



A publication of Bay Area Houston Economic Partnership  
[www.bayareahouston.com](http://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 the Port of Houston Authority in southeast Texas to foster economic vitality through regional collaboration.

## Commercial / Office / Industrial Development

LyondellBasell announced plans to build a new \$700 million manufacturing plant at its complex in **La Porte**, part of a \$4 billion expansion in Texas. Construction for the High Density Polyethylene (HDPE) Plant is expected to begin early next year with a start-up planned for 2019. The project is expected to create up to 1,000 construction jobs and 75 full-time positions. HDPE is one of the most versatile plastics because it is lightweight, very strong, impact and weather resistant, and can be molded into almost any shape. And, it's recyclable! Read more here: <http://fuelfix.com/blog/2016/09/09/701505/> and <http://www.prnewswire.com/news-releases/lyondellbasell-will-build-high-density-polyethylene-plant-at-la-porte-texas-complex-300325237.html#continue-jump>

Enterprise Products Partners has completed the world's largest ethane facility in **Morgan's Point**. The company teamed up with INEOS to ship the ethane to Europe, where it's in short supply, and also to Asia. A new fleet of 'dragon-class ships', commissioned by INEOS, will carry the ethane that has been liquefied and chilled to minus 130 degrees. Ethane is derived from natural gas and is largely used in the petrochemical field to make plastics. Read more here: <http://www.houstonchronicle.com/business/energy/article/New-dragon-ships-carry-Texas-ethane-to-Europe-and-9213660.php>

**Don't be the last to know** – if you're a broker or developer, look here to find exciting real estate opportunities in Bay Area Houston. <http://www.bayareahouston.com/Assets/Real%20Estate/Real%20Estate%20Opportunities%20-%20Not%20to%20be%20Missed!.pdf>

### 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. [SpaceComExpo](#) [Guidry News](#)

### Recent lease transactions ....

- 286,000 SF – Packwell leased at the Bayport Distribution Center, 9770 New Century Drive in **Bayport North** Industrial Park. The space will be primarily used for packaging and storing plastic resins.
- 212,000 SF – Dunavant, a logistics and supply chain company, leased more space at Bay Area Business Park in **Pasadena**. The warehouse is located at 9431 Bay Area Blvd.
- A Fortune 500 energy client signed a long term agreement for construction of a build-to-suit office building at 300

Beltway Green Blvd., at Park 225. The three-story, 82,800 SF building will be situated on nearly five acres. Delivery is expected June 2017. The location is SH 225 at Beltway 8 in **Pasadena** making it ideal for consolidation of the company's local business units.

- 27,800 SF – Ideal Products of America leased at Port 225 at 3009 SH 225 in **Pasadena**.
- 18,775 SF – A tenant has leased space in IDV's 121,896 SF multi-tenant facility at Park 225, on SH 225 at Beltway 8 in **Pasadena**. Remaining is 103,121 SF for office, manufacturing and warehouse use on the ~7.2 acre site.
- 16,000 SF – Albemarle leased at 13100 Space Center Blvd. in **Houston**. *Dena Wren/CBRE handled the transaction for the owner.*
- 12,000 SF – Techline Manufacturing, headquartered in Alabama, leased at 11810 West Fairmont Pkwy. in **La Porte**. This location will serve as a regional service center and will house its industry-standard instrumentation and electrical support products.
- 5,737 SF – Den Hartogh Americas, a logistics service provider, leased at 12301 Kurland Dr. in **Houston**.

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

- 188 acres purchased near the intersection of SH 225 and Beltway 8 in **Pasadena**. The buyer is a leading energy infrastructure company; plans are to build a marine terminal that will improve its vessel and barge access at the Houston Ship Channel.
- Galveston Bay Foundation purchased 30 acres on SH 146 in **Kemah**. The site is also bordered by Galveston Bay and is near the intersection of the League City Parkway (SH 96).
- NuGen, an engineering company specializing in the oil and gas pipeline sector, recently purchased a 12,300 SF office building at 150 FM 1959, across from **Houston's** Ellington Airport. The company provides IT, Supervisory Control and Data Acquisition (SCADA) and compliance services to multiple O&G pipeline companies in Texas and other parts of the United States. This new location will serve as its headquarters; the company also has a location in Calgary, Canada. *The transaction was handled by BAHEP member Colliers International / Beth Young and Marshall Clinkscales for the seller; Gulf Coast Properties for the buyer.*
- Ellington Trade Center, a three-building industrial project totaling 513,800 SF, has a new owner. The property includes 18.2 acres of developable land. The business park is across from Ellington Airport on SH 3.
- The last parcel of land, 1.918 acres at Clear Lake Crossing on SH 3 at Clear Lake City Blvd., has been sold.

**Good to know!** PetrochemWorks.com was officially rolled-out after more than a year of industry collaboration. The platform allows students, job seekers, and those looking to transition, a site to identify opportunities in a core industry of the Bay Area Houston region. It is a matchmaking tool that aligns skills, certifications, education, and interests with specific jobs and companies in Bayport and along the Houston Ship Channel. [www.petrochemworks.com](http://www.petrochemworks.com)

## **Retail / Hospitality Development**

Now open at **Baybrook Mall** – Anthropologie - Dick's Sporting Goods - Golf Galaxy - Field & Stream – REI  
More **Baybrook Mall** updates:

- The *first store* in the Houston area -- The Melt, known for all-natural specialties like grilled cheese, cheeseburgers and mac and cheese, opens November 21<sup>st</sup>.
- The Container Store opens November 12<sup>th</sup>.
- Salada opens November 11<sup>th</sup>.
- Gloria's Latin Cuisine opens this week at Baybrook Mall.
- Uberrito is now open.

Restaurant news ...

- Opus Ocean Grille opens at 1510 Marina Bay Drive in the Watergate Yachting Center, likely before December. The **Clear Lake Shores** restaurant will serve seafood from the Gulf and from the Pacific and Atlantic Oceans.
- Pluckers Wing Bar will open soon at 20821 Gulf Freeway in the Bayway Village II Shopping Center in **Webster**.
- Spicy Chen is now open at 7730 Spencer Highway in **Pasadena**.
- Churrascos will open before year's end at 1039 W. Bay Area Blvd. in **Webster**.
- Bahn Mi will open at 1804 W. FM 646 in **League City**.

- Tight Ends Sports Bar & Grill is open at 2502 Gulf Freeway South in **League City**.
- Fuzzy's Taco Shop opens Friday, November 11<sup>th</sup> at 2660 Marina Bay Drive in **League City**.
- Sloppy Nick's Brooklyn Deli, specializing in sandwiches, hot dogs, burgers and craft beers, opens soon at 2800 Marina Bay Drive in **League City**.
- Update: Torchy's Tacos is open in **Webster** – 19431 Gatebrook Drive.
- Salata plans to open a location in **Pasadena**.
- Craved Creations Bakery plans to open in December at 812 E. Main St. in **League City**.
- Pierogi Queen, offering authentic Polish cuisine such as pierogis, kielbasa, cabbage rolls, potato pancakes and cheese blintzes, opened at 2047 W. Main Street in **League City**.

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

- Painting with a Twist leased 2,000 SF at the H-E-B center on El Camino Real. Teahouse Tapioca & Tea is also opening in the same center.
- Fairmont Central Shopping Center at 4118 Fairmont Parkway in **Pasadena** sold. *BAHEP member Marshall Clinkscales / Colliers International represented the seller.*
- Marina Gate Shopping Center in **Webster** at 18307 South Egret Bay Blvd. totaling 81,200 SF has been sold.
- Land that the Turtle Club has been docked to since 1983 recently sold to a land speculator and investment company. The site is located on Clear Lake at 2613 E. NASA Parkway in **Seabrook**.

Four acres on NASA Parkway in **Nassau Bay** is under contract for a new hotel and a convenience store.

#### **Now Open:**

**League City** - Adelaide's Boutique has opened a second location at 6011 W. Main St.

**Pasadena** - Residence Inn Marriott opened at 4711 E. Sam Houston Pkwy (Beltway 8).

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

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

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

- According to the Texas Education Agency's 2016 accountability ratings, eight **Pasadena ISD** schools were recently recognized as top performing campuses. Five were elementary schools; two were middle schools and the other is an intermediate. Congratulations! Read more here: <http://www.chron.com/neighborhood/pasadena/news/article/Texas-Education-Agency-recognizes-8-Pasadena-ISD-9953979.php>
- **University of Houston-Clear Lake** moved up in the rankings to #74 on the U. S. News & World Report Best Colleges. Read more here: <http://newsroom.uhcl.edu/news/uh-clear-lake-improves-ranking-among-regional-universities>
- A local nonprofit agency, Children at Risk, has ranked **Clear Creek ISD** as among the best in the Houston area. It measures student achievement, campus performance, a growth index and college readiness. See the grades here: [www.childrenatrisk.org](http://www.childrenatrisk.org)

#### **City News ...**

According to WalletHub, **League City** has the highest growth in the U.S. among small cities. When compared to larger cities, the city ranks second for growth.

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

- The new portion of Beamer Road is now open from Bay Area Boulevard to Tall Ships Drive.
- The 'five corners project' has begun in League City at the intersection of FM 2094, FM 270 (Egret Bay Blvd.), and FM 518. The contract will be let early in 2017; an eight-month construction time is anticipated.
- Early next year, roadwork on the Gulf Freeway will move south into Galveston County as TxDOT widens I-45 from six to eight lanes. The \$380 million project will run from NASA Parkway to the Emmett Lowry Expressway in Texas City. Roadwork starts first between FM 518 and FM 517; the segment between FM 518 and NASA Parkway is next. The last segment, FM 517 to FM 1764, is in schematic development phase. Read more: <https://www.houstonpublicmedia.org/articles/news/2016/09/06/166675/officials-widening-of-i-45-from-greater-houston-to-galveston-county-set-to-begin/> <http://www.chron.com/neighborhood/bayarea/news/article/I-45-widening-project-to-continue-9948686.php>

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](mailto: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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