



A publication of Bay Area Houston Economic Partnership
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 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

Water and Power Technologies will be moving into its new 20,000 SF facility at Bay Oaks Business Park. The site is a 29-acre development, one-half mile east of Beltway 8 on Genoa-Red Bluff Road in **Pasadena**. The Salt Lake City-based company will focus heavily on supplying mobile deionization and reverse osmosis trailers and equipment. The company also manufactures custom-designed and engineered water-treatment systems and equipment for industrial customers. WPT serves the petrochemical, chemical, power, cogeneration, and the oil and gas industries. BAHEP worked this build-to-suit project with the company's representative, the City of Pasadena and Tyndall Yaap - Capital Commercial Investments Inc. The company expects to hire approximately 25 employees for the office and shop/field. Total investment over five years -- \$22 million. www.a-wpt.com

Calpine Corporation leased 83,500 SF at **Pasadena's** Bay Area Business Park -- Bay Area Blvd. at Red Bluff Rd. This location will house its turbine maintenance group. The company is a major U.S. power company that delivers electricity to customers and communities in 21 states -- U.S. and Canada. The company owns, leases and operates low-carbon, natural gas-fired and renewable geothermal power plants. • Also, Transportation Consultants Inc. leased 120,120 SF at Bay Area Business Park for its distribution operation. *In both transactions, the building owner was represented by BAHEP member Stream Realty Partners - Kyle Valentine and Justin Robinson.*

FedEx leased 146,792 SF at Ellington Trade Center in **Houston** at 12554 State Highway 3 for its home delivery operations. Starting in October, more than 250 will be employed at this location. The business park is across from **Ellington Airport**.

Houston Area Safety Council will construct a 30-acre mega-campus on Center Street in **Pasadena** between Red Bluff Road and Spencer Highway. The project's first phase will include a 70,000 SF training facility. Construction will start this fall with completion expected late next summer. Phases two and three will incorporate task-oriented and hands-on training structures. The company's scope of services include background screening, contractor pre-qualification, and security. HASC expects more than 2,000 visitors per day at the new campus.

Gulfport Distribution Center will be built on SH 225 near Beltway 8 in **Pasadena**, the northwest corner of the intersection. The park will be rail-served by both Union Pacific Railroad and Burlington Northern Santa Fe Railway. First phase is an \$18 million, 440,000 SF spec building -- construction will start late 2010. Planned for the second phase is a 412,000 SF facility.

Turner Industries has under construction a new 23,317 SF office building at 3850 Pasadena Blvd. in **Pasadena**. The pipe fabrication business is growing by leaps and bounds, and more office space was needed. The Baton Rouge-based company does heavy industrial construction, maintenance, pipe, module and vessel fabrication, equipment, rigging and heavy hauling and specialty services throughout the U.S. and abroad.

Ventech Engineers International Corp., headquartered in **Pasadena**, also has an expansion underway. The company is adding a 42,280 SF pipe fabrication shop at its 1107 Broadway location. The company designs and constructs modular refineries, and leads the way in plant relocations and specialized market appraisals for the refining industry.

MedCare Pediatric Group will build a 7,500 SF facility at **Pasadena's** Beltway 8 and Preston Road. Construction should start this fall; completion is anticipated for summer 2011. 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. The company operates a network of state-of-the-art outpatient rehab centers located throughout Houston. Home-based pediatric nursing and therapy services are available in 11 counties. This location will be staffed with approximately 25 employees.

Stay tuned – plans are evolving! It won't be long before the plans for **Webster's** new Bay Area Medical Center at 200 Blossom are announced.

Regenotech will be relocating from Houston's medical center area to a 1,735 SF office at 17045 El Camino Real in Bay Area **Houston**. The company is a world leader in the adult stem cell industry. Work is done through innovative scientific methods, including research conducted in a weightless environment (the space shuttles and space stations). Regenotech also develops intellectual property licenses relating to adult stem cell expansion and therapeutic application. *BAHEP member PM Realty Group – Courtney Knightstep represented the building owner.*

Transactions

- 5,971 SF – SNG **League City** Dialysis leased at the Bay Colony professional office Building – I-45 and FM 646.
- 4,500 SF – Fidelity Investments leased a free-standing building at **Baybrook** Square, southwest corner of the Gulf Freeway and Bay Area Blvd. *BAHEP member Colliers International – Marshall Clinkscales represented the tenant.*
- 4,000 SF – Industrial Engineering Management has leased at 2600 South Shore Blvd in **League City**. *BAHEP member CB Richard Ellis – Dena Wren represented both sides.*
- 4,000 SF - A Tooth Doctor for Kids leased space at 3122 Spencer Hwy. in **Pasadena**
- Apartments purchased – Broadstone Walker Commons, 352 units, at 1751 W. Walker in **League City**.

Awards ...

- Congratulations to BAHEP members MD Anderson Cancer Center and Memorial Hermann Hospital for making *U.S. News & World Report's* 2010 "America's Best Hospitals" list!!
- Raytheon Technical Services Co. won a contract to operate, maintain and provide sustaining engineering at Johnson Space Center's Neutral Buoyancy Laboratory and Space Vehicle Mockup Facility. Contract maximum value is \$119.9 million.
- MEI Technologies Inc. won a contract valued at \$99 million to provide electrical systems engineering services related to hardware and software systems.
- Barrios Technology Ltd. won a contract with a potential value of \$273 million from NASA. It will provide engineering and technical services support for the International Space

Station.

- Boeing Co. awarded contracts with a combined value of more than \$100 million that will support the company's International Space Station and space shuttle programs. The three local companies that won are Anadarko Industrial LLC, Barrios Technology, and GeoControl Systems Inc.
- NASA's Glenn Research Center in Cleveland awarded five contracts for the development of advanced space propulsion technologies. Triton Systems, a local aerospace business, will be working with a Wisconsin firm, Orbital Technologies Corp., on one of those contracts.

Are you looking for **real estate in Bay Area Houston**? Please check out this page for the latest reports<http://www.bayareahouston.com/Home/RealEstate3/>

- Contiguous Office Space – 5,000+ SF
- Industrial and Flex Space – 5,000+ SF

Now Open!

League City - Harbour Plastic Surgery expanded by 1,000 SF at Two Harbour Square

Coming Soon!

League City - Crowder Funeral Home on FM 518

NEED FREE ENGINEERING ASSISTANCE FOR ONE OF YOUR PRODUCTS OR SERVICES?? Space Alliance Technology Outreach Program (SATOP) has recently completed assistance to a local company developing a nitrogen flow indicator to be used at chemical plants during purges. The engineer passed along design and material recommendations to make the indicator widely compatible and visible for operator safety. SATOP has an available team of engineers and scientists from the NASA Johnson Space Center and more than 20 aerospace companies and colleges which utilize their aerospace expertise to solve technical / engineering challenges for small businesses. Since 1999, SATOP has assisted over 600 Texas companies. To learn more about this free program and view some of SATOP's success stories or submit a request for technical assistance, visit www.SpaceTechSolutions.com.

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.

Retail / Hospitality Development

Star Furniture has purchased 4.2 acres at Baybrook Commons in **Webster** for its new store. The 75,000 SF, 2-story building will be under construction later this year. The site is just south of the Bay Area Blvd. / Gulf Freeway intersection.

Ashley Furniture is slated to open at **Webster's** Baybrook Gateway in late September or early October 2010. The store will occupy 45,722 SF of the former Linens-N-Things space and half of the former Circuit City space.

Congratulations! **Kemah** has made ShermansTravel.com's Top 10 best U.S. boardwalks list Kemah Boardwalk is no. 3!

*Did you know that the City of **Friendswood** residents have a total personal income of \$2 billion? To find out how the 37,000 residents spend their money, check this out:*
[Get to know the Friendswood, TX Family!](#)

If you're wondering when Pappadeaux Seafood Kitchen will return to **Seabrook**, it will be a while maybe two years, because the work to rebuild the Ike-damaged road leading up to the restaurant might take that long. But, the good news is that they do plan to rebuild! In the

meantime, the new seafood markets are up and running at The Point.

Carnival *Magic*, the new 3,690-passenger ship, will call the **Port of Galveston** home in fall 2011. The vessel is part of Carnival's new Dream Class which is reported to have the largest variety of dining, entertainment and activities of the entire fleet. Another Carnival ship, the *Triumph*, will be moved from New Orleans, and Royal Caribbean International will also bring its new vessel, *Mariner of the Seas* – one of the world's 10 largest liners – to the Port in the fall of 2011.

James Coney Island opens September 13th at the Clear Lake Center – Gulf Freeway at NASA Parkway in **Webster**. The construction is now finished at that interchange, and the developer of the center, United Equities, has a 30,000 SF pad site available.

League City's first energy-efficient building has opened at 1095 West League City Parkway. Associated Credit Union, a 30,000 SF LEED-certified facility, was built using wood from sustainable forests and recycled carpet and countertops. Eight-inch thick concrete walls insulate the building. And, 80% of the building waste was recycled! Another LEED-certified business has opened, too – JSC Federal Credit Union has underway a 6,000 SF 'green' building at 1280 E. League City Pkwy.

Prestige Flooring leased 2,774 SF at Pecan Park Plaza in **League City** – corner of FM 518 and the Gulf Freeway. *BAHEP member CB Richard Ellis – Matt Keener, Alex Makris and Jazz Hamilton - represented the landlord.*

Coming Soon!

Webster - Twin Peaks restaurant opens August 31st at 20931 Gulf Freeway and Chuy's Mexican restaurant on or before September 14th at 20975 Gulf Freeway (both are near the Cinemark Webster theater); Big Ben restaurant will open at 20237 Gulf Freeway

Dickinson - Family Dollar at 3914 SH 3

League City - Victory Haircuts and TSO Optical at League City Towne Center; Headcovers Unlimited, a 3,850 SF shop for headwear, scarves, wigs, gifts and cosmetics for cancer patients at 214 S. Iowa; Pizza Hut at 280 W. Main

Pasadena - Freebirds World Burrito and Tutti Frutti will open soon at Fairway Plaza - Beltway 8 and Fairmont Parkway; Don Pico's Mexican restaurant will open at 4940 Fairmont Parkway; Jimmy Changa's on Center Street

Houston - Moreno's Barbeque at 1425 NASA Parkway

Now Open!

Friendswood - AMOCO Federal Credit Union at 235 E. Parkwood (FM 528). It has a community room that will accommodate 30-80 people.

Kemah - Holiday Inn, a full-service 128-room hotel and Sporting News Grill sports bar at 805 Harris Ave.; Crazy Alan's Swamp Shack at 310 Texas Avenue

League City - Accents, Petals and Metals (floral and home décor) at 1015 E. Main St.; Berrylicious Frozen Yogurt at 2800 Marina Bay Drive; Sweet Spot Audio and More at Pecan Park Plaza - FM 518 and I-45; Kristin Donuts at 3003 E. League City Pkwy.

Baybrook Mall - Sears has opened its new Edwin Watts Golf Shop inside the store.

Webster - Hibachi Grill and Supreme Buffet at 155 W. Bay Are Blvd.; European Wax Center at Baybrook Gateway Shopping Center; Billings Jewelers relocated to 17304 SH 3

Pasadena - Two Cities Grill & Cantina, 13,000 SF, at 6915 Spencer Hwy; Verizon Wireless at 3830 Spencer Hwy; Boost Mobile at 3809 Shaver; Southland Title at 7219 Fairmont; Armani Chinese Restaurant at 1210 E. Southmore

Residential Development

Under construction -- The Villas at El Dorado on W. El Dorado Blvd. in **Houston**. Built for 55+ residents, 90 units will be one-story buildings with attached garages, and the remaining 69 units will be in a three-story building that will include a 6,000 SF community center. Other amenities: fitness center, hair salon, community room with kitchen, business center, and theater room.

Under construction: 206 class-A apartment units on FM 270 at the **League City** Parkway (SH 96). The 14+ acre community will include 1, 2 and 3-bedroom units, some with attached garages, stucco and stone exteriors and plenty of amenities. Delivery of the first units is expected late January / early February with the balance in April or May.

Under construction: Clearpoint Crossing Residences on Space Center Blvd. in **Houston**. The 252 class-A apartment units are being built around a large lake – 1, 2 & 3 bedrooms, garages and gourmet kitchens. The clubhouse will be ready early October and expected delivery of the first apartments is November.

Infrastructure News and Everything Else!

Did you know there is approximately \$80 million in military construction underway at **Ellington Field** and that military staffing at the base has increased to nearly 6,000 from 1,200 over the past several years? Future growth, which is expected, will be driven by the increasing demand for unmanned aerial vehicle missions operated out of Ellington and from other joint reserve base activities, including expansion within Ellington's United States Coast Guard presence.

The Texas Enterprise Zone program allows local communities to partner with the **State of Texas** to promote job creation and capital investment in economically distressed areas. Companies that meet certain requirements and that commit to a minimum capital investment of a \$40,000 project may qualify for refunds of state sales tax paid on eligible items used at the qualified business site. The total amount of any refund is predicated on the investment amount and number of jobs created / retained in the project. If a company project is located within an Enterprise Zone, the company commits that at least 25% of its new employees will meet economically disadvantaged or enterprise zone residence requirements. If located outside the zone, 35% of the new employees must meet the requirements. • The City of **La Porte** has nominated Invista Corporation and the DuPont Corporation for job retention projects. The City of **Pasadena** has nominated Celanese Corporation, Poly One Corporation and BASF Corporation.

City News

Kemah is bringing its old 1930's railroad depot back to its glory – then it will be located next to the visitor's center at 603 Bradford Avenue.

Did you know five trains ran between **Galveston** and **Houston** in the early 1900s, stopping along Galveston Bay in **Kemah** and **Seabrook**? Immigrants coming through the **Port of Galveston** would take trains to their final destination. (from *The Galveston County Daily News*)

City of **El Lago** reports the new splash pad at the city's park is now open!

City of **Seabrook** is working on a gateway sign that will span 10th Street at Todville Road showing visitors the way to Waterfront Drive, also known as The Point.

City of **Friendswood's** 8th Annual Broker and Developer Day is Tuesday, October 19th. Call 281.996.3250 for details. This event is for commercial brokers and developers only.

City of **Pasadena** will close on the purchase of the 'vintage' 1939 U.S. Post Office at 102 Munger Street. The building is 8,300 SF – complete with a basement! Possible uses might be a chemical industry museum or a regional historical museum. Of course, this would make a great location for a company or business, too!

Education news

- **Clear Creek ISD**, a 37,500-student district, just received its first exemplary rating! It has the honor of being the second largest district in the state to receive this rating. The school district will open the two remaining schools at the \$116 million Education Village this fall. Bayside Intermediate and Clear Falls High School complete the pre-K through 12th grade 144-acre campus. The village features an integrated computer technology and biotechnology lab for engineering, health science and agricultural science classes.
- **Friendswood ISD's** Friendswood High School and **Clear Creek ISD's** Clear Lake and Clear Brook High Schools made *Newsweek* magazine's list of America's Best High Schools 2010! The honor is based on how hard school staffs work to challenge students with advanced placement college-level courses and tests. Just over 1600 schools (only 6%) of all public schools in the U.S. made the list. www.fisd12.net
www.ccisd.net
- **University of Houston-Clear Lake's** Master of Arts in Behavior Analysis program received accreditation from the Association for Behavior Analysis International. www.uhcl.edu
The University of Houston-Clear Lake opened its first satellite campus in Pearland at 1200 Pearland Parkway.

Did you know **UHCL** now offers more than 40 undergraduate and over 45 graduate degree programs, as well as a doctoral program, from its four schools which include the School of Business, School of Education, School of Human Sciences and Humanities and School of Science and Computer Engineering?

- Bay Area Christian School is building a new \$2 million high school at 4800 W. Main in **League City**. It's expected to open in January. The two-story 20,000 SF facility includes 14 classrooms, a science lab, and library.
- **Dickinson ISD** has a new \$13.6 million campus opening this fall at 6511 Calder Road in League City -- Calder Road Elementary. The district's new administration building is under construction at the corner of FM 517 East and Timber Drive. www.dickinsonisd.org
- **College of the Mainland** has a 16-week ladies-only welder training course underway thanks to a grant that retrains those who are unemployed for work in petrochemical plants, ship yards and contract companies. www.com.edu
- **San Jacinto College** has introduced a new International Business Maritime Degree program. Three programs will be available: a nine-month occupational certificate, a one-year certificate of technology and a two-year associate degree. Graduates will be prepared for work in technical port and business operations within the maritime industry.

San Jacinto College has been awarded more than \$1 million from the Texas Workforce Commission Skills Development Fund to provide training for the maritime and aerospace industries. The first grant is for \$394,577, and will create or upgrade 195 positions in the maritime industry. The second grant, for \$607,185, will help to create or upgrade more than 500 positions for the aerospace industry. This grant funding will provide training to transition incumbent workers from sustainment and operations functions to design and development functions. It will also provide training to new hires that will move into the positions vacated by transitioning workers.

Also, the college was awarded over \$4.7 million in federal funding to train potential and incumbent workers in various healthcare fields. Areas of training include certified

nursing assist, phlebotomy, EKG technician, LVN, LVN to ADN and medical laboratory technician. Credentials range from industry certificates to associate degrees. www.sanjac.edu

Miles of fun! It's reported that **Galveston County's** Texas City Dike will reopen mid to late September. The five-mile-long dike is great for fishing and picnics and has areas to enjoy the beach or to launch your boat.

Hobby Airport just completed a \$250 million makeover in the facility's East Terminal wing. And, just in time, because Frontier Airlines will move its Houston operations to Hobby Airport starting November 18th.

*Did you know **Hobby Airport** serves more than eight million customers each year?*

New bus stops have been added in the Bay Area Blvd. / NASA Parkway corridor by **Harris County** Transit. Check www.harriscountyttransit.com for route information.

Road News

--- Pasadena

- Phase 1 of the Genoa-Red Bluff Road widening project is underway; this phase starts at Beltway 8. Phase 2 – the section from Red Bluff towards Space Center Blvd. will be bid later this year. Phase 3 was put out for bid earlier this year; this section runs between Fairmont Parkway / Canada Road to Red Bluff Road. Car count is 23,000 per day on Genoa-Red Bluff.

How "tweet" it is! BAHEP is now part of the Twitter network providing its members and followers yet another way to keep up with its activities. Check out BAHEP's 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 Services Representative, Harriet Lukee, at 832.536.3255 or Harriet@bayareahouston.com.

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

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