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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

Green light for a new office building! **Nassau Bay** Town Square developer, Griffin Partners, just announced that construction will be underway this month for the project's 102,000 SF, 4-story office building. The tenant mix includes Hamilton Sundstrand Corporation, Keller Williams-Clear Lake/ NASA, Texas American Title, and Maxim Insurance. Available remaining space is approximately 40,000 SF. Completion of this Silver-LEED project is expected next September. Already complete are Martin Fein Interests' multifamily project, Voyager at The Space Center, and the extension of Saturn Lane. The first phase of retail is near completion. Norris Conference Centers has signed a lease for a 27,000 SF facility and Marriott Hotels continue to work their plans for a mid-rise hotel. A second office project - 6-story, 160,000 SF building - is slated for occupancy in 2012. www.nassaubaytownsquare.com

Pinnacle AIS announced it will double the size of its planned second building due to unexpected company growth. The company is nearing completion on its first 9,000 SF building on the 18-acre campus (near Strawberry and Hernandez Roads) in **Pasadena**. Expected employment will grow, as well, as the company currently employs 60 and plans to hire 30 to 40 more employees next year. The company is a leading provider of services and technology specializing in improved asset integrity for the petroleum, chemical, and mining processing industries.

St. Luke's Episcopal Health System acquired a majority interest in **Pasadena's** Patients Medical Center, corner of Beltway 8 and Crenshaw Road. It's a 61-bed, 117,000 SF, acute care facility.

UTMB opened three new clinics totaling 15,400 SF at **League City's** Brittany Bay Plaza – 1600 W. League City Parkway. (The Ear, Nose and Throat Consultants and Center for Audiology and Speech; the Oral and Maxillofacial Surgery Clinic and the Sports Medicine and Rehabilitation Clinic.)

NASA budget update: The Senate and House of Representatives, along with President Obama, passed the **NASA** reauthorization bill, and the appropriations process is currently underway.

Cole Crossing Medical Center, currently under construction on Old Galveston Road at Cole Street in **Webster**, has a new tenant. TMC Orthopedic LP is taking 4,000 SF. *BAHEP members Alliance Commercial Investments – Pete Zamora and Allen Cruthirds – for the landlord and CB Richard Ellis - Mark Raines and Kristian Nielsen - for the tenant.*

Congratulations! Jacob White Construction, headquartered in **Friendswood**, just got word that three of its projects have earned Platinum LEED certification! There were only six in Texas now, there are nine. Nationwide, there are only 265 that have made the cut. Locations of the new Platinum-LEED certified buildings are: 253 Medical Center Blvd. in **Webster** (48,000 SF); 2000 West Parkwood in **Friendswood** (10,000 SF); and 12941 Gulf Freeway in **Houston** (22,700 SF). www.usgbc.org • A side note IDEV Technologies Inc., that had leased the entire building at 253 Medical Center Blvd., was just granted U.S. Food and Drug Administration approval to market its new product SUPERA VERITAS™. This is a stent used in biliary strictures, a narrowing of the body's bile duct. The system is on track for commercial availability in early 2011. The company is an innovator and developer of next generation medical devices for use in the interventional radiology, vascular surgery and cardiology marketplace. IDEV's worldwide headquarters is located in **Webster**, Texas -- the company currently employs about 115 and hopes to hire 50 more next year. Its European headquarters is located in Beuningen, The Netherlands.

NASA's **Johnson Space Center** went for the gold and got it! Building 265 was recently refurbished and achieved a Gold LEED certification joining the astronaut quarantine facility and a logistics storage building that also received the same certification.

Bendco, Inc., an international steel fabrication, bending, and coiling company located in **Pasadena**, has announced a major expansion of its plant ... 30,000 SF of high bay facilities, additional equipment to expand its capabilities, an expansion of its lay down yard, and a new office building are planned for the near future. When complete these plans will require at least 20 new full-time employees. During the project and during turn-around projects, as many as 125 additional workers will be needed. The company has provided manufacturing and services to international construction, automobile, military vehicle, NASA, aerospace, petroleum drilling and exploration, chemical, shipping, submarine, power, oil and gas transmission, heavy industry and many other major industries for over 27 years. It presently employs over 40 workers.

A new light industrial park on 22 acres near Fairmont Parkway and SH 146 in **La Porte** may be developed soon. Stay tuned!

Permitting is in process for two spec industrial buildings in **Pasadena**. One is a 17,600 SF, 20-ton crane-ready building on 2.2 acres at Bay Oaks Business Park on Genoa-Red Bluff Road. The other is a 28,000 SF concrete tilt-wall, 20-ton crane-ready building on 4 acres at Beltway Green on Hwy 225 and Beltway 8, just behind the regional corporate headquarters of Hagemeyer North America. Developer, Capital Commercial Investments, says both will be ready at the end of the second quarter 2011.

Transactions

- 44,800 SF Doerle Food Service, based in Louisiana, has leased space at East Belt Business Park in **Pasadena** and plans to open this month. It will service tugs and boats in and around Houston water ways, offshore vessels, platforms and drilling rigs all along the Texas gulf coast. This business park is now 100% leased! *BAHEP member CB Richard Ellis – Faron Wiley – represented the building owner.*
- 17,557 SF Coastal HVAC leased space at 11810 Fairmont Parkway in **La Porte**. *BAHEP member CB Richard Ellis – Gray Gilbert – for the landlord.*
- 14,633 SF City of **League City** leased space at 2450 South Shore Blvd. *BAHEP member CB Richard Ellis – Dena Wren - for the landlord.*
- 14,000 SF Axion Logistics leased at East Belt Business Park in **Pasadena**.
- 4,000 SF Work Source leased at **Houston's** Bay Area Blvd. and El Camino Real.
- 3,900 SF American Hospice leased at 2525 South Shore Blvd. in **League City**. *BAHEP*

member CB Richard Ellis – Dena Wren - for the landlord.

- 3,100 SF Intermar Products & Services Inc. leased space at 251 Medical Center Blvd. in **Webster**.
- RENEWAL: Wilhelmsen Ships Service, 106,026 SF on 8.58 acres at 9400 New Century Blvd. in **Pasadena**.
- RENEWAL: L-Con, 28,000 SF at 12301 Kurland Drive (**Houston**).
- RENEWAL: EduNeering, 7,848 SF at 3700 Bay Area Blvd. *BAHEP member CB Richard Ellis – Dena Wren - for the landlord.*
- SOLD – 16,650 SF crane-served office/warehouse at 1606 Sens Rd. in **La Porte**.
- SOLD – 12,000 SF office/warehouse at 300 SH 146 North in **La Porte**.
- SOLD – 25.3 acres at 11200 SH 225

Now Open!

Webster - Bay Area Urgent Care at 720 W. NASA Parkway

Coming Soon!

Dickinson - Dr. Pamela Robinson's 3,200 SF office is under construction at FM 517 and Borden's Gully.

Webster - Clear Lake Regional Medical Center has signed on a pediatric surgeon, Dr. Stephen Kimmel. The hospital has the only pediatric emergency room and pediatric ICU in Bay Area Houston.

Pasadena - Dr. Aaron Joseph leased 5,244 SF at 5125 Preston Road. *BAHEP member Colliers International - Marshall Clinkscales - for the tenant and building owner, John Manlove Marketing & Communications.*

NEED FREE ENGINEERING ASSISTANCE FOR ONE OF YOUR PRODUCTS OR SERVICES???

The Space Alliance Technology Outreach Program is administered by the Bay Area Houston Economic Partnership. It is a NASA and State of Texas funded initiative designed to transfer the knowledge and technology of the U.S. Space Program to small businesses, at no charge to them, to solve technical challenges they are unable to solve themselves.

Any type of small business is encouraged to submit a technical challenge to SATOP. If SATOP is able to assist, the business is provided with up to 40 hours of FREE technical assistance from a scientist or engineer in the space program.

Alan Beckley recently wrote a thank you note to BAHEP's SATOP staff saying, "I just wanted to express my gratitude for doing a great job in assisting me to improve the strength and durability of the plastic inserts in my Savvy Caddy® wallets. Your analysis and subsequent report will guide me going forward in making improvements.

"It would cost me many thousands of dollars if I were to attempt to pay consultants at a university to provide the kind of information and analysis you have provided to me free. There are many aspiring inventors and entrepreneurs who need this kind of detailed analytical help. They never pursue it, because they don't have funds to pay for it. SATOP is a great and valuable service for the business community."

For additional details on this program, visit www.spacetechsolutions.com or call Nick Gardner, program manager, at 832.536.3248.

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

Brookstone and Soma Intimates plan to open soon at **Baybrook Mall**. The 80,000 SF Forever 21 is now open in space formerly occupied by Mervyn's. You'll also see a Toys R Us Express during the holidays. The mall opens at 6 am on Black Friday!

Phase one of **Nassau Bay** Town Square's retail area is nearing completion. BAHEP's new office is up and running; openings for Wings 'N More, Tutti Frutti, Bullrito's and Texas Citizens Bank are expected to be in December and January. Construction will start in April for phase two; tenants will include Five Guys Burgers and Fries and Jimmy John's Gourmet Sandwiches and others soon to

be announced.

Rudy's Country Store and Bar-B-Que plans to open in **Webster** on Kobayashi Road between the Gulf Freeway and the Academy store. Beauty Brands will soon open its new 7,800 SF store at The Boulevard shopping center at 555 W. Bay Area Blvd., and Star Furniture's new 75,984 SF store is under construction at **Baybrook Commons**.

AT&T is expanding operations at **Baybrook Square Shopping Center**. A new state-of-the-art prototype will be built at this location – watch for it! *BAHEP member CB Richard Ellis – Mark Raines and Russell Janicek – for the landlord.*

A new 85-room hotel is in the permitting process for **Pasadena** at SH 225 and Richey St.

Hungry? At **League City's** Victory Lakes Town Center, Spring Creek Barbeque has opened, Chitsuru Japanese Restaurant will open in December and Freebirds World Burrito, Gumbo Bar, Five Guys Burgers & Fries and Marble Slab are coming soon.

La Porte's Main Street has new businesses coming in – a chocolate shop, a wine and coffee bar and a new wings restaurant. Also, King's Barbecue is moving to a bigger location on Main Street.

At **Pasadena's** Fairway Plaza, Freebirds World Burritos, Which Wich and Massage Envy have signed up ...the 169,190 SF center is 100% leased! .

Available property along the frontage road of SH 146 at Port Crossing Commerce Center is now being marketed for retail development in **La Porte**.

*Did you know TxDOT's 2009 average daily traffic count for SH 146 north of Fairmont Parkway in **La Porte** is 73,000?*

SH 146 south of Fairmont Pkwy = 43,000

*Fairmont Pkwy west of SH 146 = 40,800**

*Fairmont Pkwy east of SH 146 = 37,360**

2009 Average Daily Traffic Counts except () that are 2006 24-Hour Traffic Counts.*

iT'Z Family Food & Fun will take over space at 5950 Fairmont Parkway in **Pasadena** where Incredible Pizza was located. Goodwill has recently opened in that same retail center. iT'Z has one other location in **Houston** and two out-of-state – Colorado and New Mexico.

If you're looking here's a sampling of special event / meeting space in Bay Area Houston --

The Admiral on Clear Lake (**Seabrook**) - www.theadmiralclearlake.com – accommodates up to 300 guests

Bay Oaks Country Club (**Houston**) - www.bayoakscountryclub.com - accommodates up to 300 guests

Big League Dreams Sports Complex (**League City**) - www.bigleaguedreams.com – inside meeting space accommodates up to 1,500 guests; 30-acre outdoor space accommodates 10 – thousands

Carothers Coastal Gardens (**Seabrook**) – <http://www.ci.seabrook.tx.us/> – accommodates up to 90 guests. (Estimated opening is Spring 2011.)

Cullen's Upscale American Grille (**Houston**) - www.CullensHouston.com – 5 private rooms and ballroom available; accommodates up to 1,000 guests

Dickinson Historic Railroad Center - http://www.ci.dickinson.tx.us/rr_depot.htm - community room seats 60; courtyard and community room together accommodate 150 guests

The Green Event Center (**Friendswood**) - www.greeneventcenter.com - accommodates up to 250 guests

Hilton Houston NASA Clear Lake (**Nassau Bay**) – www.houstonnasaclearlake.hilton.com – accommodates up to 350 guests for seated banquets and 550 for theater seating.

Jimmie Walker **Kemah** Community Center – www.kemah-tx.gov – accommodates up to 200 guests

Johnnie Arolfo Civic Center (**League City**) - <http://www.youtube.com/watch?v=45WmWZvWAp8> - maximum capacity is 250 guests

Kemah Boardwalk – www.kemahboardwalk.com – 4 of the 12 restaurants have private rooms that will accommodate up to 200 guests. Outside plaza area is available for small to large groups, up to 5,000+.

Lakewood Yacht Club (**Seabrook**) - www.lakewoodyachtclub.com – 2 private rooms and a ballroom accommodate 10 to 300 guests

Marriott Residence Inn (**Houston**) - <http://www.marriott.com/hotels/travel/houcl-residence-inn-houston-clear-lake/> - accommodates up to 65 guests

Moody Gardens Hotel Spa & Convention Center (**Galveston**) – www.moodygardenshotel.com - accommodates up to 3,500 or 7,000 guests depending on set up

Pasadena Convention Center - www.pasadenaconventioncenter.com – maximum accommodation is 2,400 guests -- varies with set-up

Perry's Steakhouse & Grille (**Houston**) - 5 private rooms accommodate 8- 64 guests; Perry's Italian Grille (**Houston**) - 3 private rooms accommodate 8- 130 guests; Perry & Sons Market & Grille (Friendswood, **Houston**) - 4 private rooms- 8- 50 guests - www.perrysrestaurants.com

South Shore Harbour Resort & Conference Center (**League City**) - www.sshr.com - accommodates up to 600+ guests for banquet events and up to 1,000 for meetings & conferences

Space Center **Houston** - <http://www.spacecenter.org/Events.html> - multiple special event facilities accommodate 50- 5,000 guests

Staybridge Suites (**Webster**) – www.nasahotel.com – accommodates up to 35 guests

Tommy's Restaurant Oyster Bar (**Houston**) – www.tommys.com – 2 private rooms accommodate up to 40 or 50 guests. Entire restaurant for special occasions accommodates up to 200

Webster Civic Center - <http://www.cityofwebster.com/index.aspx?NID=547> – accommodates up to 300 guests

Coming Soon!

Clear Lake Shores - Delasandri's Gourmet Cupcakes at 620 Marina Bay Drive

Now Open!

Houston - Dickey's Barbecue Pit at 1109 Bay Area Blvd., known for pit-smoked meats, free ice cream

Webster - Indian 56 Bhog at 1111 E. NASA Parkway; Thai Spice Kitchen and Nico's Mediterranean Grill at 300 W. Bay Area Blvd.; Tradicao Brazilian Steakhouse at 201 W. Bay Area Blvd.; Clear Lake CrossFit at 500 W. NASA Parkway; Ashley Furniture (47,000 SF) at Baybrook Gateway

League City - Annette's Emporium at 1015 E. Main; Computer IT Solutions leased 2,067 SF at Pecan Park Plaza. *BAHEP member CB Richard Ellis - Matt Keener, Jazz Hamilton and Andrew Kelson - for the landlord.*

Kemah - Crazy Dealz (a bargain boutique) has opened at 805 Marina Bay Drive

Residential Development

Lots purchased for single-family homes:

- Eight single-family lots at Twin Oaks at Marina del Sol – north side of FM 2094 on Clear Lake in **League City**.
- Bay Colony Northpointe near FM 646 and the Gulf Freeway in **League City** - 129 residential lots.

A new senior living complex, Hampshire Court Apartments, is planned for **Pasadena** near Bayshore Medical Center.

Marina Bend – 60 acre development on Wesley Drive between FM 518 and the Gulf Freeway along Clear Creek in **League City**. Details soon about Newport at Marina Bend (multi-family), The Townes at Marina Bend (townhomes) and Marina Walk (restaurant, retail, office).

Infrastructure News and Everything Else!

Southwest Airlines will acquire AirTran Airways in a deal expected to close in 2011. The new combined airline will have nearly 43,000 employees and run flights in and out of 100+ airports including Atlanta, Boston, Baltimore/Washington and New York LaGuardia.

The John Phelps (**Harris County**) Courthouse Annex in **Pasadena** is now open at 101 Richey Street at SH 225. Construction costs of \$13.25 million came in less than originally estimated. This complex will house the Precinct Two Commissioner's office and Harris County offices -- Tax Assessor Collector, Juvenile Probation, Justice of the Peace, County Clerk and Environmental Services Division of Public Health.

The **Port of Galveston** has approved approximately \$11 million in renovations and equipment for the cruise ship terminal on Pier 25 in preparation for the arrival of Carnival's 3,960-passenger *Magic* and 2,758-passenger *Triumph*.

*Did you know that approximately 450,000 cruise passengers are expected to embark next year from the **Port of Galveston**?*

City News

El Lago – The city has approved a 5,000 – 6,000 SF community center to be built next to the city pool. It's being designed to hold a fitness center, locker room, kitchen and 1,800 SF multi-purpose room. Expectations are for completion in 2011.

La Porte - \$3.6 million in federal funds have been set aside to renovate Sylvan Beach Pavilion. This venue goes back to the 1920's and 1930's when the BIG bands played there.

Seabrook – Plans are in the works to expand the city's hike-and-bike trails including one that will cross SH 146 at Red Bluff; this one would likely be an elevated system. Over the next 10 years, there could be up to eight miles of new trails.

League City –

Plans are moving along for the 28-acre Eastern Regional Park, located south of the League City Parkway near Dickinson Avenue. The three international-size soccer fields and recreation building will be built first; construction starting in 2011. In 2013, construction will start on the outdoor pool.

The boundless playground at League Park has opened at 200 N. Park. The unique structure is designed to maximize play for everyone, regardless of their abilities.

Also, the city is moving head with plans to build a new law enforcement center – approximately 90,000 SF; \$23+ million project.

League City has cut its property tax rate by 1.4 cents, thanks to unanimous City Council approval of the FY2011 budget. While property owners are getting reduced bills, the city is investing \$163.6 million in services and capital projects. The approved Capital Improvement Plan includes \$253,417,000 in drainage, street and facility improvements from 2011 to 2015.

Education news

- The **University of Houston** will launch a new doctoral program this fall in biomedical engineering. This will bring technological solutions aimed at reducing health care costs.
- Help is on the way for qualified individuals who want to improve their employment while addressing the critical shortage of nurses – a new program will pay for books, tuition and fees for various nursing programs and help with job placement after graduation. A stimulus grant of \$4.7 million from the U.S. Dept. of Labor will fund the Nursing Education and Placement Program and it's being coordinated by **UTMB Health**.
- A 167,000 SF, 6-story building is underway at the **University of Houston** for its Health and Biomedical Sciences Center. It will also include an ambulatory surgery center for the College of Optometry, the first of its kind, for outpatient procedures. Completion expected mid 2012.
- **Pasadena I.S.D.** had 85% of its campuses receive Exemplary or Recognized ratings! Eighteen schools were rated Exemplary and 32 achieved a Recognized rating. Congratulations!!
- **Texas A & M University at Galveston** announced completion of the \$53 million, 104,000 SF Ocean and Coastal Studies Building. The Gold-LEED facility will house laboratories, classrooms and tanks of live animals in the Sea Life Center.
- **San Jacinto College** South Campus will break ground on a new student success center this month.
- **Friendswood ISD** opened a new \$45 million junior high at 1000 Manison Parkway, behind Centennial Park. The new campus has four computer labs with 30 new iMac computers each. The auditorium has a state-of-the-art soundboard, and every classroom has an interactive whiteboard that projects a computer desktop onto a large screen that users control with a digital pen.
- According to the Association of American Medical Colleges, **UTMB** ranked eighth on the list of the largest medical schools in the nation – based on the total active enrollment for the 2009-2010 school year.

Road News

--- Pasadena

Phase 3 of the Genoa-Red Bluff extension to Fairmont Parkway broke ground. This is the new section from Red Bluff Road to Fairmont Parkway which will connect at Canada Road.

--- Galveston County

Road work will start in December on the widening of FM 646 from **Dickinson** to Santa Fe. A middle-turn lane will be built and FM 646 will become a 4-lane road between FM 517 and FM 1764. This is a \$17.5 million project.

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

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 Director, Harriet Lukee, at 832.536.3255 or Harriet@bayareahouston.com.

[Clear Lake Shores](#) • [Dickinson](#) • [El Lago](#) • [Friendswood](#) • [Houston](#) • [Kemah](#) • [La Porte](#)
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