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#### In this Edition...

Commercial/Office/Industrial Development  
Retail / Hospitality Development  
Residential Development  
Infrastructure News and Everything Else!

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 aerospace engineering, biotechnology/bioscience, specialty chemicals and plastics, and information technology and communications. BAHEP partners with 270 member companies, 13 cities, Galveston County, Harris County and the Port of Houston Authority in southeast Texas to foster economic vitality through regional collaboration.

## Commercial / Office / Industrial Development

Silver Eagle Distributors, the largest distributor of Anheuser-Busch, will build a distribution facility on SH 225 at Beltway 8 in **Pasadena** on approximately 50 acres of a 100-acre tract it purchased. No word yet when construction will begin; the design work is in progress. The company, also one of the largest Grupo Modelo distributors in the country, employs more than 1,200 in Texas. A broad selection of import brands, microbrews and craft beers and several non-alcohol beverages and waters are also distributed by Silver Eagle.

Kuraray America, Inc. is breaking ground on a new PVOH (polyvinyl alcohol) resin production facility on April 11th ([www.kuraray.us.com](http://www.kuraray.us.com)) in **La Porte**. Following business expansion in Japan, Singapore and Germany, this new facility will secure a fourth advantageously situated production base in North America, where shale gas is easy to procure. Expected completion is September 2014.

#### Just completed ...

Port Crossing Commerce Center – 261,000 SF distribution facility in **La Porte**. It's rail-served, front load, tilt-wall, 30-foot clear height, and has 66-foot staging bays, 47 dock-high loading doors, 16 rail-served doors, two grade level ramps and 68 designated trailer parking spaces. There are 21 parking spaces for the build-to-suit office areas.

Fairmont Industrial Center – 31,480 SF, 20-ton crane-ready building in **La Porte** on Fairmont Parkway. Near the corner of Bay Area Boulevard, the tilt-wall structure is expandable to 50,000 SF with 3+ acres of outside storage and includes 1,800 SF class A office space, 28' clear height, 100' truck court. Two more buildings, same size and specs, are planned for the business park.

Construction is underway for Carson Commerce Center at the corner of SH 225 and Beltway 8 in **Pasadena**. Totaling 365,000 SF are two buildings -- dock level and 30' clear height and another, 20-ton crane-ready and grade level. Completion is scheduled for third quarter 2013.

**League City's** new 20-acre Brittany Bay Business Park (NWC Butler Road/Gulf Freeway) has two new tenants:

- 15,500 SF - CertifiedSafety Inc. leased space for its corporate headquarters and 39 employees at Brittany Bay Business Park at 1100-1300 Butler Road. The company also has offices in the Midwest and on the West coast. The company trains employees in the energy, petrochemical

and pharmaceutical industries.

- 15,000 SF - GEDA USA Elevator & Material Lift Company constructed a building for its 10 employees, warehousing and office to store rack and pinion elevators and material hoists.

International Longshoremen's Association has a new building underway at 4100 Greenshadow Dr. in **Pasadena**.

Intercontinental Terminals Company announced that construction is underway on a new \$150+ million liquid bulk terminal on 180 acres of land along the Houston Ship Channel in **Pasadena**. The new terminal will fill a growing need for additional marine logistics infrastructure in the Houston area with its ability to handle a wide range of petroleum and petrochemical liquids and gases. ITC is a wholly owned subsidiary of Mitsui & Co. (U.S.A.) Inc. Read more here: <http://guidrynews.com/story.aspx?id=1000050229>

Could BayTech help YOUR company? Would you like to use a world-class acoustic and vibration lab to test your products? The Bay Area Houston Advanced Technology Consortium (BayTech) can help you do that. How, you ask? By using NASA-**Johnson Space Center's** awesome capabilities, laboratories and facilities which can be utilized through BayTech's public-private agreements. BayTech can help ANY company that's ANYwhere in the U.S! Email: [Kim@BayAreaHouston.com](mailto:Kim@BayAreaHouston.com) --- [www.BayTechSolutions.org](http://www.BayTechSolutions.org)

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- Safety and Risk Assessment
- Human System Interface (modeling, mock-ups, simulation)

Pumps and Pipes – Leaders from Houston's aerospace sector have joined those from medicine and oil & gas to explore potential crossover ideas and technologies that could benefit all three industries. Pumps and Pipes started as a unique collaboration between two industries (medicine and oil & gas) that found they had something in common (valuable liquids flowing through pumps and pipes). With the inclusion of NASA **Johnson Space Center**, this collaboration could revolutionize the local economy by paying dividends to the Bay Area Houston region as new innovative product designs and business initiatives are created. BAHEP and BayTech helped lead the integration of the aerospace team into Pumps and Pipes. This will explain it all: <http://www.changemagazine.net/business/triple-bottom-line/1915-pumps-a-pipes-benefit-from-one-anothers-toolkits.html> Also, watch this: <http://www.youtube.com/watch?v=bmAxF6tgXnl>

Construction is now underway for UTMB's expansion at its **League City** location between the League City Parkway and FM 646. The 142,000 SF project will include 39 inpatient beds, 17 emergency/urgent care beds, additional operating rooms, endoscopy rooms and 25,000 SF of shell space for future development.

Work continues on Clear Lake Regional Medical Center's \$92 million expansion and renovation at its 595-bed hospital on Medical Center Boulevard and also on the new Bay Area Regional Medical Center that is expected to be operational at the beginning of 2014 with seven floors (75 beds) complete. Both are in **Webster**.

Memorial Hermann Southeast Hospital in southeast **Houston** unveiled its new 14,500 SF 'state-of-the-art' center which includes a *da Vinci Si Surgical System* for robotic-assisted, minimally invasive surgery plus a hybrid operating-endovascular suite, three additional operating rooms, 25 new pre-op rooms and upgraded family and patient areas.

Construction is well underway for MedCare Pediatric Group's 7,500 SF facility on Preston Road near Beltway 8 in **Pasadena**. The outpatient pediatric rehab center will offer physical, occupational and speech therapy and counseling services. Common diagnoses treated at the center will include neurodevelopmental delays, autism spectrum disorders, and special needs such as down syndrome and cerebral palsy. This location will be staffed with approximately 25 employees.

### *Congratulations to ...*

- Wyle Laboratories won a contract with a potential value of \$1.76 billion to provide biomedical, medical and health services for NASA's human spaceflight programs at Johnson Space Center. Lockheed Martin Corp. is a subcontractor. Contract starts in May and has a 5-year base period with options to extend the contract through 2023.
- Jacobs Technology Inc. renewed its engineering, technology and science development and operations contract with NASA – a potential value of \$1.93 billion, including options. Work under the contract will support Johnson Space Center's Engineering Directorate and Astromaterials Research and Exploration Science Directorate. The contract has a 5-year base period followed by two 2-year options. Subcontractors are: Barrios Technology, ERC Inc., GeoControl Systems Inc., Oceaneering Space Systems, MRI Technologies, and UTC Aerospace Systems.
- Memorial Hermann Southeast Hospital was awarded Advanced Certification for Primary Stroke Centers from the Joint Commission. Additionally, the hospital system was recently named the 2012 winner of the prestigious John M. Eisenberg Patient Safety & Quality Award.

### *Recent lease transactions ....*

- 8,813 SF - American Bureau of Shipping leased at 2100 Space Park in **Nassau Bay**. *Doug Little, Louann Pereira & John Beckwork / Transwestern for the landlord.*
- 4,500 SF - FASTENAL leased at 924 Gemini. It is a national company that supplies fasteners of all types, safety equipment, industrial tools and maintenance items.
- 3,425 SF – Countrywide Home Loans and 2,750 SF – Dermatology Associates. Both companies leased at Two Corporate Plaza on Bay Area Boulevard.

### *Recent sale transactions ...*

- Kinder Morgan purchased 42 acres at 901 Light Company Road in **Pasadena** on the Houston Ship channel.
- Fairway Centre III, a 103,876 SF power center (100% leased) at 3931 Fairway Drive in **Pasadena** was purchased by Fidelis Realty Partners.
- Insultherm purchased a 50,146 SF warehouse at 1500 West G Street in **La Porte**.
- Devon Professional Building, a 26,735 SF retail and office complex at 17300 El Camino Real in southeast **Houston**, was recently purchased by a new owner.
- Northern Pines Apartments (57 units) in **Dickinson** were purchased by a California buyer.
- Sold to an attorney for renovation - 3,476 SF building at 1946 **Pasadena Blvd**.
- New owner for 2200 NASA Parkway in **Nassau Bay**– 32,000 SF building. *Colliers International – Coy Davidson for the seller and Transwestern's Doug Little and Carlos Bujosa for the buyer.*

You're invited to go with us! BAHEP's Citizens for Space Exploration's 22<sup>nd</sup> annual trip to Washington, D.C., in support of NASA and a healthy Human Space Exploration Program for our country is scheduled for May 20-23. This group of more than 100 travelers will meet with over 350 congressional offices while in Washington to educate them on the importance of NASA to our country. We need your voice! If you've never made the trip before, this is the year you should plan to join the group in support of NASA. Contact [david@bayareahouston.com](mailto:david@bayareahouston.com) or 832-536-3242 for more details.

**FOR A BIRD'S EYE VIEW of what's going on in Bay Area Houston, click on**

[http://www.bayareahouston.com/default/assets/File/HOT\\_PROJECTS - March 2013%281%29.pdf](http://www.bayareahouston.com/default/assets/File/HOT_PROJECTS_-_March_2013%281%29.pdf) **There's always something new!**

## **Retail / Hospitality Development**

What's new at **Baybrook Mall**?

- Michael Kors (world-renowned designer of luxury accessories and ready-to-wear) has opened a clothing and accessories store.
- Call it Spring (an Aldo brand) will open mid-May offering footwear and accessories. There are 200 stores worldwide.

Pole Position Raceway and P2R Karting Inc. leased 15,300 SF at Ellington Trade Center for its first **Houston** area location. The venue is an indoor go-kart racetrack; Italian-made go-carts have a top

speed of 45 mph on the quarter-mile indoor track. The facility will have about 20 employees with special consideration given to hire disabled veterans.

Trendy discount grocer Aldi plans to open a 17,000 SF store in **Kemah** on FM 518 across from Wal-Mart. [www.aldi.us](http://www.aldi.us) The Aldi store in **Pasadena** is opening soon!

Have you seen this Facebook page? <https://www.facebook.com/WeWantAWholeFoodsInClearLakeTexas> One post said, "Wow! We have received nearly 1000 likes in just a couple of days! Let's make sure they know we are here and we won't stop until we get a Whole Foods Market. Keep sharing and pass it on!!!!!!" It's no surprise that this is one of our most requested stores.

### *Recent real estate deals –*

- New to the Houston area, BB&T bank purchased a 4,362 SF building at 4960 Fairmont Pkwy. in **Pasadena** for one of its new locations.
- BB&T leased 2,972 SF at Baybrook Square – 1373 W. Bay Area Blvd. in **Webster**.
- Peter Piper Pizza purchased land at 3471 E. Sam Houston Pkwy in **Pasadena** for its first Bay Area Houston location – a 12,000 SF restaurant. Construction is underway.
- Southwest Securities Inc. leased 3,500 SF at the Marina Plaza building at South Shore Harbour in **League City**.
- Dunkin Donuts / Baskin Robbins leased 2,040 SF at 4130 Fairmont Pkwy. in **Pasadena**. Colliers International – Marshall Clinkscapes and Bruce Wallace for the landlord.
- RDA Pro-Mart leased 1,400 SF in the 5900 block of **Pasadena's** Fairmont Parkway.
- Golfsmith is expanding by 15,000 SF at **Baybrook** Passage.
- Unique Jewels leased 2,100 SF at 400 W. Bay Area Blvd. – **Webster's** Bay Area Shopping Center.
- Pink Bee Studio leased 2,250 SF at 20801 Gulf Freeway – **Webster's** Bayway Village. It's an anchor location for Mary Kay associates offering spa days, makeovers, and private consultations.

Real estate news for Clearpoint Crossing on Space Center Boulevard: 3,000 SF Skin Essentials Med Spa and Hair Salon, 18,000 SF medical building (100% preleased), 8,000 SF retail building, 5,000 SF pediatric office, and 2,100 SF Houston Partners Realty office.

Bubba Gump Shrimp Co. is now open at the **Kemah** Boardwalk! The 39-restaurant chain is known for its iconic locations in major cities across the globe.

Smile Brands leased 3,271 SF at **Webster's** Point NASA Shopping Center – I-45 at NASA Parkway. It is the largest provider of support services to general and multi-specialty dental groups in the United States -- more than 1,300 dentists and hygienists practicing in nearly 400 offices nationally.

A 16,000 SF shopping center is proposed for the corner of Crenshaw Road and Beltway 8 in **Pasadena**. A pad site is also available.

A new 26,000 SF retail center has been completed by Griffin Partners in **Nassau Bay** Town Square. It is the second retail center in the 31-acre mixed-use development.

For a good time .....

- **League** City Uncorked: A Global Wine and Art Experience, March 23-24 at Walter Hall Park on SH 3. [www.leaguecityuncorked.com](http://www.leaguecityuncorked.com)
- South West International Boat Show, March 21-24 at South Shore Harbour Marina, 2500 South Shore Blvd. in **League City**. [www.southwestinternationalboatshow.com](http://www.southwestinternationalboatshow.com)
- Keels & Wheels Concours d'Elegance, a classic car and vintage wooden boat show, May 4-5 at Lakewood Yacht Club off NASA Parkway in **Seabrook**. [www.keels-wheels.com](http://www.keels-wheels.com)
- Red, White & Bayou Crawfish and Texas Music Festival in **Dickinson**, May 18<sup>th</sup> at FM 517 and Highway 3. [www.redwhiteandbayou.com](http://www.redwhiteandbayou.com)
- **Galveston County** Fair & Rodeo, April 12 – 20, at Jack Brooks Park on Highway 6 in Hitchcock Texas. [www.galvestoncountyfair.com](http://www.galvestoncountyfair.com)
- 2013 San Jacinto Day Festival and Battle Reenactment, April 20, at the San Jacinto

- Battleground State Historic Site in **La Porte**. [www.sanjacinto-museum.org](http://www.sanjacinto-museum.org)
- Sylvan Beach Festival, April 27, at Sylvan Beach Park in **La Porte** on Galveston Bay. [www.laportechamber.org](http://www.laportechamber.org)

### Coming Soon

**Baybrook Mall** - P.F. Chang's China Bistro plans to open April 15<sup>th</sup>.

**Baybrook Passage** - Ideal Image

**Houston** - Menchie's Frozen Yogurt at Bay Area Blvd. at Space Center Blvd.

**Pasadena** - Taco Bell at 120 Pasadena Blvd.

**League City** - San Lorenzo Mexican Restaurant and Cantina at 2441 FM 646

### Now Open

**Houston** - LongHorn Steakhouse at Baybrook Passage; Gina's Italian Kitchen & Pizzeria at 1105 Clear Lake Blvd.

**League City** - Soup and Salad House at 1260 E. League City Pkwy.

**Webster** - Nobi Public House at 241 E. NASA Pkwy. (a 'gastro pub' serving 41 craft beers and Asian grilled cuisine); Bone Daddy's House of Smoke at 19901 Gulf Freeway - Baybrook Shopping Center; Houston Garden Center at 20050 Gulf Freeway - Baybrook Commons

**Clear Lake Shores** - Alamo Tamales to Go at 620 Marina Bay Drive

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

## Residential Development

Trendmaker Homes purchased 372 acres for a new 700-home residential community in southeast **Houston**. This area is east of Space Center Boulevard and south of Genoa Red Bluff Road. Trendmaker Homes will build about half of the homes and sell the remaining lots to other builders. The developer, Fidelis Realty Partners, plans 300,000 SF of high-end retail on 50 acres at the front entrance of the community - Clear Lake City Boulevard at El Dorado Boulevard. The area will include swimming pools, parks, walking & jogging trails plus a dog park. Initial groundbreaking will occur this year. Watch for more information on this project as it comes!

Multi-family makeover - the 84-unit apartment complex at 1500 Strawberry Road in **Pasadena** is undergoing a complete reconstruction. Completion is expected in August.

## Infrastructure News and Everything Else!

To accommodate international flights at Hobby Airport, the city of **Houston** has approved plans for the airport that include a new 2,500-car parking garage, concourse, roadway modifications, and terminal expansion. Southwest Airlines Co. will pay for building the new terminal at an estimated cost of \$150 million. Completion is expected Fall 2015.

Positive numbers for the **Port of Houston**: An increase in steel and container tonnage for the year led to \$223 million in increased revenues, up 9% over 2011.

Space could be the next destination for travelers from **Ellington Airport**. Houston Airport System is currently applying to license the airport as a spaceport. The vision is a launch site for small, reusable commercial spaceships working in conjunction with NASA as well as the space tourism industry.

Commercial aviation developments at **Ellington Airport** include a new cargo facility that will allow access to a type of air cargo service that doesn't currently exist in the area.

*City news ...*



### **Friendswood –**

- Neighborhood Scout, a national data research firm, recently named the city as the 20<sup>th</sup> Safest City in America in 2013 based on its latest research.
- In 2012, 192 home permits were issued with a valuation of \$66.78 million.
- Here's the place to find information about doing business in Friendswood: <http://www.ci.friendswood.tx.us/Business-Services/>

**Dickinson** – The Dickinson Economic Development Corporation announced it will reimburse businesses inside the Highway 3 overlay district if standards are met for the city's façade improvement program. A property owner can apply for a 50 percent matching grant of up to \$25,000 based on estimates for work they are proposing to do. The center of the district is the Highway 3 / FM 517 area. More information can be found here: <http://www.guidrynews.com/story.aspx?id=1000049090>

**Clear Lake Shores** - Going out for bid soon is the first phase of Clear Lake Shore's proposed Town Center. The area is centered along Clear Lake Road and Aspen Street. The zoning plan allows for mixed uses -- perhaps retail on the first floor and residential or professional offices on the second. The city hopes to see groundbreaking in May or June. Read more here: <http://www.chron.com/default/article/Clear-Lake-Shores-develops-Town-Center-to-become-4367194.php> For more information: [http://www.clearlakeshores.tx.gov/index.asp?Type=B\\_BASIC&SEC={23C1DA9B-3890-4FD9-ACFC-7408DE9940A6}](http://www.clearlakeshores.tx.gov/index.asp?Type=B_BASIC&SEC={23C1DA9B-3890-4FD9-ACFC-7408DE9940A6})

**La Porte** - The city has significant interest in attracting new commercial retail, restaurants, and entertainment along the following areas in La Porte: Spencer Hwy., Fairmont Parkway, Broadway, and SH 146.

**Seabrook** – The city is seeking class A & B office development. Waterfront and thoroughfare sites are available including those along SH 146 and NASA Parkway with close proximity to aerospace, logistics, marine and the specialty chemical industries. Incentives are available to motivated developers!

### **League City -**

- The city council approved a Facade Improvement Program to provide funds for businesses to improve their exterior appearance along the Main Street Corridor. The city will provide matching funds not to exceed \$7,500 for eligible site and structural improvements to existing businesses and properties located along the corridor. Improvements can include exterior structure repair, awning, front porch, door, window and lighting enhancements, signage improvements, landscaping enhancements and other items.
- The city was named the 7th safest city in the state (and 68th in the nation) according to an annual City Crime Rankings reference book.
- There were 97 home starts in January.

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

- **University of Houston-Clear Lake** has established the Cyber Security Institute. It will include workshops and certification programs as well as collaborative research projects with high-tech companies and other colleges and universities in the area.
- **Dickinson I.S.D.** has allocated approximately \$3 million in bond funds to renovate the career and technology building at the high school. Bids are being accepted; construction will begin this summer.
- **University of Houston** has partnered with University of Texas Health Science Center and University of Texas Medical Branch on two new dual-degree programs to allow entering students to earn credit hours toward both a Bachelor of Science degree from UH and a Doctor of Medicine from either UTHealth or UTMB in seven years instead of the usual eight required for becoming a doctor. Read more here: <http://www.guidrynews.com/story.aspx?id=1000050482>
- Congratulations! Three **Pasadena High School** students finished in seventh-place at the World Scholar's Cup, an academics competition featuring more than 300 teams and 1,000 students from around the world. The team participated in four competitive events: Persuasive Writing, Scholar's Challenge, Team Debate and Scholar's Bowl.
- A \$367 million bond will be voted on in May for **Clear Creek ISD**. The projects include \$182 million to rebuild and improve schools more than 40 years old. Some of the larger projects are \$98.6 million for a complete rebuild of Clear Lake High, \$43 million to construct a 10,000-seat district stadium, \$26.4 million for renovation of Clear Creek High, \$9.7 million for additions and renovations at Clear Brook High, \$7.2 million for additions and repair at Seabrook Intermediate,

and \$30.8 million to rebuild McWhirter Elementary.

- **Friendswood ISD's** nine-member academic decathlon team won the state championship in the medium school division. This is the school district's 17<sup>th</sup> state title – more than any other school in the state.
- **Texas A&M University** placed first in Texas in Kiplinger's Personal Finance 'best value' rankings of public colleges for 2012-2013. The university is no. 18 at the national level.
- **Clear Creek ISD's** graduation rate was 95.6% in 2011 -- higher than the national average of 85.9%. This information is from the National Center for Education Statistics.

During Spring Break last week, more than 9,500 passengers boarded the Connect Transit shuttles in **Kemah's** Lighthouse District. Operated by the Gulf Coast Center, the transportation program offers services to the general public at a nominal cost. In 2012, more than 93,500 rode the Connect Transit shuttle between **League City's** Victory Lakes park and ride and **Galveston**. The company also services the city of **Dickinson**.

### *Road News .....*

**Big Stuff – Harris County** Prec. 2 Commissioner Jack Mormon is looking at a billion dollars in new construction projects in east Harris County to improve transportation. Projects include a jump-start of the Hwy. 146 project through **Seabrook** and **Kemah** and expansion of the Hwy. 146 bridge. Other projects are in the design phase: Beltway 8 widening east of I-45, direct connectors from Hwy. 225 to Beltway 8 in **Pasadena** and a new or expanded ship channel bridge.

**Webster and Houston** – Just as the “cloverleaf” interchanges at Interstate 45 and NASA Parkway were reconfigured with the freeway traversing over NASA Parkway, both El Dorado Blvd. and Bay Area Blvd. will be reinvented and modernized. With the completion of the Dixie Farm Road interchange, the next TxDOT project is El Dorado Blvd. at I-45, with work on the frontage roads and shoulders of the main lanes beginning shortly thereafter. Phase II of the project, which is the removal of the existing bridge and building the main lanes over El Dorado, is slated for August 2014 and is expected to be completed within three months or by November 2014. As TxDOT seeks to reduce any negative effects of this significant expansion—congestion and detours, caused by construction—work on Bay Area Blvd. won't begin until six months after El Dorado's completion—or February 2015.

**Dickinson** - Lots of road work will be starting next year in the city. As many as 15 streets could be upgraded.

**Pasadena** – Final phase of Fairmont Parkway improvements are ahead of schedule. This section is between Space Center Blvd. and Red Bluff Road. The \$12 million project is a joint venture between the city and **Harris County** Prec. 2.

**League City** – The city is proposing to reverse the on and off ramps on the Gulf Freeway (Interstate 45) north of FM 646 to ease traffic heading to the shopping areas on those corners. South exit 20 would become an entry ramp and then the entry ramp that's a half mile north would become an exit ramp.

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 our Membership Director, Harriet Lukee, at 832.536.3255 or [Harriet@bayareahouston.com](mailto:Harriet@bayareahouston.com).

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