



Real Estate Opportunities — Not to be Missed!

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

Galveston County

Harris County

Port Houston

Houston Airport System

Real estate opportunities not to be missed!

Clear Lake Shores

- Two sites identified for use as potential multi-story luxury resort hotels and restaurants – both are large waterfront properties. One site is on the far west end of the Town Center in the Watergate complex and the other is on the east end near the boundary with Kemah and next to the Star Fleet Marina.
- Mixed-use Town Center area along FM 2094 (Marina Bay Dr.) with waterfront sites situated between League City and Kemah Boardwalk includes 9 acres with new roads and shared city-provided public parking. City-owned corner property is available for appropriate commercial development.
- New connector road that will connect Marina Bay Dr with FM 518 is funded for construction opening up approximately 15 acres behind the Home Depot/Target shopping center near Hwy 146. Perfect site for big box retailer. City of Clear Lake Shores would consider providing some infrastructure and/or incentives.

Dickinson

- Developers wanted: 15-acre tract of waterfront property along Gulf Freeway on Dickinson Bayou. Project could include hospitality, retail and commercial development.
- Available: 45 acres of land on Hughes Road just east of I-45 owned by the Dickinson EDC. Possible land uses may include food service, hotels, entertainment, convention, office, and residential uses and should include transit opportunities.
- Available for commercial/retail use: 7.37 acres of land on the south side of FM 517, just west of Country Club Drive, with frontage on FM 517. Not in floodplain. 50+ estate homes—Bayou Bend Estates—being built on site of former Dickinson Country Club.
- Available: 1555 FM 517 West, ~ 40 acres of land on south side of FM 517.
- Office Building for Sale: 2801 FM 517 East, ~ 1.72 acres of land. Building is 11, 835.
- Large occupied office building for sale: 2401 Termini Street, ~ 8.04 acres of land on FM 517 East near Hwy 3. Building is 38,000 SF with an adjacent occupied 4,450 SF office/warehouse. Excess land with streets platted for 14 residential units.
- 4 sites available: 100 FM 517 E, ~1 acre. 1608 FM 517 E, ~4.73 acres with frontage on Dickinson Bayou. West of FM 646 on FM 517 West, ~7.65 acres. Medical Park and Hughes Court, ~ 3.2 acres of land within a medical district.

El Lago

- 6.7 acres available — waterfront property on Clear Lake. City would welcome a condo/hotel tower, a few restaurant pad sites and a small marina. An additional small waterfront tract is available adjacent to this property.
- Corner site available on NASA Parkway at Lakeshore Drive.
- Small sites available on the north side of NASA Parkway. Looking for a Starbucks or Einstein Bros. Bagels or something similar.

Houston

- Houston Spaceport — approximately 450 acres available for development. Best uses: aviation and aerospace assembly, office, institutional, industrial, hotel and retail. \$19M 90-acre business park (phase 1) has just been approved with monies appropriated by city council.
- Abundant sites are available for industrial, office, and retail anywhere along the recently-expanded Gulf Freeway from Beltway 8 to NASA Parkway. This includes the Baybrook Mall area.

Kemah

- Recent addition of the Shoppes of Kemah has increased retail traffic and the acquisition of new right-of-way has helped open new properties for retail, hospitality and mixed-use opportunities —
 - 88 acres at SH 146 and League City Pkwy.
 - Gordy Park 33 ac. property on SH 146 between League City Pkwy. and FM 518. Bel Rd. extension slated for construction in spring of 2019 will provide a direct connect to the Shoppes of Kemah and create a new connector road in Kemah.
 - 92.5 acres on FM 518 across from Walmart and Shoppes of Kemah
 - 26 acres and 10 acres on League City Pkwy.
- Galveston County WCID #12 has taken steps to double their water availability, strengthen their distribution system, and begin the expansion of their treatment facility to provide for growth and new businesses in their service territory.
- No zoning in the city and currently no TIRZs or management districts in place.

La Porte

- Nearly 200 acres are available across from a new residential area just starting construction: Morgan's Landing (650 homes, 350 class A multifamily — Fairmont Parkway at Bay Area Boulevard.
- Available: Two corners on Spencer Hwy. at Bay Area Blvd., north of Morgan's Landing.
- Available: 60 acres between SH 146 and Bay Forest Golf Course, including the corner of SH 146 and Wharton Weems, directly south of an approved 300-unit class A multi-family project and 80 garden homes that are planned.
- Available property exists at NEC of Canada Rd. and Fairmont Parkway — across from new ball fields and city park.
- La Porte needs restaurants ... a deli, a place to get good salads, a bakery, a grill, a diner, an ice cream shop. More general retail is needed such as a Walmart or Target. Entertainment and healthcare are also on the list!

League City

- Available: 55 acres of undeveloped commercial land at the SW corner of League City Parkway and SH 146 with access to utilities. Ideal for a large commercial development.
- Riverbend: Sites available from 1 to 20 acres. This 60 acre development is located on the east side of I-45 at Wesley Drive and has frontage on the I-45 feeder road and Wesley Drive. This development is in close proximity to Baybrook Mall and will feature a marina on Clear Creek with access to Galveston Bay
- Entertainment District: 18.6 acres available in League City's entertainment district ideal for a large entertainment venue, restaurants, and retail. This location is located adjacent to Victory Lakes Town Center and UTMB's League City campus.
- 60,721 SF former Kroger building located at the SE corner of I-45 and FM 518. Ideal for big box users, grocers, or entertainment venues.
- 100-acre Pinnacle Park: Developer is looking for retail and upscale restaurants. The development features a 68,482 SF Cabela's and Big League Dreams ballpark.
- Phase 2 of the Marketplace at Ninety-Six underway. Phase 1 is anchored by a 123,000 SF Kroger Marketplace and Phase 2 will include 19 and building areas ranging from 3,500 to 23,750 SF with 469 parking spaces.

Morgan's Point

- City would like to see the area along N. Broadway, north of Barbours Cut Blvd., developed for warehousing. It is currently vacant land being used for parking and containers.

Nassau Bay

- Waterfront property available to build alongside new retail/office. Adjoins Lockheed Martin and abuts Houston Methodist Clear Lake expanding campus.
- 3,000 SF retail site, next to Chick Fil A, and across from Space Center Houston available.
- 5+ acres available for condo/mixed use in Nassau Bay Town Square.
- 100,000 SF of medical office space will be available in the near future.
- 31 acres of redevelopment directly across from Johnson Space center — office and retail opportunities available. Pad sites available.
- City is looking for restaurants offering options beyond sandwiches and salads.

Pasadena

- Pasadena EDC is working with a group of consultants to develop a master plan for the 300-acre convention center site on Fairmont Pkwy. and Red Bluff Rd. The master plan will include an entertainment venue, retail, restaurants and recommendations for the rodeo arena and surrounding area.
- Former bank tower 5-acre site on Southmore Ave. and Pasadena Blvd. was recently purchased by Pasadena EDC — looking into various options for redevelopment.
- Former Southmore Hospital/Best Storage property; 2.9 acre, +151,000 SF building is available for redevelopment. Property is ideal for office and commercial development.
- Former Pasadena Pristine Hospital; two properties totaling ~ 3.7 acres, +107,000 SF building is available for redevelopment. Property is ideal for medical office space.
- City owned former AT&T building; +2.5 acres, +113,000 SF building available for redevelopment.

Seabrook

- Seabrook Town Center, a new 40 acre retail development, is being planned on a greenfield site between SH146 (Bayport Blvd) and Reepsdorph Road. The site is slated to include a grocery anchor, drug store and more!
- Seabrook Commons, a 3.5 acre retail development, is being planned on the east side of SH146 in front of The Towers, a newly developed 400+ unit luxury apartment complex.
- Waterfront properties available for either lease or sale at The Point and along NASA Parkway.
- City targets: Full service hotel/convention center, pleasure boating and marine related industries, retail chains and high-end restaurants, medical offices/services that could cater to the new 55+ community currently under construction.
- The expansion of SH146 will begin in early 2019, creating a wide range of opportunities for redevelopment along the corridor.

Taylor Lake Village

An ordinance was passed that will allow a 10-story building (up to 120 ft) on a 5.37 ac tract at the NE corner of Kirby and NASA Parkway. City would welcome a mixed-use project such as retail, restaurants, office or condominiums. There is an additional 3-acre tract adjacent to this property that the City is willing to put into the development.

Webster

- The City features more than 30 retail centers within its 6.7 square mile footprint. There are opportunities for inline, endcap, and junior anchor space in several centers. For example, Village Real, at NASA Pkwy. & El Camino Real, offers a 12,000 SF box. Challenger Plaza, also located on NASA Pkwy., has the former Big Texas Dancehall space at 13,340 SF. The Boulevard, located at Bay Area Blvd. & Texas Ave., has a 2-level 7,800 SF space. Baybrook Passage, located at the northeast corner of Bay Area Blvd. & Gulf Freeway, offers a 29,000 SF box. Across the street, Baybrook Gateway has a 26,000 SF box.
- The Exclusive Furniture will open its new showroom before the end of 2018. There are opportunities for restaurant pads within this Gulf Freeway locale.
- Development opportunities exist around Costco, which opened October 19, 2018.

City Contact Information

City of Clear Lake Shores
Ronnie Richards
President, Econ. Dev. Corporation
1006 South Shore Drive
Clear Lake Shores, TX 77565
Ronnie@butlerscourtyard.com
www.clearlakeshores-tx.gov
281.797.1970

City of Dickinson
Chris Heard
City Administrator
4403 State Highway 3
Dickinson, TX 77539
CHheard@ci.dickinson.tx.us
www.ci.dickinson.tx.us
281.337.6204

City of El Lago
John Skelton
Mayor
411 Tallowood
El Lago, TX 77586
JSkelton@ellago-tx.gov
www.ellago-tx.com
281.326.1951

City of Houston
Gwendolyn Tillotson
Deputy Director, Econ. Dev.
City Hall, 901 Bagby St.
Houston, TX 77002
Gwendolyn.Tillotson@houstontx.gov
www.houstontx.gov
832.393.0937

City of Kemah
Wendy Ellis
City Administrator / Econ Dev. Director
1401 Hwy. 146
Kemah, TX 77565
WEllis@kemah-tx.com
<http://www.kemah-tx.gov/>
281.334.1611

City of La Porte
Ryan Cramer
Economic Dev. Coordinator
604 W. Fairmont Pkwy.
La Porte, TX 77571
CramerR@laportetx.gov
www.laportetx.gov
281.470.5016

City of League City
Scott D. Livingston
Director, Econ. Dev.
300 W. Walker
League City, TX 77573
Scott.Livingston@leaguecity.com
www.leaguecityedc.com
281.554.1036

City of Morgan's Point
Michel Bechtel
Mayor
1415 E. Main Street
Morgan's Point, TX 77571
Bechtel@bmexpl.com
<http://morganspoint-tx.com>
281.471.2171

City of Nassau Bay
Jason Reynolds
City Manager
1800 Space Park, Suite 200
Nassau Bay, TX 77058
Jason.Reynolds@nassaubay.com
www.nassaubay.com
281.336.6299

City of Pasadena
Carlos Guzman
Economic Dev. Administrator
1114 Davis St. Suite 315
Pasadena, TX 77506
cguzman@pasadenaedc.com
www.ci.pasadena.tx.us
713.920.7910

City of Seabrook
Paul Chavez
Economic Development Director
1700 First Street
Seabrook, TX 77586
pchavez@seabrooktx.gov
www.seabrooktx.gov
281.291.5730

City of Taylor Lake Village
Jon Keeney
Mayor
500 Kirby
Taylor Lake Village, TX 77586
mayor@tlv-tx.us
www.taylorlakevillage.us
281.326.2843

City of Webster
Dr. Betsy Giusto
Director of Economic Dev.
101 Pennsylvania
Webster, TX 77598
bgiusto@cityofwebster.com
www.cityofwebster.com
281.316.4116

Bay Area Houston Economic Partnership real estate-related members:

AVERA Companies	David Kane Team / REMAX 1st Source	Mills Shirley LLP
AECOM	Greer, Herz, & Adams, LLP	Paul Engineering, Inc.
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