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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

Nestlé Waters North America has leased 312,000 SF at the Republic Distribution Center in **Pasadena** for its new bottled water manufacturing operation. The company expects to run three manufacturing lines with 50 employees/each line. Nestlé Waters North America is the nation's largest bottled water company with many leading domestic and imported brands sold in the United States and Canada. They will be fully operational in 2012. *BAHEP member CB Richard Ellis closed the deal – Faron Wiley and Will Hedges for the landlord and Pat Rollins and Joseph Smith for the tenant.*

Clear Lake Regional Medical Center has announced a \$92 million expansion and renovation for its 595-bed hospital in **Webster**. A new 154,470 SF Patient Tower will be built to include state-of-the-art operating, pre-operating and recovery rooms and a new 30-bed adult ICU. Also planned is a 79,940 SF renovation to the Women's and Children's Center. Construction breaks ground summer 2011 and is expected to last two years. Beginning in January 2011, the hospital will launch pediatric surgical services with the addition of a renowned pediatric surgeon and pediatric anesthesiologist. Since 2007, more than \$164 million has been invested to expand and renovate the hospital.

Gulf Intermodal Services purchased 10 acres close to the northwest corner of SH 225 and SH 146 in **La Porte**. The company will build its headquarters on this site, which is close to the Port of Houston's Barbours Cut and Bayport terminals. The company moves containers for import and export from the port for its customers.

Did you know that the **Port of Houston's** export steel shipments  
are at the highest level since 1981?

### **Latest transactions--**

- 10,000 SF – Harris County Hospital District leased a building at 3925 Fairmont Parkway in **Pasadena**. *BAHEP member Colliers International – Marshall Clinkscapes and Bruce Wallace represented the landlord.*
- SOLD – Four office buildings: 17043, 17045, 17047 and 17049 El Camino Real in

**Houston** totaling 85,390 SF.

- **SOLD** – 2.4 acres on Fairmont Parkway in **La Porte**

Bay Area Houston's healthcare industry is growing by leaps and bounds! The region is served by outstanding healthcare systems --- Bayshore Medical Center, CHRISTUS St. John Hospital, Clear Lake Regional Medical Center and The Heart and Vascular Hospital, Deke Slayton Cancer Center, Devereux Texas Treatment Network, Kelsey-Seybold Clinic, MD Anderson Regional Care-Bay Area, Memorial Hermann Southeast Hospital, and UTMB Health.

Some of this year's highlights include –

- The opening of UTMB Health's Specialty Care Center at Victory Lakes in **League City** – a \$61 million facility.
- Clear Lake Regional Medical Center announced a \$92 million expansion and renovation for its 595-bed hospital in **Webster**.
- The announcement of plans for The Heart and Vascular Hospital in **Webster** to add 72 private rooms on its 4<sup>th</sup> and 5<sup>th</sup> floors, a \$17 million expansion project with a projected completion date of February 2011.
- St. Luke's Episcopal Health System acquired majority interest in Patients Medical Center in **Pasadena**.
- Bay Area Medical Center at 200 Blossom in **Webster**; plans will be announced soon.
- More than 12 new clinics/medical complexes and four new emergency clinics have opened or will open soon in **Webster, Pasadena, League City, and Dickinson**.
- The expansion of 11 more beds and another operating room at Houston Physicians Hospital in **Webster**.

### ***2010 Industrial Highlights ....***

- Headquartered in Osaka, Japan, and based in Chattanooga, Tennessee, NA Industries is building a new \$100 million plant in **Pasadena's** industrial district; plans are to hire 60 employees. (Plant will produce superabsorbent polymers.)
- Air Liquide broke ground for its new hydrogen production facility in **La Porte's** industrial district. It's expected to be operational in late 2011.
- Salt Lake City, Utah-based Water and Power Technologies built an office in **Pasadena** and plans to hire 25 employees; this is a \$22 million investment. (Supplies mobile deionization and reverse osmosis trailers and equipment and manufactures custom-designed and engineered water-treatment systems and equipment for industrial customers.)
- Based in Dallas, Texas, Effective Environmental Inc. purchased a facility in **Bayport**.
- Portagas purchased a building in **Pasadena** to relocate the company; plans are to hire 10 additional employees. (Packages calibration gases for petrochemical plants and environmental companies.)
- German-based Chemetall purchased a facility in **Bayport**. \$1.5 million investment. (Produces butyl-lithium, used for medical device applications.)
- Calpine Corporation leased 83,500 SF in **Pasadena** to house its turbine maintenance group. (Company owns, leases and operates low-carbon, natural gas-fired and renewable geothermal power plants.)
- Houston Area Safety Council is developing a 30-acre mega-campus in **Pasadena**. The project's first phase will include a 70,000 SF training facility. This is a \$70 million project; groundbreaking mid 2011. (Scope of services includes background screening, contractor pre-qualification, and security)

- Kaneka Corporation has installed a solar power test panel in **Pasadena's** industrial district site to test the waters for solar power manufacturing in the U.S. Another aspect of its expansion plans involves the manufacturing of Ubiquinol, the active antioxidant form of CoQ10. Kaneka Nutrients is the only U.S.-based CoQ10 manufacturing facility and produces using a proprietary yeast-fermentation process.
- Ventech Engineers International Corp., headquartered in **Pasadena**, is adding a 42,280 SF pipe fabrication shop. (Company designs and constructs modular refineries.)
- Bendco Inc., an international steel fabrication, bending, and coiling company located in **Pasadena**, announced a 30,000 SF expansion of its plant. When complete, plans are to hire at least 20 new full-time employees.
- Pinnacle AIS is relocating to **Pasadena** and has a new corporate office underway; plans are to hire 30 to 40 additional employees. (Provides services and technology, specializing in improved asset integrity for the petroleum and chemical processing industries.)
- Cates Control Systems, a distributor of industrial automation products, purchased two buildings in **Houston** near Ellington Airport to relocate its corporate headquarters and build a distribution/service center at the new site.

***In 2010, almost two million square feet of industrial space was leased in Bay Area Houston.....***

*(Companies leasing over 10,000 SF)*

Nestlé Waters North America	Republic Distribution Center	312,000
Frontier Logistics	Port 225 East	300,000
United DC	Bayport North Industrial Park	216,000
Jacobson Companies	Williamsport Business Park	210,000
FedEx	Ellington Trade Center	146,792
International Distribution Corp.	Bayport North Distribution Center II	143,125
Supply Chain Management	Port 225 Business Park	137,000
Transportation Consultants Inc.	Bay Area Business Park	120,120
Calpine Corporation	Bay Area Business Park	83,500
Hermann Services Southwest	Underwood Business Park	80,000
Doerle Food Service	East Belt Business Park	44,800
Wrist USA	East Belt Business Park	24,000
Cat Spec Ltd.	10020 State Highway 3	22,800
Guzzler Manufacturing	Underwood Business Park	21,000
Coastal HVAC	11810 Fairmont Parkway	17,557
Cuff Safety and Environmental Services	11355 SH 225	14,250
Axion Logistics	East Belt Business Park	14,000
U. S. General Services Administration	Fairmont Business Center	13,000
Eastin Wells Inc.	300 Hwy. 146 North	12,000
ST Laboratories Group LLC	1404 S. Houston Road	10,000
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		1,941,944

***Awards ...***

- MEI Technologies Inc. was named as a major subcontractor to provide information technology security and data-center services on the \$251.5 million IT and multimedia services contract for the NASA Johnson Space Center. JesTech is also a member of the contract team.
- Hamilton Sundstrand Space Systems International won a contract, valued at up to \$728.9 million, from NASA for engineering, safety and other tasks for its spacesuit support on the shuttle and International Space Station. This covers space shuttle and ISS spacesuit

needs through 2020.

- Lockheed Martin won a three-year contract from NASA, valued at \$171 million, for support of cargo mission services for the International Space Station. Work will primarily be done at NASA Johnson Space Center. Small business partners on the contract include Bastion Technologies, Dittmar Associates Inc., GHG Corporation, Futron Corporation, LZ Technology Inc. and Rothe Enterprises Inc.
- NASA awarded United Space Alliance a \$165 million contract extension to provide mission and flight crew operations support for the International Space Station and human space exploration activities after the space shuttle is retired.
- The Boeing Company was awarded a \$1.24 billion contract extension by NASA to provide sustaining (hardware and software) engineering for the International Space Station. Work will be done at various centers including NASA Johnson Space Center.

### Coming Soon!

**Friendswood** - Disiere Office Park broke ground on its new 5,000 SF office building at 205 E. Edgewood Drive (FM 2351). Friendswood Mediation and Conference Center will open fall 2011.

### ***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.

For additional details on this program, visit [www.spacetechsolutions.com](http://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**

City officials in **Pasadena** say Cracker Barrel plans to build a new restaurant at Beltway 8 and Crenshaw in Pasadena. On that same site, Academy Sports + Outdoors will build a new store.

Update on **Webster's** Baybrook Commons ... Holiday Inn Express is now open, Star Furniture's new 75,000 SF store is going up, Houston Garden Center just purchased 3.7 acres, and another site has been purchased for a future hotel. Just over four acres remain available.

Old Navy leased 18,000 SF at **Baybrook Square** Shopping Center. E & G Amish Furniture leased 14,413 SF and Impression Bridal leased 9,488 SF at 18980 Gulf Freeway on the perimeter of **Baybrook Mall**.

Boatwright Marine has a new 7,538 SF building under construction at 3280 W. Parkwood Avenue in **Friendswood**.

***In 2010, these national and regional retailers debuted in Bay Area Houston –***

- Brookstone, Soma Intimates and Café Adobe at **Baybrook Mall**
- Five Guys Burgers and Fries in **League City** and soon in **Nassau Bay**
- Tutti Frutti in **Pasadena** and soon in **Nassau Bay**
- Spring Creek Barbeque in **League City**
- Birraporetti's in **Friendswood**
- Dickey's Barbeque Pit in **Houston**
- Twin Peaks, Chuy's, Tradicao Brazilian Steakhouse in **Webster**
- Coming soon ...Jimmy John's Gourmet Sandwiches in **Nassau Bay**; Rudy's Country Store Bar-B-Que in **Webster** and Which Wich in **Pasadena**

#### Coming Soon!

**Pasadena** - Malibu Tan at Fairmont Parkway Shopping Center

**Dickinson** - Southern Maid Donuts at 742 W. FM 517

#### Now Open!

**Webster** - Sunkissed Tan and Beauty Brands at The Boulevard, 575 W. Bay Area Boulevard

**Dickinson** - Family Dollar at 3914 SH 3

**Friendswood** - Texas Gulf Bank at 1100 S. Friendswood Drive; HomeTown Bank at 601 S. Friendswood Drive; AA Gymnastics Academy at 400 Laurel; Little Creations at 158 S. Friendswood Dr.; Creative Sensations at 607 S. Friendswood Dr.; Blueprint Personal Training at 104 S. Friendswood Dr.

**League City** - Five Guys Burgers and Fries and Freebirds World Burrito at Victory Lakes Town Center

## Residential Development

Cypress Bay, a 60-acre development off FM 2094 in **League City**, has the first waterfront home under construction -- a two-story, 3,400 SF home. Two sections are planned for this gated community: 60 homes -- all waterfront and 30 homes -- 16 of which are waterfront. Forty-foot boats can be accommodated.

## Infrastructure News and Everything Else!

Did you know Texas has more than 433,000 small businesses - each having less than 100 employees?

**What a deal for small businesses!** In partnership with the **Office of the Governor**, a new program has been established by the **Texas Workforce Commission** to provide training for newly hired or incumbent workers. Tuition and fees are funded up to \$1,450 for new hires and up to \$725 for a full-time incumbent employee.

This program is available to any company in any industry in Texas that has more than one but less than 100 employees. Training is provided by public or technical colleges --- even online! To give you just a few examples, courses are available for specialty nursing programs, welding, paint and body, auto mechanics, banking needs, spreadsheets, Microsoft Office, Microsoft Project, project management, supervisor training and all types of certifications needed in today's world.

Applications are available at <http://ssb.texasworkforce.org> or call 1-877-463-1777 for details. You can also pick them up at local colleges and from local workforce development boards. For more information, email [skills@twc.state.tx.us](mailto:skills@twc.state.tx.us).

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

- **CCISD's** Clear Springs High School's 'Lead the Way' program was designated as one of 10 nationwide model schools for science programs. Lead the Way is a national

program of 4,000 schools that encourage hands-on projects to interest students in science, technology, engineering and math careers.

- **University of Houston-Clear Lake** is moving forward to ask for the Texas Legislature's approval for a 'downward expansion' that would make it a four-year school. The reasons are compelling. There's plenty of room on campus to expand; it could offer a financially-competitive higher education; population and enrollment trends favor the expansion; and, it would help attract new and expanding companies to the area.
- An occupational certificate of technology specific to industrial analyzers is being offered by **San Jacinto College**. Analyzers are used in industries such as refineries, petrochemicals and manufacturing. Analyzer technicians with a two-year degree could start at \$20 an hour and work up to \$30-\$40 an hour.

#### **City News .....**

- **Taylor Lake Village** is partnering with Harris County on the 'Clear Lake Forest Inlet Replacement Project'. This \$200,000 project will improve drainage by doubling the size of storm water inlets.
- City of **Seabrook** is readying Carothers Gardens to open in 2011. The city had purchased the Spanish-style waterfront home on Galveston Bay in 2007. The 10-acre property is near Pine Gully Park and will be a venue for weddings and other events.
- The City of **La Porte** City Council and the Economic Development Corporation recently agreed to help fund a 22-acre light industrial park adjacent to South 14th Street between West "D" and West "G" Streets. If approved, the site will be marketed to light industrial projects, particularly those that service the industrial and manufacturing industries in the Bayport and Battleground Industrial Districts.
- The proposed master plan for **Clear Lake Shore's** Town Center is on the city's website ..... [Clear Lake Shores Town Center Master Plan](#).

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

##### **--- Houston**

The South Belt area will undergo reconstruction and repaving starting February 2011. Two roadways - Sabo Road from Kingspoint Road to Fuqua Street and Kingspoint Road from Sabo Road to Kleckley Drive – will become four-lane divided boulevards.

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](mailto: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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