

Fly like a bird ...

- Southwest Airlines begins service to Costa Rica and Jamaica on November 1st.
- The Houston Airport System is in discussion with several carriers to fly to Cuba from possibly both Bush and Hobby airports.
- Japan-based All Nippon Airway began its newest route from Tokyo to Bush Intercontinental Airport. Asia represents the fastest-growing region for international travel at IAH.
- The Houston Airport System recently opened a self-fueling station at Ellington Airport (EFD) offering aviation gasoline (AvGas 100LL) to tenants and general aviation aircraft. The 'On the Fly' self-fueling station is open 24/7.
- Air New Zealand starts nonstop service from Houston's George Bush Intercontinental Airport to Auckland this December.

Four new Super Post-Panamax cranes arrived at **Barbours Cut Terminal** and will go into operation later this summer. These cranes will accommodate the significantly larger vessels that will be calling on the container terminal after the expansion of the Panama Canal. The Panama Canal project is scheduled for completion in the fourth quarter of 2016.

City news ...

- City of **La Porte** recently launched its new website.
- City of **Seabrook** is updating its existing Master Comprehensive Plan and is asking for input from residents and businesses. www.seabrooktx.gov/your-city

Education news ...

- **San Jacinto College** will build a new campus on 57 acres at Generation Park, a 4,000-acre mixed-use development in northeast Houston. The campus will work with students and companies to develop Houston's next generation high-tech workforce, especially in the subsea and downstream energy industries. The expectation is that there will be a \$400 million tax base at Generation Park within the next two years.
- Design plans were unveiled for **Pasadena ISD's** proposed replacement school, Pomeroy Elementary. The plan was part of a \$175.6 million bond package approved by voters in 2014.
- 2015 World Champions! **Clear Creek ISD's** 60-member Robonauts team competed against more than 18,000 students from around the globe to win the FIRST (For Inspiration and Recognition of Science and Technology) Robotics Competition and were crowned Alliance World Champions! CCISD students and staff worked many late nights with **NASA-Johnson Space Center** mentors to perfect their winning strategy. Congratulations!
- **University of Houston-Clear Lake's** School of Education recently awarded 16 Doctor of Education in Educational Leadership degrees.
- **College of the Mainland** recently graduated 35 students with Associate's degrees in the nursing program. Additionally, 36 are finishing course study and are also expected to graduate this year. COM reported 20 LVN graduates in fall 2014.

Park and Ride news ... Three new buses have been added to the existing fleet of four to carry riders between Galveston Island and the Mainland. Southbound trips depart from the **League City** Park and Ride at 2214 Gulf Freeway South and make five stops on the island. From **Galveston**, the northbound service departs the Island Community Center at 47th and Broadway and stops at Victory Lakes Town Center and UTMB Health League City Campus in League City and the Clear Lake Center in **Webster**. Ridership has increased to more than 110,000 commuters in 2014. Parking is free in designated lots; one way fare is \$3. www.gulfcoastcenter.org

Road news ...

Grand Parkway, proposed segment B route: <http://www.grandpky.com/home/GrandPkyAllSegs.html>

- Route is 8.3 miles in Galveston County (League City) and 1 mile in Brazoria County (Alvin).
- Environmental clearance is expected later this year, then right-of-way acquisition. Construction could start in 2017.
- Estimated construction time is about 24 months.
The 9.3 mile parkway could be built on one contract as 2 lanes to start.
- Ballpark cost estimate is \$10 million / mile or about \$100 Million.
- Funding will come from local sources (city and counties via bonds or other avenues).
- This segment will tie into FM 646 on the East side of I-45 which will be designated as Business SH 99/FM 646.

SH 146 – There are revisions for the \$200 million widening project for SH 146 – TxDOT’s plan would add frontage roads from Red Bluff Road to Repsdorph Road and will add exit ramps from SH 146 near Clear Creek. The highway design will vary from four to eight lanes with frontage roads from Red Bluff Road to NASA Parkway. From NASA Parkway to just south of FM 518, the plan includes a four-lane expressway on the west side of a six-lane boulevard. Construction bids are expected to be let in late 2018.

Houston -- Construction has begun on the Beamer Road project – extending the road one mile south of its current endpoint at Tall Ships Lane to connect with West Bay Area Blvd. by Baybrook Mall. This is a joint project of TxDOT and Harris County. Completion is expected within 12 months at an estimated cost of \$10.3 million.

Houston -- TxDot has closed the El Dorado Blvd. overpass at I-45/Gulf Freeway until late November 2015 for reconstruction of the overpass. The existing overpass will be demolished and a new at-grade intersection will be constructed. Once complete the I-45/Gulf Freeway mainlanes will go over the El Dorado Blvd. intersection replacing the current overpass structure. The El Dorado overpass reconstruction is part of the \$93 million construction project on I-45 from FM 2351 to Medical Center Blvd. The project will also widen the existing six mainlanes to ten and replace the Bay Area Blvd. overpass. The entire project is scheduled for completion the 2nd quarter of 2017. Read more here: [Guidry News](#)

League City – The five-corner realignment project is getting closer to a construction date. An updated plan shows a new road that will be created around a corner gas station connecting northbound FM 518 directly with FM 270.

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.

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