



A publication of Bay Area Houston Economic Partnership

Issue 66 – December 21, 2017

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

Memorial Hermann Southeast Hospital announced the launch of its advanced cardiac surgery program. A close collaboration between UTHealth affiliated physicians and Memorial Hermann Physician Network and UT Physicians, the program launch will bring a number of advanced cardiac treatment options, including Coronary Artery Bypass Graft (CABG) surgery and heart valve surgery, to Memorial Hermann Southeast. The hospital, located at 11800 Astoria Blvd. in **Houston**, is also planning to add additional operating rooms, ICU beds, equipment and instrumentation to support the program.

Breaking ground soon is a 16,000 SF office/warehouse for MEITEC. The company is relocating to 2551 Underwood in **La Porte**. MEITEC is in its 20th year of providing electrical and instrumentation construction services to a variety of energy markets, including drilling, pipeline, production, marine, power, and others throughout the world. Newcor Ventures is the developer.

Real estate transactions ...

4.8 ac – OBR Cooling Towers plans to close on a tract in **League City** that includes a two-story office building. The company plans to add an 8,000 SF metal warehouse and develop one acre of laydown area on the property. OBR services include engineering, project management, new tower construction/installation and aftermarket repairs to existing cooling tower facilities. Aftermarket services include: structural member repair/replacement, thermal upgrades, inspection and PM services, mechanical equipment maintenance and refurbishment, steel component repair. The company has offices in Toledo, Atlanta, Columbus and Houston.

Duke Realty purchased **Bayport** Distribution Center II, a two-building, 775,500 SF industrial property on Underwood Road in **Pasadena**. The property is fully leased to three tenants. Read more here:

<https://www.bizjournals.com/houston/news/2017/12/20/duke-realty-closes-on-industrial-property-near.html>

Two sold properties in **Pasadena** – 5.43 acres on Preston at Beltway 8 and a 15,400 SF building on 1.3 acres at SH 225 and Park St. in **Pasadena**. *Greg Williams / Qualified Properties negotiated the transactions.*

Recent lease transactions ...

- 22,000 SF – Stacey Supply Corporation leased a new industrial building at Pasadena Point Industrial Park, 2915 Pasadena Blvd. The building sits on 1.55 acres. *Negotiating the deal were Clay Pritchett / NAI Partners for the landlord and Sarah Hoffman for the tenant.*
- Three leases: Vertez leased 5,893 SF at 1331 Gemini; Houston Freedom leased 3,311 SF and Legend Lending leased 1,595 SF, both at 17047 El Camino Real. *All were negotiated by Courtney Buckout / PMRG.*
- 4,942 SF – Selah Financial Services at 1560 Bay Area Blvd.
- Property at 6630 Spencer Hwy. in **Pasadena** was leased to Code Red. *Greg Williams / Qualified Properties for the landlord and Wade Carter / The Commercial Brokerage Group for the tenant.*
- Two leases at Hometown Business Center, 951 E. FM 646 in **League City**: Cubicle Designs LLC – 1,000SF; Milspec Construction – 1,250 SF. *Brockway Commercial negotiated the deal.*

Update from Wycoff Development - Gulfpoint, the new 43-acre business park at Scarsdale and the Gulf Freeway, is getting closer to a construction start. Currently, civil plans are in the works. In **Pasadena** at Port Place, 218 Preston Rd., another industrial building is ready to start construction -- 20,000 SF, 20-ton crane ready and 27' clear height. At Odyssey Business Park in **Webster**, northwest corner of FM 528 at W. NASA Blvd., several buildings totaling more than 100,000 SF are under construction with more starting next quarter. A variety of companies will be occupying these office, retail and commercial buildings. Build-out is expected to be approximately one million SF.

Retail / Hospitality Development

Colorado-based American Furniture Warehouse Co. intends to purchase approximately 23 acres in **Webster** for its new 350,000 SF retail showroom and distribution/warehouse. The location is 21404 Gulf Freeway, just south of TopGolf. Plans are to be open for business on or before May 1, 2019, with about 350 full-time employees. The investment value (land, development and construction costs) is close to \$50 million.

Restaurant news ...

- Bon Appetite at 3729 E. **League City** Parkway – coming soon!
- Main Street Grill at 501 Bradford in **Kemah** – coming soon!
- First Watch the Daytime Café will open in February at the **League City** Towne Center.
- Now open! Outback Steakhouse at the **Pasadena** Pavilion development, 3525 East Sam Houston Pkwy. South
- Now open! Noon & Mirch Indian Cuisine at 505 E. NASA Parkway in **Webster**.
- Now open! Saltgrass Steakhouse at 3233 Beltway 8 / East Sam Houston Pkwy. South in **Pasadena**.
- Now open! El Tiempo Cantina at 20237 Gulf Freeway in **Webster**.

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/>

Done deals ...

- Aqua Tots leased 6,000 SF at 5968 Fairmont Parkway in **Pasadena**. *Austen Baldrige / New Quest Properties negotiated the transaction.*
- Ivy Kids Early Learning Center closed on 1.92 acres at Phase II, Marketplace at Ninety-Six on the **League City** Pkwy. Regions Bank also closed on .92 acre at this development. *Rebecca Le / NewQuest Properties for the developer.*
- Dirt Cheap and Planet Fitness leased former grocery store space at Fairmont Parkway and Preston Rd. in **Pasadena**. *Charles Blaschke / WPW Management negotiated the transaction.*
- Planet Fitness leased space at FM 528 and W. Bay Area Blvd. leaving an available end cap of 7,400 SF. *WPW Management / Charles Blaschke negotiated the deal.*
- Med Express is under construction in a freestanding-facility at Fairmont Parkway and Preston Rd. in **Pasadena**. *Clay Graham / Fox & Graham negotiated the deal.*
- DeAngelo Pharmacy is relocating to **La Porte** Plaza at 112 SH 146 joining Dollar Tree, Firehouse Subs, Taqueria Arandas and Goodwill Select bringing the center to 100% occupancy. *Rob Johnson Interests negotiated the deals.*

Did you know Texas ranks as the No. 3 State in terms of economic benefits it receives from the global cruise industry? The Port of Galveston ranks as the fourth-busiest cruise port in the U.S. and is home to three year-round Carnival Line ships, one year-round Royal Caribbean ship, one seasonal Royal Caribbean ship and a seasonal Disney Cruise Lines ship. Read more here:

Galveston County: La Marque city council approved a rezoning of an 8.6-acre land tract along the Gulf Freeway near Bayou Road from multifamily residential to commercial, allowing future business development on the property. Read more about it in Galveston Daily News: http://www.galvnews.com/news/article_3f87f91b-2641-5d78-b575-7e666bb32a20.html

Coming Soon:

Seabrook - Fatty's leased 3,528 SF at 5735 Bayport Blvd. Deal makers: David Wise & Elliott Bridger / Streetwise

League City - Sport Clips at So. Shore Blvd./League City Pkwy. Deal maker: Brooks Shanklin / Read King

Webster - Fitness Connection at 20761 Gulf Freeway opens in April 2018.

Nassau Bay - Chick-fil-A opens end of January; Bucky's opens soon!

Now Open:

Webster - Navy Federal Credit Union at 20070 Gulf Freeway

Residential Development

New residential development! Avera Cos. purchased two large tracts totaling 369 acres in **La Porte** for a big project. The location is along Bay Area Blvd. between Spencer Hwy. and W. Fairmont Pkwy. The 235-acre tract (on the west side) was then sold to Beazer Homes for development of a master-planned community which is expected to include single-family homes, a multifamily complex and a senior living facility. Preliminary drawings show more than 600 single-family lots. Avera will develop the remaining 134-acre tract for retail and commercial use. Site work starts first quarter 2018. We'll keep you posted on this project! Read more about it: <http://campaign.r20.constantcontact.com/render?m=1102184342472&ca=68bcad32-de95-4797-8c71-6761861d0a4e>

Parkway Trails - new residential development! K. Hovnanian Homes has proposed a new subdivision in **Pasadena**. The ~145-acre property is along Red Bluff Road, north of Fairmont Parkway and south of Knob Hill Avenue with Center Street intersecting the two tracts of land. The property is adjacent to San Jacinto College. The developer proposes 410 single-family lots and five restricted reserves for the use of detention, open space and parks. We'll keep you posted as details emerge.

Here's more information on Baywood Villas, a 55+ property under construction in **Pasadena**, corner of Space Center Blvd. and Genoa Red Bluff Road. There will be 135 units; leasing begins in March 2018 with the first move-ins in May. Amenities include cottage style living, luxurious pool, covered garages.

Gehan Homes purchased property within Victory Lakes in **League City**. *Qualified Properties – Alix Fox and Greg Williams for the seller.*

Infrastructure News and Everything Else!

City News ...

Clear Lake Shores - The Economic Development Corporation has engaged The Goodman Corporation to review potential mobility projects in the city to determine potential funding availability for the prioritized projects. These projects include roads and pedestrian options that will make the city safer and improve connectivity to commercial areas. Galveston County's recent bond election included funding to extend Hanson Road in the city's ETJ improving access to the Target and Home Depot located in the city.

League City – Earlier this year, the city was named as one of the fastest growing cities in America, ranking 8th among small cities, in a study conducted by Wallethub.com. On average, 1,100 new home permits have been issued yearly for the last three years. City officials sent this additional information--

- Total number of jobs in League City according to the Texas Workforce Commission. **33,119**
- Number of businesses (based on commercial water meters). **1,265**
- New businesses added since May 2016. **206**

Nassau Bay – Esplanade Lighting Program. The lights should be functional starting December 23rd. The lighting has the ability to change colors based on the season or holiday color scheme selected by the NASA Area Management District. The base lighting will orchestrate color change in each 28 day period of lunar cycle.

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
- TxDOT anticipates letting the FM 270 and FM 528 Shared Use Path Projects in January 2018. The FM 270 is a 10-foot wide shared use path on the east side of FM 270 from NASA Parkway south to Henderson Avenue. This will complete the FM 270 path from FM 518 to NASA Parkway.

The FM 528/NASA Parkway project is a gap-filler project to construct a 10-foot wide shared use path on the north and south sides of FM 528 from W. NASA Boulevard to Kobayashi Road. With the completion of this project, the entire FM 528/NASA Parkway corridor, from SH 35 to SH 146 (approximately 17 miles) will be fully connected and more user-friendly to pedestrians and bicyclists.

- Work will be complete by March for the Five Corners projects in **League City**.

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 Pilgrim at 832.536.3255 or Harriet@bayareahouston.com.

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

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