



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

**Supporting Member Organizations:
Port of Houston Authority • Houston Airport System**

Real estate opportunities not to be missed!

Webster

- Baybrook Gateway—two junior anchor spaces available at southeast corner of Bay Area Boulevard and I-45, center anchored by number one La Madeleine in the nation and number one James Avery in Texas
- Odyssey Business Park—opportunities for retail, office and business park amid 24 acres on NASA Parkway/FM 528 by Wycoff Development and Construction
- Retail, dining, entertainment, and resort hotel opportunities within destination development, south of TopGolf.
- Former medical device facility, 48,000 SF Gold LEED certified, is available.

Seabrook

- Seabrook Town Center, a new 40 acre retail development, is being planned on a greenfield site between SH146 (Bayport Blvd) and Repsdorph 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: Class A Office development, full service hotel/convention center, pleasure boating and marine industry, major retail chains and high-end restaurants.

Taylor Lake Village

- An ordinance was recently 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.

Pasadena

- The city is seeking proposals for hotel developers and potential development partners for a 200+-acre site adjacent to and surrounding the Pasadena Convention Center on Fairmont Parkway. Hotel, entertainment venue, retail, restaurants ...
- Former 24 Hr Fitness facility on major thoroughfare, sitting on ~ 7 acres is available. Ideal for retail or commercial development.
- City-owned tracts on Genoa Red Bluff Road—25 acres in the front and 40 acres in the back. Ideal for industrial or commercial.
- Retro building—8,200 SF—in former downtown area. Owned by economic development corporation. Seeking new owners to bring this former post office back to life.
- Former bank tower available on 6 acres—could be a tear down. In central commerce area, next to city hall and mall.

Nassau Bay

- 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.

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.
- The Governor's Mansion, 20,689 SF is still available! Zoned for single-family residential, the 6 ac. property could be subdivided for additional homes. Commercial use is not allowed. The property will be sold to the highest bidder on Dec. 8.

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.
- Available: 29 acres of land available directly next to the 64 acre UTMB League City Campus with plans to expand to 2.9 million SF. With frontage on I-45 and West Walker Street, this area is developing into a medical node and would be an excellent location for medical offices, hotels, restaurants, and retail.
- 42,204 SF former Sports Authority building available in League City Town Center. This box is located on I-45 and is ideal for all mid-box users and has the opportunity to be repurposed into an entertainment venue. Features a truck loading dock and ample parking.
- 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 is scheduled to begin soon. 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.

La Porte

- 15 acres of land available between the Bay Forest Golf Course and Galveston Bay. Development could be class A multi-family, townhomes, condo's, vacation villas or a resort hotel and conference center.
- La Porte Town Center— Phase one is 20 acres . Anchored by Gilley's Family Entertainment Center, conference center and hotel. Townhomes, restaurants and office space are planned. SH 146 at Wharton-Weems, adjacent to Bay Forest Golf Course.
- Available: 8.5 acres of Galveston Bay-front property. The land is near Sylvan Beach.
- Three corners on Spencer Hwy at Bay Area Blvd. have tracts of land for sale and all are zoned General Commercial. The south east corner is now under development.
- Available property exists at NEC of Canada Rd. and Fairmont Parkway – across from new ball fields and city park.
- Tracts are still available on SH 146 between Fairmont Parkway and Spencer Highway - zoned General Commercial.
- 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 like a Walmart or Target. Entertainment and healthcare are also on the list!

Kemah

- Retail, hospitality and mixed-use opportunities —
 - 88 acres at SH 146 and League City Pkwy.
 - 30 acres on Galveston Bay – ideal would be upscale hotel/resort property.
 - Gordy Park 33 ac. property on SH 146
 - 11.8 acres and 92.5 acres on FM 518 at Walmart intersection
 - 26 acres and 10 acres on League City Pkwy.
- City plans \$1M reinvestment in downtown commercial entertainment district —6th Street entrance to Lighthouse & Boardwalk District.
- No zoning in the city and currently no TIRZs or management districts in place. Expanded water resources.

Houston

- Houston Spaceport — approximately 450 acres available for development. Best uses: aviation and aerospace assembly, office, institutional and industrial.
- Baybrook Mall expansion. Retail and restaurant opportunities.
- Baybrook Passage and Baybrook Eastfield—east side of I-45. Restaurant and Kelsey Seybold on site. Luxury multi-family near completion.
- Genoa Red Bluff Road — available land and new business parks on the thoroughfare between Beltway 8 and Fairmont Parkway.

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.

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: 5304 FM 517 East, 34 acres of land on south side of FM 517 with frontage on Dickinson Bayou.
- Available: 1555 FM 517 West, approximately 40 acres of land on south side of FM 517.
- Available: 1608 FM 517 East, approximately 4.73 acres of land on south side of FM 517- with frontage on Dickinson Bayou.
- Large occupied office building for sale: 2401 Termini Street, approximately 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.

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. Corner city-owned property may be available to right type of business.

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