



A publication of Bay Area Houston Economic Partnership

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www.bayareahouston.com

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Bay Area Houston Economic Partnership (BAHEP) is a member-driven organization that provides leadership to stimulate regional economic development and employment in a range of industries such as specialty chemicals and plastics, advanced manufacturing, maritime, aviation, aerospace engineering, healthcare and biotechnology, and tourism. BAHEP partners with 270 member companies, 13 cities, Galveston County, Harris County, Houston Airport System, and Port Houston in southeast Texas to foster economic vitality through regional collaboration.

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

Commercial / Office / Industrial Development

St. Louis, Missouri-based Emerson purchased 26 acres on the Beltway 8 feeder near SH 146 in **Pasadena** for its new office complex. Architectural and engineering design are in progress. Emerson is a global technology and engineering company providing innovative solutions for customers in industrial, commercial, and residential markets. The company recently announced it purchased the Valves & Controls business from Pentair. The acquisition will enable Emerson to grow its global footprint in automation and expand its leadership position in key served markets such as chemical, power, refining, mining and oil and gas. The Valves & Controls business is a leading provider of valve solutions and services with nearly 7,500 employees around the world. The business will be integrated into Emerson's Automation Solutions platform.

Magellan Midstream Partners and Valero Energy Corporation have partnered on the development of the marine storage facility that's currently under construction in **Pasadena** on the Houston Ship Channel. The first phase includes oil storage and a new marine dock capable of handling Panamax-sized ships or barges up to a 40 ft. draft. The second phase will add more storage and a second marine dock capable of handling Aframax-sized vessels up to a 45 ft. draft. Combined cost of the two phases is \$820 million. Project is scheduled for completion in 2020. Read more:

<http://www.bicmagazine.com/expansions/midstream-subsection/magellan-midstream-and-valero-form-jv-to-expand-pasadena-mar/>

PinnacleART plans to add two 10,000 SF buildings to its campus in **Pasadena**. The company currently has five buildings totaling 38,000 SF on Pinnacle Way, just off Strawberry Road near Crenshaw Road. Founded in 2006, the fast-growing company now has 700 employees. PinnacleART is a global leader in designing, implementing, and maintaining comprehensive asset reliability and integrity programs for process facilities in the oil and gas, chemical, mining, pharmaceutical, wastewater, and electric power industries. Read more here: <https://www.bizjournals.com/houston/news/2017/11/20/energy-engineering-co-breaks-ground-on-houston.html>

Did you know? "So far, 220 chemical and plastics projects worth \$131 billion have been announced for the Gulf Coast", according to Cal Dooley, President and CEO -- American Chemistry Council (ACC). Read about it - <http://www.bicmagazine.com/industry-segments/chemical-processing-subsection/october-2017-accs-cal-dooley/>

Recent lease transactions ...

225,000 SF – Supply Chain Management leased at 4331 Underwood Drive at **Bayport North** Distribution Center II. Deal was negotiated by Brad Beauchamp and Walter Menuet / Colliers International.

75,000 SF – A-International Distribution Corp. expanded at 4331 Underwood Drive at **Bayport North** Distribution Center II; company now occupies 375,000 SF. Deal was negotiated by Walter Menuet / Colliers International and Bob Berry /Avison Young.

Retail / Hospitality Development

Restaurant news ...

- Delta Blues Smokehouse, a Pappas-concept restaurant, is open at 19901 Gulf Freeway in **Webster** and offers steaks, barbecue and Southern-style dishes.
- Olympia Grill plans a 10,000 SF seafood and Greek-cuisine restaurant at Pinnacle Park, a 100-acre mixed-use development at 2535 Gulf Freeway in **League City**. This will be the third Olympia Grill restaurant; the other two are in Galveston.
- Popbar, an eatery specializing in frozen treats on a stick that are dripping in toppings, opened at **Baybrook Mall**. It's the FIRST Texas location; there are 13 other U.S. locations and 12 international stores.
- Popeye's Louisiana Kitchen plans to open at 900 W. FM 517 in **Dickinson**.
- What's Cookin' is open at 926 FM 518 in **Kemah**. The owner has plans to open a Kemah Food Park at 930 FM 518 featuring several food trucks.
- Thai River Restaurant is open at 1720 FM 646 at the **League City** Towne Center.
- Flippers Coastal Seafood opened at 628 FM 517 in **Dickinson**, same center as T.J. Reed's Better Burgers & Shakes.
- El Tiempo Cantina will open its 15,000 SF restaurant this month in **Webster** at 20237 Gulf Freeway.
- Red River Bar-B-Que's new 10,000 SF restaurant opened at 1911 E Main St. in **League City**. The old restaurant will begin a massive remodeling to become Red River Cantina opening summer 2018.
- SH 146 expansion relocations: Tookie's Burgers, now in **Seabrook**, will move to 406 Texas Ave. in **Kemah** – formerly Ichibon Japanese Seafood. Please note that Tookie's Seafood in Seabrook is not moving!
- Pluckers Wing Bar is open in **Webster** at 20821 Gulf Freeway. It's 8,300 SF and the third location in the Houston area.
- Chuy's is open at the **Pasadena** Pavilion development, 3525 Beltway 8 (E. Sam Houston Pkwy So.)
- Vino e Formaggio Café has opened in **Webster** at 20801 Gulf Freeway.

Hotel news ...

Home2 Suites is under construction in **La Porte** at Fairmont Parkway and SH 146 – 103 rooms.

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

Development ...

- A new retail center is planned – 19,700 SF at **League City** Pkwy and FM 270.
- The city of **Kemah** plans to interview developers who are interested in a key 88-acre tract at the northwest corner of SH 146 and the League City Parkway. The city has secured the right-of-way to complete a connector road on the property from the League City Parkway to FM 518. Additionally, an expansion of Bel Road across SH 146 to the planned connector will give the property an additional access point to SH 146.
- Things are ramping up for the expansion of SH 146! In **Seabrook**, structures are being cleared along the highway to make way for the expansion. The city is working with businesses to relocate to the new and existing commercial areas:
 - o Seabrook Town Center on Repsdorph Road between SH 146 and NASA Parkway
 - o the Waterfront District on Galveston Bay
 - o The Commons along SH 146 south of Red Bluff Road

- o Old Seabrook District on the east side of SH 146
- Additionally, **Seabrook** is looking to work with developers on a combined 67+ acre tract south of Red Bluff Road, on the east side of SH 146. The site is ideal for multi-family in the back with retail and commercial up front and a possible inner loop road connecting to the expressway.
- Exclusive Furniture plans a 50,000 SF showroom and two restaurant pads at 21000 Gulf Freeway in **Webster**. The opening date is expected September 2018. It's located next to the Clear Lake Center.
- What's that under construction at the Seabrook Towne Center on Repsdorph Road? CVS and Auto Zone

Just for fun!

- Festival of Lights in **Dickinson** is a lighted winter wonderland! Paul Hopkins Park at 1000 FM 517; December dates: 1-3, 8-10, 15-23.
- Ice Land: Rainforest Holiday will be open at Moody Gardens in **Galveston** until January 7, 2018.
- Landry's has a new attraction - Shark Attack The Mysterious Underworld 5D opened in **Galveston** at 2424 Seawall Blvd. Visitors are made to feel like they're in an underwater lab encountering large prehistoric sharks while another attraction involves a simulated ride encountering hair-raising scenery. http://www.galvnews.com/news/article_0009f5ad-d08b-5649-b2ef-3cfd1ddc12e8.html#utm_campaign=blox&utm_source=facebook&utm_medium=social
- Space Center **Houston** news –
 - o World premiere! "Destination Moon: The Apollo 11 Mission" is open at Space Center Houston featuring the command module and other artifacts from the first lunar landing on July 20, 1969. The command module has not left the Smithsonian since entering there in 1971.
 - o Mission Mars – An interactive exhibit that guides visitors through NASA's journey to Mars, beginning with a look at how our view of the red planet has changed through the ages. And, you can touch a real piece of Mars and see a collection of three other rare Mars meteorites. There are fewer than 150 Mars meteorites, and most of those are held in private collections.
 - o Moon Revisited – This exclusive Space Center Houston exhibit features Apollo-era artifacts, images and spacesuits. See flown Apollo spacesuits from our permanent collection, such as Pete Conrad's Apollo 12 moonwalking suit with moon dust still on it. Breathtaking photos, too! <https://spacecenter.org/attractions/>
- Holiday in the Park at **League City's** League Park, December 1-3.

Carnival Dream, a 3,646-passenger cruise ship, will offer four and five day cruises to Mexico year around from Galveston starting in 2019. The four-day cruises visit Cozumel; the five-day cruise will call on Cozumel and Progreso or Costa Maya. <http://www.guidrynews.com/story.aspx?id=1000087514>

Done deals ...

- CKO Kickboxing leased 2,450 SF at Marketplace at Ninety-Six on the **League City Pkwy**. *Rebecca Le / NewQuest Properties and John Griffith / Simien Properties handled negotiations.*
- Juxtapose Emphasis Theatre leased 7,350 SF at 18054-18060 Saturn Lane. *Deal was negotiated by Erica Balaban / KW Commercial NASA/Clear Lake, Karissa Jones / Trendstar Realty, Wayne Rutledge / Rutledge Commercial Real Estate.*
- Bodybarre, an upscale fitness studio, leased 1,241 SF at 17064 Saturn Lane. *Deal was negotiated by Chris Bittinger and Laurie Rutledge / Rutledge Commercial Real Estate.*
- Melrose Apparel leased 12,254 SF at **Pasadena** Town Center, Southmore Ave. at Pasadena Blvd. *Deal was negotiated by Bob Conwell and David Meyers / NewQuest Properties and Abe Charski Interests.*

Coming Soon:

Seabrook - Mario's Pizza is relocating to 2100 E. NASA Pkwy; Seabrook House of Flowers will move from SH 146 to E. NASA Pkwy.; JSC Federal Credit Union will move to a free-standing building - 3600 block of E. NASA Pkwy.

Baybrook Mall - Anthony Vince nail spa

Now Open:

Seabrook - Boldthouse (craft beers & wine) opened at 2234 E. NASA Pkwy.;

Webster - James Avery is open in its new stand-alone building at Baybrook Gateway - 3,500 SF.

Residential Development

Finger Cos. has a new luxury apartment project under construction on 8.5 acres at 1235 NASA Parkway at Nassau Bay Drive. Planned are 334 units. Luxury amenities include a fitness center, three courtyard swimming pools – one will be a heated lap pool, a library, air-conditioned interior corridors, gas/stainless/granite kitchens and a dog wash/grooming station. First units will deliver in January 2019.
<https://www.bizjournals.com/houston/news/2017/08/23/exclusive-finger-cos-breaks-ground-on-luxury.html>

New luxury waterfront community by Newcor Ventures: Marina Del Sol waterfront villas, 2220 Marina Way in **League City**. From the \$675's.

Update: The Delaney at South Shore, a retirement living complex at 2700 Marina Bay Blvd. in **League City**, plans to open this Winter. Independent living, assisted living and memory care are offered.

- Sold – Edgelake apartment complex, 216 garden-style units, 3000 NASA Pkwy. in **Seabrook**
- Sold - Alta Vista, 514 units, and Las Villas, 468 units, both in **Pasadena**
- Sold – The Hamptons, 347 units at 16202 El Camino Real and Las Brisas on El Dorado, 202 units at 707 El Dorado Blvd.

Infrastructure News and Everything Else!

3rd annual **Spacecom** -- December 5 – 7 at Geo. R. Brown Convention Center
Spacecom is next week and will focus on these industries: Aerospace - Armed Forces – Investment - Advanced Manufacturing – Agribusiness – Communications – Energy – Maritime – Medical – NASA - Government Agencies.
Learn more: <http://spacecomexpo.com/about/>

Did you know there's now bus service from **Galveston to Houston**? The Island Express leaves Galveston, makes a stop in Texas City and continues to the Bay Area Park & Ride where passengers transfer to a METRO bus. That bus takes them to Houston's Downtown Transit Center. Read about it: <http://galvestontx.gov/895/Island-Express---HoustonGalveston-Connec>

The El Dorado Park & Ride is now open on Glenwest Drive and El Dorado Blvd. near Baybrook Mall.

United Airlines will launch a new nonstop flight to Sydney, Australia on January 18, 2018. That's an 8,596 mile trip! United also plans a seasonal nonstop service to Mazatlán, Mexico on the Pacific coast. These flights will operate from December 21, 2017 to April 8, 2018 four days a week; from April 9 to August 13 - Saturdays only.

Bahamasair is now serving Houston with flights to Nassau, Bahamas.

Southwest Airlines plans to launch service to Hawaii with tickets going on sale in 2018.

Steel is heating back up at Port Houston! Read about it in Port Houston's Summer 2017 issue of *Navigator*:
https://issuu.com/portofhouston/docs/ph_navigator_summer_2017_final_jmm

Education news ...

San Jacinto College opened the new Center for Industrial Technology on the college's north campus in Houston. It's a \$36 million, 114,000 SF center featuring advanced facilities for welding, pipefitting, electrical technology, air conditioning, diesel technology, engineering design graphics, construction management and sheet metal and advanced manufacturing. Read more here: <http://www.guidrynews.com/story.aspx?id=1000086243>

University of Houston-Clear Lake made the "2018 Best Regional Universities West" list. Read more about it: <https://www.bizjournals.com/houston/news/2017/10/06/three-houston-universities-rank-on-best-regional.html>

SGT, Inc. was awarded a Research, Engineering, Mission and Integration Services (REMIS) Contract. Teammates include: NanoRacks, Paragon Space Development Corporation, Intuitive Machines, Axiom Space, Alcyon Inc.,

LinQuest Corporation, and Millennium Engineering & Integration. The contract consists of a five-year base period of performance and one two-year option. The ceiling value is \$500M including the option. SGT is a leading provider of IT, Engineering, Operations and Science Services. Congrats!

Galveston County voters approved an \$80 million bond package to fund street, drainage and facility improvements in various communities. One of the projects is a new county medical examiner's office (\$6.47 million) to be constructed in La Marque.

City News ...

League City – Bark Park, the city's first dog park, opened at 100 Alderwood.

Roadways Construction

TxDot reports the letting date for the **SH 146** expansion project is May 2018, and actual construction should begin in June. The sequence of the construction phases will begin on the east side for utility relocations and Phase I will also include existing and new bridge segments. Phase I is anticipated to take 12 - 15 months. For more information about the SH 146 expansion, go here: www.SH146.com

The **Five Corners project in League City** is close to completion, possibly by the end of this year. New signal poles will be installed soon.

Update on **I-45 (Gulf Freeway) expansion**: TxDot is acquiring right-of-way along 14 miles of the freeway in the area of FM 1964 to the Galveston Causeway. The project to widen the freeway from six to eight lanes could begin in the fall 2018.

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

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

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

Check out our tweets at <https://twitter.com/BAHEP>.



Economic development doesn't happen by itself! If you would like to know more about how you can support our economic development initiatives and have the opportunity to work with the region's business leaders, please contact Membership Director Harriet Lukee at 832.536.3255 or Harriet@bayareahouston.com.

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

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