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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

Magellan Midstream Partners LP plans a \$335 million marine terminal on nearly 200 acres in **Pasadena** along the Houston Ship Channel. The terminal will handle gasoline, diesel fuel and renewable fuels. Project plans include storage for one million barrels of refined product and ethanol. Additionally, a marine dock capable of handling Panamax-sized ships and barges will be built. The new terminal is expected to be operational in early 2019. Eventually, the facility could be expanded to include up to 10 million barrels of storage and up to five docks.

Global logistics firm, Dunavant Enterprises, has formed a new division headquartered in **La Porte** that will lease transportation equipment to customers nationwide. The Dunavant Logistics Leasing Group is based at 437 Independence Parkway South. The company recently expanded at the Bay Area Business Park in **Pasadena** to handle more chemical warehousing. <http://www.chron.com/business/article/Dunavant-Enterprises-logistics-firm-forms-8398173.php>

Paris-based Air Liquide SA recently completed a redevelopment of its Bayport Industrial District complex in **La Porte**. The \$230 million project included upgrades to its cogeneration unit to increase production capacity and expanded the capacity of an air separation unit and additional infrastructure. Approximately 250 construction jobs were created for this project; nearly 100 are employed at this facility. Much more to read here: <http://www.bizjournals.com/houston/news/2016/04/27/air-liquide-opens-redeveloped-complex-in-la-porte.html>
<http://www.guidrynews.com/story.aspx?id=1000076740>

The Linde Group plans to spend part of a \$250 million investment in **La Porte** at Linde Electronic and Specialty Gases' new neon production facility. The company plans to market the extra 40 million liters of gas created annually to customers in the semiconductor and laser vision correction fields. The existing plant in **La Porte** is the largest atmospheric gases unit in the U.S. <http://www.bizjournals.com/houston/news/2016/07/06/gas-co-to-pump-250m-investment-into-facilities-in.html>

Industrial buildings under construction—

- Integra Technologies - 17,700 SF at 5812 Genoa Red Bluff in **Pasadena**. The company's business is controlled bolting, field machining, leak detection, pipe isolation, power generation, decommissioning and breakout specialty solutions.
- New spec project -- In **Bayport North** Industrial Park, five buildings totaling 397,775 SF are planned; four are currently under construction. The project consists of two single-tenant and two multi-tenant buildings ranging from 24,250 – 231,983 SF. The developer plans to add a 275,000 SF cross dock facility and other buildings of

various sizes in the park. Addresses are: 10322 New Decade Dr., 10344 New Decade Dr. and 4111 Malone.

- Horiba Instruments Inc. has a 42,800 SF pre-engineered metal building with tilt-wall panels under construction at 5390 Bay Oaks in **Pasadena's** Bay Oaks Business Park. Building design includes a two-story office of 11,500 SF with a scientific lab, a medical lab, a training room and 31,300 SF of warehouse area on ~3.3 acres. The HORIBA Group, an international company founded in Kyoto Japan, provides an extensive array of instruments and systems for applications ranging from automotive R&D, process and environmental monitoring, in-vitro medical diagnostics, semiconductor manufacturing and metrology, to a broad range of scientific R&D and QC measurements.
- Two new office/warehouses are under construction at 3702 and 3710 **Pasadena** Blvd. Each building is 9,000 SF with office space and yard. Both are available for pre-lease; completion expected first quarter of 2017.
- A developer purchased 41.5 acres to develop **Bayport** Industrial Park on the east side of Underwood Road, just south of Fairmont Parkway. Three buildings are planned that will total 738,610 SF: 176,655 SF, 192,200 SF, and one that's rail served -- 369,755 SF; features include 32-ft. clear height, 130-ft. truck court and is fully fenced.
- HydroTex, a pump systems and engineering services firm based in Chicago, purchased 3.3 acres at Fairmont Industrial Center for its new 36,000 SF manufacturing facility. Construction is underway on the building with completion expected by year's end. The location is 11802 Fairmont Parkway in **La Porte**.
- Well underway Completion is expected in the fourth quarter this year for a 415,272 SF cross dock building at 1801 S. 16th Street at Port Crossing Commerce Center in **La Porte**. Specs: 36' clear height, 180' truck courts, 60' speed bays, 4 drive-in ramps, and 96 dock-high doors. It has trailer parking and is in a Foreign Trade Zone. A 165,000 SF rail-served building is in the planning stage.
- IPT La Porte Distribution Center -- Expected for completion by year's end is a 193,586 SF industrial building, cross dock, 32' clear height and fully fenced. The site is 12.6 acres; location is 1401 S. 16th Street in **La Porte**.
- A 40,500 SF facility is being built for Norel Animal Nutrition USA Inc at 5365 Bay Oaks Dr. in Bay Oaks Business Park in **Pasadena**.

Industrial buildings just completed:

Chempak International had two buildings recently completed, 16,500 SF and 16,500 SF, at 5800 and 5804 Genoa Red Bluff in **Pasadena**. The company is in the transportation, warehousing, toll processing and rail services business.

Chesterton recently completed its 32,500 SF facility at 5808 Genoa Red Bluff in **Pasadena**. A.W. Chesterton Company operates in over 110 countries around the world and is recognized as a leading sealing solutions provider for rotating, stationary, and fluid power equipment reliability and efficiency.

Prostar Mfg. has a new 40,000 SF building coming up at 5519 Bay Oaks in the Bay Oaks Business Park in **Pasadena**. This facility's use will be office, warehouse, distribution and manufacturing. Approximately 40 will be employed at this location. Prostar Manufacturing is a code certified custom manufacturer focusing on catering to the oil and gas industry with emphasis on quick turnaround using local men, machines and materials.

Ferguson completed construction of a 24,000 SF building at 301 Hobbs Road in **League City** for its HVAC and plumbing division.

Industrial projects soon to start

At Bay Oaks Business Park in **Pasadena**, a 24,000 SF building will soon be under construction on 2.66 ac. It's 'spec' construction, 20-ton crane-ready, 28' clear height, and tilt-wall. Delivery is expected December 2016.

Planned in **La Porte** on S. 16th Street is a 157,200 SF, rail served building. It's dock high loading, 32' clear height, oversized drive-in ramps, 60' speed bays. Trailer parking will be available, and it's in a Foreign Trade Zone.

Can space technology help YOUR company?

Houston's Space Commerce Conference and Expo, the world's largest commercial space conference in the world, has announced details of this year's event. Fresh off the successful, inaugural 2015 show that drew more than 1,700 attendees and over 100 vendors, SpaceCom 2016 will spotlight emerging space technology and lower-cost access to space which drives game-changing advancements in terrestrial products for many industries, *including advanced manufacturing, agribusiness, energy, maritime, and medicine*. The annual global conference and exposition will take place Nov. 15-17 at the George R. Brown Convention Center in Houston. <http://spacecomexpo.com/>
<http://www.guidrynews.com/story.aspx?id=1000078343>

Boeing opened its new astronaut-training module, STAR – Space Training, Analysis and Review. It includes the upgraded Crew Space Transportation (CST)–100 Starliner simulator which will train astronauts to use the new vehicle that will launch them into space to dock at the International Space Station (ISS).

Boeing awarded \$200 million in contracts to small businesses for work on the International Space Station (ISS). Boeing is NASA's prime contractor for the ISS. The selected companies provide expertise in a number of areas including engineering, information technology, software development and mission assurance support. Contracts cover the period of performance from October 2016 to September 2020.

Executive suites are now available on the Houston Area Safety Council campus. Features include boardroom-style meeting space, individual offices or co-working spaces, and fully customizable lease terms. The location is 7730 Spencer Hwy. in **Pasadena**.

J A Billipp Company plans a new master-planned, mixed-use development on 8.8 acres along Beltway 8 at the convergence of Preston Road and Genoa-Red Bluff Road in **Pasadena**. Preston Place will be an ideal location for restaurants, retail, medical and office facilities. The location has exposure to 119,900 vehicles/day on Beltway 8.

Gulf Coast Business Center at 4211 **Friendswood** Link Road will break ground soon. The existing building will be renovated and expanded to 10,000 SF. A mortgage company will occupy 4,000 SF; the remaining space is for lease.

Sterling Plaza at 1506 Winding Way in **Friendswood** will expand and add three new buildings to its existing office development – 4,134 SF, 2,933 SF, and 2,933 SF.

New development -- Benzi Garage Condos are planned on 10 acres at FM 2351 at Hope Village Road in **Friendswood**.

Fifty-plus acres of commercial land is available in **Friendswood** on FM 528 at Blackhawk Blvd. near Bay Area Blvd. Read King has the property listing and has identified retail, hospitality, office, and medical/professional companies as prospective development options.

Medical business –

Sacred Oak Medical Center -- An 80-bed specialty behavioral hospital is under construction at Clearpoint Crossing on Space Center Boulevard in **Houston**. Phase one is expected to open in October 2016. The 40,000 SF building is being renovated from restaurant to medical, and will be expanded to 60,000 SF once it's open.

UT Physicians is expanding again by 4,000 SF at 11454 Space Center Blvd. Occupied space will then be 28,000 SF.

A 38,599 SF assisted living facility is under construction at 5020 Space Center Blvd. at Crenshaw in **Pasadena**.

Bay Area Regional Medical Center opened a Heart and Vascular Center in its **Webster** hospital, housing some of the latest tools and technology available. The hospital is pursuing a Level III Trauma Designation. By the end of the year, three more floors of private patient rooms will open including medical, surgical and ICU beds by year's end.

Kelsey-Seybold Clinic at 5001 E. Sam Houston Parkway S (Beltway 8) in **Pasadena** plans a two-story, 17,080 SF expansion that will add several amenities including 39 additional exam rooms.

Memorial Hermann Southeast's \$14 million expansion project is scheduled for completion in 2018. Projects underway include updating 237 patient rooms and seven nurses' stations. Late last year, a 23-bed Clinical Decision

Unit opened in the hospital's emergency center; now another 3,000 SF is being added to accommodate the busy emergency center which sees an estimated 200 patients daily.

The Delaney at South Shore Harbor is under construction on Marina Bay Drive in **League City**. Planned for the 11-acre project are 120 independent living apartments, some on a courtyard and others in a four-story building, 55 apartments for assisted living and 32 units for memory care. BAHEP member Jeff George / Keller Williams Clear Lake NASA handled the transaction.

There are plans for a three-story, 63,000 SF medical facility to be built at 500 N. Kobayashi in **Webster**.

UTMB's \$82 million **League City** Campus hospital, 142,000 SF, opened in June at 2240 Gulf Freeway. This new facility includes an emergency department, 20 surgical patient rooms, four endoscopy suites, 10 operating rooms, two cardiac catheterization labs, and a specialty care unit for moms and newborns. To support this location, 150 new positions will be added.

On **Galveston** Island, UTMB opened the new Jennie Sealy Hospital, a 765,000 SF facility, in April.

Recent lease transactions

150,000 SF – S.I. Warehousing Co. leased at 359 Old Underwood Road in **La Porte**.

130,900 SF – Gulf Intermodal Services leased more space at 359 Pike Court in **La Porte** to meet demand from lumber, cotton, apparel, and electronics customers. The facility's size is now 243,900 SF.

115,000 SF – XPO Logistics leased at 4300 Malone in the **Bayport North** Industrial Park.

24,000 SF – Hetsco, Inc. leased a building on five acres at 4456 Genoa Red Bluff Road. The facility has a three-bay shop with heavy electrical and is 20-ton crane ready. It's within the 72-acre Port Commerce Business Park; only eight acres are left.

21,351 SF – Houston Mechatronics Inc. leased space for research and development at the Clear Lake Tech Center, 17146 Feathercraft Lane in **Webster**. Houston Mechatronics, a company founded by former NASA roboticists, is incorporating intelligent automation and robotics into multiple industries in ways that streamline operations, improve costs and quality, and remove workers from hazardous environments. The fast growing and innovative company is striving to make Bay Area Houston a recognized center for advanced robotics technology. The landlord was represented by Derek Beck with The Beck Group Inc. in the transaction.

12,000 SF – UTMB leased at 17448 SH 3 in **Webster** for an OB/GYN and women's and surgical specialties clinic.

5,500 SF – Submersible Oilpump Services leased at 650 Preston Road in **Pasadena**.

5,200 SF – Yates Construction leased at 3511 Watters Road in **Pasadena**.

3,000 SF – Chemic Engineers leased at 903 South 8th Street for its **La Porte** annex location. An additional 3,000 SF is under consideration for future expansion.

Odessa, Texas-based Saulsbury Industries opened a new office in **La Porte** at 101 Old Underwood Road. It's a full-service engineering, procurement and construction contractor that provides engineering, general construction, electrical and instrumentation, and maintenance services to heavy industrial markets.

Critical Infrastructure Solutions (CIS) leased at 17225 El Camino Real. Headquartered in **Houston**, TX, CIS offers Mission Critical support to a wide range of clients in Houston and throughout Southeast Texas. Industry sectors served include: colocation, chemical, energy, education, finance, healthcare, insurance, government and wastewater management. BAHEP member Coy Davidson / Colliers International represented the landlord.

Muscle Maker Grill opened a national headquarters office at 2200 Space Park Drive in **Nassau Bay**. This office will handle franchise development, marketing, construction, and accounting for the chain's brand which promotes a nutritious alternative to traditional dishes. There are 60 franchised and corporate restaurants in 12 states. Two locations are in Houston.

Other real estate transactions ...

- Preston Avenue Business Park, a 49,000 SF multi-tenant industrial property in **Pasadena**, sold to a new owner.

- The medical office at 11476 Space Center Blvd. in **Houston** recently sold to a private equity group from California. The building, approximately 20,000 SF, is fully occupied by UT Physicians and Memorial Hermann Health System.
- St. Elizabeth Family Care LLC purchased 4.9 acres at Bay Colony, FM 646 at Bay Sky, in **League City**.
- 125,000 SF office building at 555 Gemini in **Webster** was recently purchased.
- 9,000 SF industrial service center – 100% occupied - located at 1251 Butler Road in **League City** was purchased.
- Industrial property at 3130 Strawberry Road in **Pasadena** was recently purchased by a private buyer.
- BASF Corp. sold a **Pasadena** manufacturing facility on 6.5 acres to Trecora Chemicals.

Retail / Hospitality Development

Coming to **Baybrook Mall** this fall –

- The Container Store (specializing in storage and organization products)
- Anthropologie (women's apparel and accessories, décor, gifts and home furnishings)
- Dick's Sporting Goods
- Golf Galaxy
- Field & Stream
- REI (gear for camping, climbing, cycle, fitness, hiking, paddling, travel, apparel, footwear)
- Uberrito (fresh Mex restaurant) – opens August 8
- Salada (restaurant)
- Total Wine (spirits, beer & more) Spring 2017 opening

Restaurant Depot, a wholesale cash and carry grocery and foodservice supplier, will build a 60,000 SF facility on 5.4 acres on the northeast side of Preston Road between Beltway 8 and Crenshaw Road in **Pasadena**. A broad selection of products for independent restaurants, caterers and non-profits will be available. This is one of two stores opening in the greater Houston area; other locations are throughout the U.S.

Construction starting soon on the **La Porte** Town Center –

Gilley's Family Entertainment Center, Locked and Loaded Arms, Hamburgers by Gourmet, McCardell's Pub, Fashion District, Golf World, and Gilley's Texas Roasters are some of the tenants signed up for phase one - 20 acres - which is slated for completion by fall 2017. Anchoring the project will be a conference center and hotel. Townhomes, restaurants and office space are all part of the plan. Upon build-out, phase one has a taxable value of up to \$60 million. The project is located on the frontage road of SH 146 between Wharton-Weems and West Fairmont Parkway, adjacent to the Bay Forest Golf Course and in close proximity to Sylvan Beach.

http://www.aroundlaporte.com/ALP-News_Addendum.htm

South Shore Harbour Resort and Conference Center is celebrating the completion of its \$10 million renovation in **League City**. The hotel lobby, bar, pool area, guest rooms, conference center, ballroom and amphitheater all have a fresh new look.

Bayshore Park Plaza, a new retail development on 11 acres at the southwest corner of Spencer Highway and Watters Road in **Pasadena**, is underway. Available for lease is 9,450 SF.

League City's Big League Dreams has an expansion project underway ... a 22,000 SF multi-purpose, air-conditioned fieldhouse that will accommodate indoor soccer and other sports leagues, tournaments, clinics and practices. It will also provide space for business and group events such as trade shows, reunions, parties and meetings.

Lots of new retail is headed to **Houston's** Clear Lake Marketplace – Clear Lake City Blvd. at El Dorado Blvd. Some of the latest tenants to sign up are: Mama Fu's, MOD Pizza, Nails of America, and Petsmart. There are 773 single-family homes planned at The Reserve at Clear Lake City which is adjacent to this retail development.

Construction is underway on the third phase of **Dickinson** Crossing Shopping Center along FM 517 near FM 646. Tenants for the 19,233 SF center include T J Reed's Better Burgers & Shakes (opening end of summer), The Angry Chicken, a day care and a real estate office.

A new 15,000 SF retail building at Clearpoint Crossing on Space Center Blvd. should be ready for tenants in December. Developer has leased 5,000 SF to a national tenant.

Kroger's new 123,000 SF store on the **League City** Parkway and Hobbs Road opened at Marketplace at Ninety-Six, replacing the Kroger at 200 Gulf Freeway. If you want to exercise while shopping, keep in mind the perimeter of the store is one-quarter mile, and there are 60 shopping aisles. Gas? 18 pumps. Checkout lanes? 20. Full and part-time jobs? 200 There's also 25,900 SF of small shop space in the retail center plus pad sites. What's next? Phase two breaks ground in 2017. Total project area is 36 acres.

Work is underway on the **League City** Parkway at South Shore Blvd. for a 16,500 SF multi-tenant retail building behind the new H-E-B. MOD Pizza, Menchie's Frozen Yogurt and a dental office have signed leases; Sonic is open. There is also a 6.7-acre site that's available next to this project.

A developer purchased the site of the former Mario's Flying Pizza at 618 W. NASA Parkway in **Webster**. A new development is planned.

Fountain Plaza, a 21,000 SF building, is breaking ground and will be for lease at the southeast corner of Parkwood Avenue (FM 528) and San Joaquin Parkway in **Friendswood**. It's part of an 18-acre development plan that includes seven restaurant and retail pad sites for sale ranging from approximately 1 acre to 1.9 acres in size.

The 18,000 SF retail development planned at 802 S. **Friendswood** Drive will break ground this month – only 50% remains available for lease. Signed up: Between Us Tea Room and another restaurant, UTR Commercial and a mortgage company.

Hampton Inn in **Seabrook** is being totally rebuilt to its original room count and will have an updated look. A fire had damaged the hotel.

Restaurants now open!

- Tookie's Seafood at 1106 Bayport Boulevard (SH 146) at NASA Parkway in **Seabrook**.
- Outback Steakhouse at 1503 Bay Area Blvd.
- Malay Malay Malaysian Restaurant in **League City** at 2508 Gulf Freeway and FM 646 (NEC).
- Grazia Italian Kitchen at 1001 Pineloch.
- La Escondida Mexican Restaurant at 400 W. Parkwood Avenue in **Friendswood**.
- Brasserie 1895 Restaurant at 607 S. **Friendswood** Drive.

Food establishments coming your way!

- Fuzzy's Taco Shop – Baja-style Mexican food and neighborhood bar - at 2660 Marina Bay Drive in **League City**. Currently, there are 85 of these restaurants operating in 11 states.
- El Pollo Loco, 2,900 SF, at 2760 Gulf Freeway in Victory Lakes, **League City**.
- Jason's Deli plans to build and open this fall a 4,850 SF restaurant in **League City** at Bay Colony
- Pollo Tropical at **Baybrook Mall** on the ring road next to Rooms to Go.
- Torchy's Tacos opens end of August at 19431 Gatebrook in **Webster**.
- Marais plans to open its Cajun-inspired steak and seafood restaurant this fall in **Dickinson** on FM 517.
- Blaze Pizza at 1507 West Bay Area Blvd.
- Churrascos anticipates opening late fall 2016 in **Webster**.
- Spicy Chen expects to open in September at 7730 Spencer Highway in **Pasadena**.

Recent real estate deals ...

- **Nassau Bay** Town Square, a 50,253 SF retail development that's 100% occupied, recently sold. Located directly across from NASA's Johnson Space Center, the town square development is part of a 660,000 SF mixed-use development that includes office, multifamily and hotel assets.
- Allendale Shopping Center at 2000 and 2131 Richey Street in **Pasadena** sold to a new owner. *Seller was represented by BAHEP member Marshall Clinkscales / Colliers International.*
- Pop-up space: Overstock Furniture is occupying the former 42,000 SF Sports Authority space at the Victory Lakes Town Center in **League City**.

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

Coming soon:

Webster- Glacier Pool Equipment leased 4,405 SF and Johnny Z's Powerhouse Racing leased 5,049 SF at Marina Gate Shopping Center - 18307 South Egret Bay Blvd.

League City - Southern Maid Donuts at the Shops at Tuscan Lakes

Pasadena - iSupply at 7730 Spencer (industrial supplies, apparel, hard hats, footwear, gloves and more); El Bolillo Bakery at 917 Southmore; Southwestern Trees and Garden Center at the West Mansion on NASA Parkway

Now Open:

Kemah - Escape Kemah, The Experience at 609 Bradford

La Porte - Antiques, Décor & More at 8380 Spencer Hwy.

Pasadena - The Pedestal (antiques, décor, gifts) at 5701 Red Bluff Road

Friendswood - Paisley Lane (boutique for women and children) at 402 E. Edgewood Drive

Houston - Phantom Tactical at 12430 SH 3

Webster - Pino's Palette at 1020 W. NASA Parkway

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

Bayou Bend Estates -- a 58-acre waterfront development along FM 517 at Country Club Drive, about three and one-half miles east of the Gulf Freeway (I-45). Developer, JMK5 Texas City LLC, plans 51 new homes on the former **Dickinson** Country Club and golf course site. Several of the lots will front Dickinson Bayou and most will be over an acre. Approximately 20 of the lots will have deep-water access to accommodate large boats; remaining lots will have water views. Preliminary and final plats are approved; a home builder has not yet been announced. A seven-acre commercial reserve will front along FM 517.

Hawthorne at **Pasadena**, LLC, a joint venture between Brownstone Commercial, Hawthorne Residential Partners and Midway Investors, acquired 19.6 acres of land for development of a Class A garden-style rental community. Planned are 294 units with an average size of 945 SF. Features include granite countertops, stainless steel appliances, wood-grained plank flooring and a full-size washer/dryer. Exterior amenities will include a clubhouse with 24-hour fitness, cyber café lounge, a resort-style swimming pool, outdoor kitchen, pup town bark-park and garages. The location is 4811 E. Sam Houston Parkway (BW 8), between Crenshaw and Genoa Red Bluff Roads. It's expected to open for leasing in the third quarter of 2017. *BAHEP member Teresa Lowery / Colliers International negotiated the deal.*

Friendswood Trails -- New homes are in the planning stage for **Friendswood** on the former 260-acre Sunmeadow Golf Course. Included are 424 single-family lots, with ponds, neighborhood parks, pocket parks, and a trail system. The plan also includes preserving and protecting nine existing oak trees that are located on the property. Lot size will range from 55 to 120 feet.

Marina Bend at Clear Creek - a 203-unit multi-family project on Wesley Drive in **League City**. The developer expects to start delivering units in December and finishing up by March. 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.

Lakes of Quail Point is proposed on a 210-acre tract for 600 lots. The location is south of the **League City** Parkway and north of FM 646, east of South Shore Boulevard and west of SH 146. Prices will start in the \$275's. Lot sizes are 5,000 to 10,000 SF. The first lots are expected to be ready in the fall of 2017.

Westin Homes is now building in Edgewater with homes from the \$270's. Edgewater is on NASA Parkway at Water Street in **Webster**.

Infrastructure News and Everything Else!

Galveston County news...

- 2016 Galveston County Transportation Summit -- Approximately \$500 million in local, county and state resources are expected to be invested over the next 10 years on projects to improve the transportation infrastructure in the Galveston County region. In order to provide this important information and enhance engagement in these projects, the county will be hosting the first Galveston County Transportation Summit,

September 1, 2016, at the Doyle Convention Center in Texas City from 10 a.m. - 2 p.m. Registration starts at 9 a.m. The event is in partnership with the area Chambers of Commerce and the Bay Area Houston Transportation Partnership (BAYTRAN). If you wish to attend, please contact the Galveston County Economic Development Department at 409-770-5471 or email economicdevelopment@co.galveston.tx.us Read more here: <http://guidrynews.com/story.aspx?id=1000078406>

- **Port of Houston** Authority approved an agreement with **Galveston County** to provide land needed to build a new vehicular and rail bridge to Pelican Island. Early figures show an estimate of \$100 million for a vehicular bridge and \$300 million for a railroad bridge. Under the agreement, the county would fund preliminary engineering and environmental studies for the project connecting Galveston to Pelican Island. Read more: http://www.galvnews.com/news/article_8f31bca9-3355-5075-a1d6-1dadca7e6d8a.html?_dc=470496480374.3841 <http://www.houstonchronicle.com/business/article/New-bridge-seen-as-game-changer-for-Galveston-7383681.php>
- Disney Cruise Line plans to sail this fall and next year from the **Port of Galveston** to the Caribbean, Mexico and Bahamas.
- In 2015, the port welcomed over 1.7 million passengers. Carnival Breeze, Carnival Liberty and Carnival Freedom, all sailing from the port, carry more than 600,000 passengers annually. Royal Caribbean's Liberty of the Seas, also sailing from Galveston, is Texas' largest cruise ship. The **Port of Galveston** is the fourth busiest cruise terminal in the nation. Read more: <http://www.guidrynews.com/story.aspx?id=1000077284>
- The former 84,000 SF JC Penney store at Mall of the Mainland in **Texas City** will be redeveloped as an indoor climate-controlled storage facility taking 76,000 SF of the building; the remaining space will be a business center. Redevelopment will begin in about 90 days. This is part of an 800,000 SF redevelopment project.
- When it opens, it will be really tall! Schlitterbahn's new water coaster, Massiv, is officially 81 feet, 6.75 inches tall. Water coasters use motor-powered jets to propel riders upward, giving the ride multiple drops. No opening date yet for this new **Galveston** attraction.

To enhance customer experience at the airport, a renovation of at least \$120 million is planned for three United terminals at **Bush Intercontinental Airport**. The project includes the addition of 8,000 iPads for public use at the airport, upgrades at Terminals C, E and B South and several new restaurants from notable Houston chefs. The redesign is a joint partnership between United and OTG, a company specializing in modern airport designs.

United Airlines received approval to begin flights to Havana, Cuba this fall from **Bush Intercontinental Airport**.

Industry and commerce along the Houston Ship Channel and the **Port of Houston** contribute to Texas being the leading export state in the nation for 14 consecutive years. The greater Houston region has surpassed New York City as the leading metropolitan export area in the nation. [Did you know the Houston Ship Channel is the busiest waterway in the nation with over 8,000 ship calls and 200,000 barge transits?](#)

With world class infrastructure and efficient operating systems, the port processes thousands of trucks every day. [Did you know that in October 2015 a record 4,300 trucks were processed in one day?](#) Ongoing infrastructure improvements will allow even greater results.

Education news ...

- Work is wrapping up on **Dickinson I.S.D.'s** \$56 million Lobit Education Village on FM 517. Approximately 950 students will be attending the new elementary and middle schools. In May, voters approved a \$70 million bond to build a new junior high school due to the increased number of students in the Bay Colony subdivision as well as students who will be coming from the 4,500-home Lago Mar development.
- In May, the **University of Texas Medical Branch** in **Galveston** graduated 607 from the School of Nursing. The school was founded in 1890 making it the oldest nursing school in Texas. The first six graduates made \$3.50 a month. In 2015, according to the U.S. Bureau of Labor Statistics, a registered nurse made an average salary of \$67,490/yr.
- **College of the Mainland** in **Texas City** released a master plan showing almost \$300 million in structural and programming upgrades for the college. The plan includes a \$44 million building for STEM related courses, \$45.6 million for upgrades to the industrial careers buildings and a Fine Arts building addition, renovations to several buildings, \$50 million for campus improvements, and \$75 million for an academic building and an addition to the

theater. Read more: http://www.galvnews.com/news/article_cf1e034b-2e75-5166-bfe7-61913e201526.html

- EnMed -- an innovative engineering medical school option. **Texas A&M University** is planning to create an innovative engineering medical school option at Houston Methodist Hospital to educate a new kind of doctor who will invent transformational technology for health care. Plans are in development to accept up to 50 physician engineers to begin their studies in the new Texas A&M University Engineering Medicine School (EnMed) track at Houston Methodist Hospital. Read more about it here: <http://enmed.tamu.edu/>

City News ...

Both the City of **Nassau Bay** and the **City of Seabrook** have recently been identified as Film Friendly Communities by the Texas Film Commission, part of the Governor's Office, Economic Development and Tourism division. The film commission wants each and every Texas community to be prepared to welcome filmmakers and experience the economic impact of on-location filming in a way that positively benefits its residents, businesses and the community at large. The certification means brand awareness for both Nassau Bay and Seabrook, and it will benefit the Bay Area Houston economy as film and TV projects often use local vendors for support services. For more information: www.gov.texas.gov/film. <http://www.guidrynews.com/story.aspx?id=1000078172>

Friendswood – The City has recently been awarded two honors: one of the Best Suburbs to Live in the Houston Metro (by Niche) and one of the Safest Cities in Texas (by Safewise).

Seabrook –

- On the city's website is a new GIS mapping system offering a variety of information to residents and businesses. You can choose what layers you want to see such as Seabrook hotels, hike and bike trails, schools, churches, daycares, parks, flood plain information, zoning and a SH 146 Expansion Schematic. See it here: <http://seabrooktx.maps.arcgis.com/apps/webappviewer/index.html?id=8cbf3000f51e491991c5a9ac56fc589a>
- Properties for lease or for sale can be found here: <http://www.seabrooktx.gov/DocumentCenter/View/219>
- TxDOT is hosting a workshop to help answer questions regarding the relocation process for displaced businesses along the SH 146 highway expansion. Date is August 17, 2016, 9:30 to 2:00 at Lakewood Yacht Club, 2425 E. NASA Parkway in Seabrook.

Pasadena – City Hall is moving to the Ventech building, a six-story 100,000 SF office building at 1149 Ellsworth Drive. The building was donated to the city by the Stanley family. Plans are to renovate the building for the mayor, council and other city hall employees. Ventech Engineering will relocate its offices to a nearby location which was recently purchased.

League City --

- Proposed for League City is a Downtown Redevelopment Plan involving a targeted area on Main Street from SH 3 to Iowa Street and along Park Avenue. The area includes League Park, Butler Oaks, Founder's Square, Helen's Garden, Butler Longhorn Museum, the One-Room Schoolhouse, Walding Station, Butler's Courtyard and revitalized period homes. Overall project cost is expected to be about \$10.4 million. The City held the first of two public meetings in June; a second meeting is planned for August 17, 6:30 to 8 p.m. at the civic center. City Council approved the engineering May 10th and city staff is working with the design consultants to integrate community feedback into the project plans. Read more about it here: <http://www.leaguecity.com/downtown> http://www.galvnews.com/news/article_2a6e4b33-5375-5f6a-8fbd-f47b6811a0cf.html http://www.yourhoustonnews.com/bay_area/news/league-city-council-moves-forward-on-main-street-revitalization/article_e29ecf82-41a6-561e-82b1-454006799d12.html <http://www.houstonchronicle.com/news/houston-texas/houston/article/League-City-fashions-an-identity-7953478.php>
- League City was named 19th Best Texas City for families by WalletHub.
- The city opened a new annex to consolidate its development services at 500 W. Walker. It's a one-stop shop for engineering, planning, building inspection and neighborhood services.

Morgan's Point – A master plan to convert a previously underutilized 50-acre parcel of land as a new community recreation area is in the works. The Colonel James Morgan New Washington Prairie will serve the residents of Morgan's Point as well as visitors to the area. The community green space will focus on 1) prairie: bringing back native plants and flowers, 2) a natural buffer: an area between the residential areas of Morgan's Point and the shipping terminals to the north, 3) a historical interpretation: story of the settlers and founding of Morgan's Point, and 4) recreational amenities: trails, ponds, birdwatching, and play spaces. In addition to pursuing grants, the City is very interested in partnering with companies, corporate foundations and other community organizations to help the city in developing this important addition to the quality of life for local residents adjacent to Galveston Bay.

Houston - 300 new trees! Big thanks go to City of Houston Councilmember Dave Martin who used his council district service funds to purchase the 15-gallon trees to landscape the esplanade on Space Center Boulevard.

Road news ...

- The Bay Area Boulevard overpass on Interstate 45 is open. More construction on the overpass and access roads is expected in the coming months -- the entire project is scheduled for completion by fall 2018. Now the Gulf Freeway lanes go over the Bay Area Boulevard intersection which will improve mobility in the area. The Bay Area overpass reconstruction is part of a \$93 million construction project on I-45 from FM 2351 to Medical Center Boulevard.
- Update: The Beamer Road extension from Tall Ships Drive in Friendswood to Bay Area Boulevard (behind Baybrook Mall) is targeted to open, weather permitting, this month.

Business Development Update previous editions can be found here:

http://www.bayareahouston.com/content/News_Events_and_Reports/business_dvlp_update

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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