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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

Pre-leasing has begun for Clear Lake Regional Medical Pavilion -- 3-story, Class A, 60,000 SF professional building at North Texas Avenue and Medical Center Blvd. on the campus of **Webster's** Clear Lake Regional Medical Center. It's estimated that physician tenants could occupy the new facility by late 2013 or early 2014. Current plans anticipate a parking garage adjacent to the proposed medical office building.

Apollo Healthcare at Bay Area LP has a 55,919 SF rehabilitation facility underway in **Pasadena** at 4900 E. Sam Houston Parkway (Beltway 8).

The Methodist Hospital leased 6,216 SF at Corporate Center Texas in **Webster** for a new outpatient rehabilitation and sports medicine clinic. *BAHEP member Colliers International / Coy Davidson represented the tenant.*

A new office and dental complex, approximately 11,000 SF, will be built at 3891 **League City** Parkway.

The Thomson Reuters 15 Top Health Systems study has identified the Memorial Hermann Healthcare System as one of the best large health systems in the nation! Congratulations!

Would you like to use one of the world's largest swimming pools or a world-class acoustic and vibration lab to test your products? This can be accomplished through a new initiative -- The Bay Area Houston Advanced Technology Consortium (BayTech), a 501(c)(3) technology collaboration. The goal is to create innovative partnerships that will result in new jobs, regional work force and knowledge base retention, new revenue streams and future business opportunities for Texas and the greater Houston region. NASA-JSC capabilities, laboratories and facilities can be utilized and are available through BayTech's public-private agreements.

As an example BayTech has successfully put in place agreements with commercial

companies for fastener testing and workmanship certification training. Other capabilities available for use at JSC include:

- Complex Systems Engineering and Integration
- Human Health and Performance
- Operations and Training
- Advanced Robotics and Surface Mobility
- Life Support and Remote Habitation
- Power, Propulsion, and Energy Storage
- Extreme Environments Testing and Evaluation
- Safety and Risk Assessment
- Human System Interface (modeling, mock-ups, simulation)

BayTech's partners include academia and private industry, Houston Technology Center, Gulf Coast Workforce Board, NASA-JSC, and the State of Texas. How can BayTech help your company? Email: Kim@BayAreaHouston.com www.BayTechSolutions.org

Developers of the Bayport South Business Park (formerly the Republic Distribution Center) on Red Bluff Road just north of Bay Area Boulevard in **Pasadena** plan to reposition the remaining 130 acres as a deed restricted industrial park. Parcels for warehousing and manufacturing will be offered for purchase and build-to-suit opportunities. Rail will be extended to the site and provided by Union Pacific Railroad.

A 30,000 SF spec industrial building is under construction at Bay Oaks Business Park, on Genoa-Red Bluff Road in **Pasadena**. Expected delivery: July.

Global NuTech Inc., a construction company that builds additions to refineries and plants, moved its headquarters from Huntington Beach, CA, to 1602 Old Underwood Road in **La Porte**, and changed its name to Texas Gulf Energy. Approximately 80% of the company's customers are headquartered in Houston. The company will also focus on midstream and downstream service industries, staffing, and engineering. Current employment is 25, but plans are to double that number. <http://www.bizjournals.com/houston/print-edition/2012/02/10/global-nutech-shifts-operations-to.html>

Lonestar Ecology LLC plans to open its first waste water treatment facility at 12901-A Bay Park Road in **Pasadena**.

La Porte Terminal LP just completed a 450,000 SF, \$17 million facility to be used for manufacturing, storing and shipping polymer products. The company is a subsidiary of Katoen Natie, a global manufacturing and logistics firm.

Friendswood Mediation and Conference Center has opened at 205 E. Edgewood (FM 2351). Built with a Texas Hill Country design, the 6,000 SF facility offers seven conference rooms for meetings and special events.

Congratulations are in order The Saturn One Office Building in Nassau Bay, owned by Griffin Partners Inc., was chosen as a finalist for the Houston Business Journal's Landmark 2012 Awards honoring the Houston area's most influential real estate projects.

Lease transactions--

- 247,240 SF – Gulf Winds International leased at Port Crossing, 1842 S. 16th St. in **La Porte**. Landlord represented by BAHEP member Colliers International / Gary Mabray, Mike Taetz, and Jason Dillee.
- 45,000 SF – Tyco Valves & Control leased in **Bayport North** Industrial Park, 9560 New Decade.
- 28,804 SF – A medical office user leased space at **Webster's** Clear Lake Center on the Gulf Freeway at NASA Parkway. BAHEP member United Equities / Doug Freedman for the owner.
- 27,120 SF - Energy Maintenance Services has signed a lease at Bay Oaks Business Park in **Pasadena**.

- 22,000 SF – MEI Technologies, Inc. leased space at the new Saturn One office building at **Nassau Bay** Town Square. *BAHEP member Griffin Partners / Jason Long for the landlord.*
- 17,900 SF – Houston Embroidery Works will consolidate operations at its new location in **Webster** at 920 Gemini.
- 10,000 SF – Burrow Global LLC leased at Deerwood Glen Office Park in **Pasadena**. *BAHEP member Colliers International / Gary Mabray represented the landlord.*
- 7,560 SF – Ventil USA leased at 904 Gemini – Gemini Park in **Webster**. The company designs high pressure and leakage tests for industrial safety control valves and shutoff valves used in petroleum and chemical businesses.
- 6,215 SF – Everheart Systems LLC leased at 16969 N. Texas Avenue – Corporate Center Texas – in **Webster**.
- 6,000 SF – Texas ENT leased at 251 Medical Center Blvd. in **Webster**.
- 5,880 SF – SAIC (Science Applications International Corporation) moved its NASA Integrated Communication System, NICS, to 902 Gemini – Gemini Park - in **Webster**.
- At 711 Bay Area Blvd. in **Webster** - An undisclosed tenant leased 5,757 SF; Waddell and Reed leased 4,457 SF, and Starbucks Corporation leased 1,472 SF. *BAHEP member PM Realty Group / Courtney Knightstep represented the landlord.*
- 5,180 SF – UTMB Pediatric Clinic expanded at **League City's** Lakes Professional Center at 6465 South Shore Boulevard. The clinic now occupies over 12,000 SF.

Sale Transactions—

- GSL Welcome Group purchased a 48,710 SF office/warehouse on 5 acres at 4300 SH 225 in **Pasadena**. Building is leased to Hagemeyer North America. *BAHEP member Capital Commercial / Tyndall Yapp represented the seller and Welcome Wilson Jr. and Danielle Gann for the buyer.*
- ABC Professional Tree Service purchased a 42,000 SF building on 2.1 acres – 201 Flint Ridge in **Webster**.
- Corrosion Products Services purchased 4+ acres at 2060 Magnolia St. and **Pasadena** Blvd. for its new office and fabrication facilities. Planned are two 5,000 SF buildings and one that's 10,000 SF.
- 21,088 SF Uniplex Office Plaza - a four-building development located at 1414 S. **Friendswood** Drive.
- A 4,896 SF building at 921 FM 517 East in **Dickinson** was purchased by Shelmark Engineering for its new office location.
- Indorama Ventures Pcl purchased Old World Industries, an ethylene oxide/ethylene glycol manufacturing facility in the **Bayport Industrial District**. Thailand-based Indorama, the world's largest integrated polyester chain manufacturer, will use Old World's ethylene to manufacture polyester fibers and yarns.
- Sold: Budgetel Inn, 111 rooms (formerly Econo Lodge **Webster**); former Holiday Inn Express, 60 rooms, at 2601 Spencer Hwy. in **Pasadena**.
- Multi-family sold: 54,000 SF multi-family complex at 909 Birnham Woods in **Pasadena**; Bay House, a multi-family complex in **Nassau Bay**.
- Enterprise Products Partners LP purchased an additional 37 acres next to its new 150-acre ECHO terminal in southeast Harris County. The terminal, expected to be in service by the second quarter, is designed to receive crude oil transported from the Eagle Ford Shale play. Approximately 6 million barrels of crude oil will be stored there.
- Integrated Marine Services purchased 5.9 acres in **La Porte** near Barbour's Cut at 918 N. Broadway. This property borders 42 acres currently leased by the company and will serve as an extension of its empty container and trailer storage and repair facility.
- Undisclosed buyers purchased 2.4 acres at 112 SH 146 South in **La Porte**. The land is part of a former car dealership.

Come join us! BAHEP's Citizens for Space Exploration's **21st annual trip to Washington, D.C.**, in support of NASA and a healthy Human Space Exploration Program for our country is scheduled for June 5-8. This group of over 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 or 832-536-3242 for more details.

Coming soon

Houston - The new 117,000 SF, \$43 million Coast Guard Sector Houston headquarters facility broke ground in January at Ellington Airport. Completion is expected in June 2013; the facility will house 300 Coast Guard personnel.

Galveston - UTMB broke ground on the \$438 million Jennie Sealy Hospital featuring 310 patient rooms including 54 that are dedicated ICU beds and 20 operating suites.

Now open

Galveston - UTMB's John Sealy Hospital opened a new, state-of-the-art Comprehensive Maternity Center that includes 16 private labor-delivery and recovery suites. A new Children's Hospital unit has opened on the 10th floor of the hospital - 18 pediatric inpatient beds and 6 for pediatric intensive care.

Pasadena - Baywood Crossing Rehabilitation & Healthcare Center at 5020 Space Center Blvd. The facility offers all types of rehab services, long term care ... and more.

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

It's BIG news that H&M will make its Houston area debut at **Baybrook Mall** end of May or early June with a new 19,400 SF store. The chic Swedish clothing retailer offers the latest styles and modern basics at the best prices in over 230 locations across the country. H&M also has more than 2,500 stores around the world.

More new stores at **Baybrook Mall** ...Wet Seal (teen's fashions), OroGold (cosmetics) and Great Wraps (food) will be opening in May. Soma Intimates has temporarily closed as it plans to move to a larger space next to Dillards.

Lots of new restaurants!

- Bonefish Grill plans to build a 4,400 SF restaurant at **Baybrook Passage** (NEC of Bay Area Blvd. and the Gulf Freeway) – first one for Bay Area Houston!
- Raising Cane's has a new restaurant underway on Fairmont Pkwy. near Pansy Street in **Pasadena**. *BAHEP member Colliers International – Marshall Clinkscales represented the land owner.*
- Olive Garden has a new restaurant under construction at 4641 E. Sam Houston Pkwy. in front of the new Academy store in **Pasadena**.
- Qdoba Mexican Grill will open a new 2,667 SF restaurant in **Houston** at Bay Area Blvd. and El Camino Real (HEB shopping center).
- Wolfies, a 6,800 SF restaurant and sports bar, will open soon at 463 Bay Area Blvd. in **Houston**.
- Mogul Indian Restaurant opened at 1055 Bay Area Blvd. in **Houston**.
- Claudio and Mattia's Trattoria and Piano Bar has opened at Marina Bay Village, 3202 Marina Bay Drive in **League City**.

Pasadena's 41,000 SF HEB grocery store at 6210 Fairmont Parkway has a 30,000 SF expansion underway. Expectations are for the construction to be finished by the time school starts in the fall. Planned are a fresh-cut fruit bar and more organic produce, on-site sushi preparation, a larger full-service meat case and an expanded cosmetic section. New areas include a full-service floral department, a larger wine department, a scratch bakery – everything will be made on premise, and a cooking connection -- an on-site chef preparing food. A healthy living section will also be added to promote healthy products. There's more to come!

Retail sales at the Jim West mansion? According to the website, www.dr34m.com, Hakeem

Olajuwon plans to debut a line of men's clothing plus a collection of leather bags and furniture in the mansion located at 3303 NASA Parkway in **Pasadena**. The 17,000 SF building was constructed in 1930; it overlooks Clear Lake and is adjacent to Johnson Space Center. It's a dream location for the flagship store!

Did you know that the La Madeleine Country French Café at Baybrook Gateway in **Webster** is the top performer in the U.S.? It outperforms 59 stores nationwide. Also, the Carrabba's Italian Grill at 502 West Bay Area Blvd. is the number one store in the state!

These fun facts are courtesy of the City of Webster's *Gateway* magazine, Winter 2011.

Sprucing up for company! **Galveston's** Moody Gardens Hotel plans \$20 million in renovations for all the hotel rooms, lobby, bar, Terrace Restaurant and meeting rooms.

New retail centers:

- 25,000 SF at **Nassau Bay** Town Square breaking ground in June
- 9,000 SF retail building currently under construction at the SWC of FM 646 next to Chick-fil-A in **League City**. It's fully leased -- signed tenants are Bullritos, Pacific Dental, Smoothie King, Which Wich, and a medical facility.
- 22,000 SF on Fairmont Parkway and Center Street under construction in **Pasadena**

Mark your calendar for some fun!

- Keels and Wheels in **Seabrook** on May 5th and 6th at Lakewood Yacht Club, 2425 NASA Parkway in **Seabrook**. Event features the nation's first and largest gathering of classic cars and boats. <http://www.keels-wheels.com/>
- Red, White & Bayou Crawfish Texas Music festival on May 19st in **Dickinson** -- Hwy 3 & FM 517. Performers include Stoney LaRue plus 5 additional Texas Bands taking the stage throughout the day: Whiskey Myers, Kristen Kelly, Zydeco Joe and the H-Town Players, Herencia, and Fidelity Maxx. There will be lots of kid's activities and crawfish races. 11 am - 11 pm. <http://www.redwhiteandbayou.com/>

Did you know that outside of Texas, Los Angeles, CA, is the #1 city providing tourists to Houston? (2.4% of all visitors) The #2 city is New Orleans, LA making up 2.1% of all visitors, and the #3 city is Chicago, IL - 1.4%.

Within the state of Texas, Dallas-Fort Worth provides the most tourists to Houston. (13.2% of all visitors) The #2 ranking within Texas is Austin making up 8.1% of all visitors, and the #3 spot is held by Waco-Temple-Bryan with 5.6%. These fun facts were provided by Space Center Houston!

Find out what you're afraid of when *Goose Bumps! The Science of Fear* premieres at Space Center Houston on May 26th. Why do our hearts race, our knees shake, and our bodies sweat when we are scared? Developed by the California Science Center, the exhibit explores this universal emotion that can save our lives. Through fun, interactive challenges, guests can experience fear in a safe environment and discover the science behind their physical and emotional responses.

Construction is underway for the new \$60 million **Galveston** Island Historic Pleasure Pier that will jut out 1,000 feet over the Gulf of Mexico. Plans call for 16 rides including a roller coaster and Ferris wheel, performance stage, carnival games, souvenir shops, food vendors and the Bubba Gump Shrimp Co. restaurant. Lots of fun -- some rides will reach 260 feet above the Gulf, and some will swing out over the water. It opens early summer! <http://www.pleasure-pier.com/>

Leases and sale transactions

- 16,000 SF -- Guitar Center leased in **Pasadena** at 5140 Fairmont Pkwy.
- 15,484 SF -- 3K Sports leased in **Pasadena** at Fairmont Parkway near Beltway 8.
- 11,000 SF -- Hancock Fabrics leased at Fairway Plaza Drive near the intersection of

Fairmont Parkway and the Beltway in **Pasadena**. Build-out for the new store should be completed this summer.

- Dollar General will build a 9,100 SF store at FM 517 and White Oak in **Dickinson**.
- CommunityBank of Texas bought land for a 6,432 SF bank at Vista Road and the Beltway in **Pasadena**.
- Integrity Bank will build on 1.45 acres at Crenshaw Road and Beltway 8 in **Pasadena**.

Coming Soon

Clear Lake Shores - Chill Restaurant (eatery and full-service bar) in the 800 block of Aspen Road
Pasadena - Family Dollar on Red Bluff Road near the Beltway; Cheddars Casual Café, Beltway 8 at Vista Road, opens April 30th

Webster - Jimmy John's Gourmet Sandwiches at 400 W. Bay Area Blvd.; Steak 'n Shake on the Gulf Freeway

League City - Luna's Mexican Restaurant at 2640 League City Parkway; Jimmy Chang's at Victory Lakes (2504 S. Gulf Fwy.); Massage Heights at Victory Lakes Town Center; Chick-fil-A at League City Towne Center (SEC of the Gulf Freeway and FM 646); Egret Bay Veterinary Hospital at League City Pkwy. at FM 270

Now Open

Baybrook Square - Five Guys Burgers and Fries

Seabrook - Di Amici Upscale Events at 2300 NASA Parkway (main ballroom holds 250 guests; smaller ballroom holds 50)

Friendswood - Madre's Mexican Restaurant at 108 E. Edgewood Dr.; Divinity Med Spa at 400 W. Parkwood; Massage Heights Retreat at 303 W. Parkwood

Houston - Haute Mommies and Bella Babies at 477 Bay Area Blvd.

League City - Roger's Bar & Grill at 1271 Deke Slayton Blvd. (FM 518)

Pasadena - Sycamore Grounds Coffee House at 2502 Pansy; Ulta at Fairway Plaza

Webster - Fitness Masters at 1010 E. NASA Parkway; Yoga Rasa at 17226 Mercury

Residential Development

- **League City** – Tuscan Lakes has added Westin Homes to the builder line up that now includes Castlerock Builders, D.R. Horton, Harwood Homes, KB Home, and Newmark Homes. Prices range from the \$140's to the \$400's.

Infrastructure News and Everything Else!

An all-water service using the Panama Canal to connect Asia with Houston will begin operating this month. Shippers using the all-water route are able to bypass congested West Coast ports and enjoy competitive transit times to Houston from both South and North China in addition to south Korea. The new service could bring significant new business to Houston as demand for direct services have grown due to strong regional economy and a fast-growing population. http://www.yourhoustonnews.com/pasadena/news/port-of-houston-lands-asia-water-service/article_c0018894-5a04-5e51-8488-85c30db23f85.html

The **Port of Galveston's** governing board approved terms of an agreement to allow a short-line railroad company to study, design and obtain permits for the development of a \$600 million bulk cargo terminal on Pelican Island. Plans are for the terminal to serve as an import/export station mainly for bulk minerals, including coal and iron ore. The bulk cargo terminal is not related to the port's agreement with the **Port of Houston Authority** to consider a one billion, six-berth container terminal on 1,100 acres on Pelican Island. <http://galvestondailynews.com/story/282614>

Education news

Construction is complete at **Dickinson** High School for the new academic wing that includes six science labs, four computer labs, a 175-seat auditorium classroom, 4,000-seat competition gym, locker rooms, band hall and dance hall. This project totaled 220,000 SF and was funded through a \$107.5 million bond referendum. Dickinson ISD has spent \$232 million on new construction since 1999.

Clear Creek I.S.D.'s Board of Trustees has approved a plan to open a second location for the Gifted and Talented program. WAVE (Webster Academy – Visions in Education) will be offered at Westbrook Intermediate and at the new location, League City Intermediate. More than 745 students were enrolled in 2011. <http://www.guidrynews.com/story.aspx?id=1000039640>

The **University of Texas Medical Branch** at Galveston has received a \$5 million grant to educate and train long-term unemployed people for jobs in clinical laboratory sciences. It's a high-growth occupation with a high shortage of certified professionals.

Rice University, in partnership with **NASA**, will launch a master's degree for space studies this fall covering space and earth sciences, solar physics and astrophysics, advanced engineering classes, computational courses and biological and physical science classes.

A Doctor of Nursing Practice degree program has begun along with a new master's degree program in Clinical Nurse Leadership at the **University of Texas Medical Branch** at Galveston School of Nursing. For more information: <http://son.utmb.edu> In December, more than 100 students graduated from the UTMB School of Nursing including 43 master's degree candidates.

San Jacinto College received a \$4.9 million grant from the U.S. Department of Labor that will be used for cyber security training. The college has partnered with MEI Technologies, IBM Corporation, Lockheed Martin Corporation, the Gulf Coast Workforce Board and the Bay Area Houston Economic Partnership to offer training in information technology security, mid-level IT and IT soft skills to more than 2,500 unemployed workers.

San Jacinto College now offers an Introduction to Ships and Shipping course. As part of an articulation agreement with Texas A&M University at Galveston, students may complete the ships and shipping course as part of an associate degree in maritime administration and then transfer to TAMUG for a Bachelor of Science in Maritime Administration. http://www.yourhoustonnews.com/pasadena/news/college-offers-a-course-in-the-high-demand-field-of/article_0c3673d7-f417-5e8e-9499-b878bc4236fb.html

San Jacinto College purchased 13 waterfront acres along the Port of Houston to build a U.S. Coast Guard-approved maritime center that will prepare mariners for an industry in need of an increasing workforce. The facility will include multiple classrooms, engineering labs, RADAR, Automatic Radar Positioning Air, Electronic Chart Display and Information System, Global Maritime Distress and Safety System and advanced navigation labs plus the newest interactive ship, towboat and tugboat simulators. <http://www.guidrynews.com/story.aspx?id=1000041859>

Initial design work is underway for **Pasadena I.S.D.'s** new 236,000 SF Career Technology Education High School. The preliminary design is centered around agriculture, business, construction and manufacturing, health, technology and engineering, and transportation. Ideas being considered are a working courtroom, a commercial kitchen and restaurant, labs for pharmacy, cosmetology, robotics and forensics, and training areas for auto repair, vets and dental techs. The solicitation for the construction of the school could be issued this year. Plans are for it to open in the fall of 2014.

Did you pass on Apple computer stock when it was \$30/share? Did you sell land in the Eagle Ford shale formation before fracking technology? Did you pass on buying gold when it was \$300/ounce? Don't risk being wrong about the Bay Area Houston region! Read below to see what's going on in the Bay Area Houston cities so you won't miss the boat!

Clear Lake Shores

Mixed use Town Center area along FM 2094 (Marina Bay Dr.) with waterfront sites situated between fast growing League City and heavily visited Kemah Boardwalk includes 9 acres with new roads, shared city-provided public parking and planned landscaping, lighting, and sidewalks. Corner city owned property may be available to the right type of business.

Dickinson

- Dickinson EDC has approximately 45 acres of land on Hughes Road just east of I-45 and will be issuing an RFP for a master developer for the property in April. Possible land uses may include a full range of retail, food service, hotels, entertainment, convention, office, and residential uses and should include transit opportunities.
- 60,000 SF building at 3820 Gulf Freeway South, just south of FM 517, is available for purchase or lease. Dickinson EDC has purchased approximately 6 acres of waterfront land just to the south of the property — would be interested in the possibility of a joint venture to develop both tracts.
- Many redevelopment opportunities throughout the city, with many located along Highway 3 and within a new Overlay District being created by the city.

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.
- Small sites on the north side of NASA Parkway available. Looking for a Starbucks or Einstein Bros. Bagels.
- The city owns land it would sell VERY inexpensively for the right project!
- 2+ acres on Clear Lake available. Currently has a building on it (former Endeavour Condo sales office).

Friendswood

- 300 acres of undeveloped commercial and industrial zoned land available along the NW side of FM 2351 at Beamer Rd (just one-mile from I-45) served by a new 12-inch waterline, 8-inch sanitary sewer gravity line, a lift station, and corresponding 8-inch sanitary force main.
- Mixed-use commercial opportunities are available in the master-planned subdivision, West Ranch, along FM 518 south of FM 528.
- Downtown development/redevelopment opportunities – includes already approved special downtown mixed-use zoning. Special incentives include all city-related development fees waived for downtown.
- 134-acre bank-owned property for sale on FM 528 at Blackhawk — zoned for mixed-use development.
- City's target markets include retail, healthcare, general commercial, office, and light industrial uses.

Houston

- 93-acre Clearpoint Crossing; mixed-use commercial.
- Ellington Airport area—lots going on! Coast Guard facility—117,000 SF, new aviation museums, border and protection terminal for international cargo & passengers, more public hangars, air cargo facility and more!

Kemah

- 88 acres at SH 146 and 96 (League City Pkwy.) – Corner could be big box outdoors/retail (Cabelas, Gander, Bass Pro), possibly some high-quality mixed-use on the balance. Bank owned.
- 30 acres on the bay (SH 146) – ideal would be upscale hotel/resort property.
- Property between Kemah Oaks and Wal-Mart – big box retail, including large outdoor

store options (same as above).

- Gordy property on SH 146 (across from City Hall) – A water park might be just the ticket!
- No zoning in the city and currently no TIRZs or management districts in place.

La Porte

- All four corners on Spencer Hwy. at Bay Area Blvd. have tracts of land for sale, and all are zoned General Commercial.
- Available property exists at NE corner of East Blvd. and Fairmont Parkway – across from new ball fields and city park. Owner is working with a potential user for part of the property.
- Sommerton Plaza on Spencer Highway and East Blvd. across the street from one of the busiest Walmarts in the area has approx. 10,000 SF available.
- Tracts are still available on SH 146 between Fairmont Parkway and Spencer Highway (former car dealerships on each side of the highway). Each dealership is approx. 6 acres and zoned General Commercial.
- Port Crossing still has industrial and retail opportunities — a 300-acre master-planned business park.
- La Porte wants more restaurants! Specifically looking for a deli, a place to get good salads, a bakery, a grill, a diner, an ice cream shop, or any kind of ethnic food beyond Mexican food. City also wants a Starbucks. More general retail is wanted like a Walmart or Target. There are NO stores that sell clothing or shoes! Entertainment and healthcare are also on the list!

League City

- The city's planned Entertainment District along I-45 between SH 646 and SH 96 includes 60 acres adjacent to Big League Dreams on the west side of I-45 and more than 25 acres on I-45's east side. Zoning is mixed commercial with a master plan underway that will take full advantage of proximity to Big League Dreams, the UTMB Specialty Care facility, and major commercial retail activity.
- The Riverbend project (Wesley Drive at the Gulf Freeway feeder) features approximately 68 acres that include a mix of residential, office, and retail opportunities in an urban footprint along the waterfront. The site will offer immediate visibility at the front door to League City.
- Infill opportunities along League City's Main Street represent one part of the Main Street Implementation Plan that promotes specialty shopping and dining opportunities under the historic Butler Oaks of League City.

Nassau Bay

- 27 acres of redevelopment directly across from Johnson Space center — office and retail opportunities available.
- New Urban Land District being created to provide guidance for a range of development opportunities for housing, retail, commercial or mixed uses. Development regulations and process are streamlined.

Pasadena

- 99 acres, city-owned property adjacent to convention center / rodeo grounds. City is looking to make the entire 260-acre site a destination/entertainment-themed area. Looking for developers!!
- City-owned property at SH 225 and Pasadena Blvd. — consists of two former retail centers, now city offices. City is looking to sell the property. This would be a project where the buildings would co-exist with the Capitan Theater. High vehicle count on SH 225!

Seabrook

- Waterfront properties available for either lease or sale along NASA Parkway and at The Point.
- Over 60,000 SF of move-in ready retail and office space.

- 90+ acres of raw land with zoning ranging up to heavy commercial.
- City targets: Class A office development, pleasure boating and marine industry, major retail chains and high-end restaurants.

Taylor Lake Village

Site available on NE corner of Kirby and NASA Parkway. City would welcome a mixed-use project such as retail, restaurants, office or condominiums that would enhance the quality of life for citizens of the community.

Webster

- Galaxy II – 455 East Medical Center Boulevard. 5-story class-A, 110,000 SF office complex available. Quick access to Webster's medical center, NASA-Johnson Space Center, and Interstate 45 for easy travel to Houston or Galveston.
- Baybrook Gateway – I-45 at Bay Area Boulevard (southeast corner). Tenants include Aaron Brothers, Ashley Furniture, Barnes & Noble, Casual Male XL, Michaels, and Cost Plus World Market. Spaces available: 28,278 SF; 26,584 SF; and 14,960 SF.
- Baybrook Passage – I-45 at Bay Area Boulevard (northeast corner) Tenants include Golfsmith, Lavish Salon & Spa, Café Express, Berryhill Baja Grill & Cantina, Smoothie King, and Innovative Portraits. Coming soon — Destination XL, a men's big & tall superstore. This center has a 14,000 SF inline space available and space available in a free standing building.

More City news ...

City Council in **League City** is working to finalize a Main Street Implantation Plan which calls for improvements to the historic downtown area that would bring additional retail and entertainment investment.

You may have seen the new 32,255 SF tilt-wall structure on the south side of the **League City Parkway** at Dickinson Road ... that's the new city gymnasium complex under construction at Eastern Regional Park, a 28-acre development. The building consists of two gymnasiums, a multi-purpose room, lobby, restrooms, office space, and a kitchen.

Webster's new 22,860 SF fire station will be built on Highway 3 next to the city's municipal complex.

Friendswood has published a New Business Guide that's designed to assist business owners through the process of starting a business in the city. It provides information about economic development incentives, development regulations, zoning, permit applications, local taxes, and business resource contacts. <http://www.ci.friendswood.tx.us/Starting-A-Business/>

Transportation News

- AirTran Airways, a subsidiary of Southwest Airlines, will offer a new roundtrip service to San Antonio and Austin from Hobby Airport beginning May 24th and 25th.

Road News

---Seabrook

The new road connecting Lakeside Drive with Repsdorph Road will open May 1st. This new traffic route will relieve some of the rush-hour traffic on SH 146.

--- League City

Design work is underway for the northern extension of Landing Boulevard from FM 518 to the NASA Bypass frontage road. The \$15.3 million project includes two bridges and nearly 1.7 miles of a 4-lane, divided boulevard.

This project is one of six in the first phase of the city's recently approved mobility master plan that

calls for \$187 million in road projects over the next 23 years. Population projections show 178,875 residents in League City by 2035, which doubles the current population.

The Park and Ride will begin service on April 30 at UTMB's Victory Lakes Specialty Care Center with a limited amount of buses running; a full schedule will start in June. <http://galvestondailynews.com/story/309402>

--- Pasadena / Harris County Prec. 2 project

The expansion and improvement project for Fairmont Parkway is underway. Phase 1 -- the beltway to Space Center Blvd.-- is expected to be complete in October. A lane is being added in each direction with turnarounds at Fairway Plaza, Country Road, Space Center Blvd., Rhodes Street, and Manordale Drive. Phase II construction will run from Space Center Blvd. to Manordale Drive. Phase III includes a bridge expansion over Armand Bayou, and Phase IV work is between Manordale and Red Bluff Road. These two will start in the fall of 2012 and should be finished in August 2013.

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.

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