



A publication of Bay Area Houston Economic Partnership

Issue 45 – November 13, 2012

[www.bayareahouston.com](http://www.bayareahouston.com)

#### 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

UTMB plans a big expansion at Victory Lakes! The University of Texas Medical Branch has announced plans for an \$82 million expansion at its **League City** location along the Gulf Freeway, between the League City Parkway and FM 646. The 142,000 SF expansion would include 39 inpatient beds, 17 emergency/urgent care beds, additional operating rooms, endoscopy rooms and 25,000 SF of shell space for future development. This will be the second building on the 60+-acre tract. UTMB opened the 110,000 SF Specialty Care Center in 2010.

Construction has started up again for Bay Area Regional Medical Center at 200 Blossom Street in **Webster**. The 176-bed hospital (and 674-space parking garage) plans to open November 2013. Medistar has partnered with Surgical Development Partners for development, management and operations of the \$160 million facility. Future expansion could accommodate up to 248 beds and 900 parking spots.

Kelsey-Seybold Clinic has begun construction on a new clinic in **Pasadena** with an expected completion in Spring 2013. The 5.6-acre tract is located at 5049 E. Sam Houston Parkway near Crenshaw Road. The two-story building will total 36,400 SF and offer many specialties plus additional capacity for OB/GYN and primary care physicians and medical and diagnostic testing.

#### Congratulations!

- NASA selected Barrios Technology Ltd. to provide integration services for the International Space Station Program at the **Johnson Space Center**. The contract began October 1<sup>st</sup> and has a potential value of \$385 million over eight years. Subcontractors on this contract include ARES Technical Services Corp. and Booz Allen Hamilton.
- CHRISTUS St. John Hospital in Nassau Bay and Clear Lake Regional Medical Center in Webster were both named "Top Performer on Key Quality Measures" by the Joint Commission, the leading accreditor of health care organizations in America.

Webber Properties LP and J. A. Billipp Company have teamed together to market and develop air cargo, aircraft and aerospace-related facilities on 37 acres in the first phase of Webber owned property adjacent to **Ellington Airport**. The development will have direct ramp and taxiway access to the north sector of the airport. A master plan is being developed for build-to-suit facilities that will accommodate a wide range of requirements from air cargo to aviation-related office, warehouse,

production and/or assembly facilities. Buildings for lease or sale can range in size from 60,000 SF up to 300,000 SF.

AkzoNobel NV, a Netherlands-based paints and specialty chemicals manufacturer, is building a new tri-methyl-gallium (TMG) plant at its manufacturing plant in **La Porte**. It should be completed in August 2014. This product is used in the semiconductor industry, especially for the production of LEDs.

#### **Lease transactions—**

- 103,185 SF – Overland Distribution leased at Port Crossing Commerce Center in **La Porte**. *BAHEP member Colliers International – Gary Mabray and Mike Taetz represented the landlord.*
- 14,520 SF – AP Networks, LLC leased at Galaxy II in **Webster**, Medical Center Blvd. at Feathercraft.
- 13,440 SF – Mustang Seals leased at 906 Gemini in **Houston**.
- 7,751 SF – Horne LLP leased at 2100 Space Park in **Nassau Bay**. *BAHEP member Transwestern – Doug Little, Adam Ross and John Beckworth represented the landlord.*
- 7,000 SF – Neighbors Emergency Center leased at Fairmont Parkway and Center Street (Fairmont Crossing) in **Pasadena**.
- 4,870 SF – ILC Dover leased at 2200 Space Park in **Nassau Bay**. *BAHEP member Transwestern – Doug Little, Adam Ross and John Beckworth represented the landlord.*
- 4,025 SF - Dr. Tieken leased at Two Harbour Square in **League City**; 2,963 SF remains in this development.
- 3,243 SF – Lloyd's Register leased at Galaxy II in **Webster**, Medical Center Blvd. at Feathercraft.
- 2,520 SF – John Bertini, MD, leased at 2020 NASA Parkway in **Nassau Bay** on the CHRISTUS St. John campus. *BAHEP member Ashley Cassel / Transwestern represented the landlord.*
- 2,127 SF – Guice Engineering leased at 17045 El Camino Real. *BAHEP member PM Realty – Courtney Knightstep represented the building owner.*
- 2,105 SF – Sempcheck leased at 17043 El Camino Real. *BAHEP member PM Realty – Courtney Knightstep represented the building owner.*

#### **Sale Transactions—**

- 22 acres purchased - Carson 225, a new 355,000 SF industrial business park, is planned on 22 acres recently purchased in **Pasadena**, southwest corner of SH 225 at Beltway 8. *BAHEP member Colliers International – Gary Mabray and Mike Taetz represented the seller.*
- ABC Professional Tree Services purchased a 42,000 SF building at 201 Flint Ridge Road in **Webster** for its new corporate headquarters.
- Clark Family Holdings purchased a 1,805 SF building at 955 Gemini (**Houston**).
- Landmark at Emerson Park, a 354-unit multi-family community in **League City** (formerly the Gardens at Challenger Park) sold to a new owner.
- The Tarp Depot purchased a 13,000 SF industrial building on 3.5 acres at 2606 **Pasadena** Blvd. for its corporate headquarters and manufacturing facility.
- Stuart Shaw Family Partnership Ltd. Purchased 13.4 acres on the north side of FM 517, just east of Calder Rd. and west of FM 646 in **League City** for a senior housing project.
- Houston Refining LP purchased a 20,000 SF building on 1.4 acres at 317 Allen Genoa Road.
- 10 acres purchased at 316 E. Harris in **Pasadena**
- Altom Transport purchased a 14,160 SF office/warehouse on 8.7 acres in **Bayport** North Industrial Park.
- Aldi purchased 2.8 acres on the southwest corner of Fairmont Parkway and Watters Rd. in **Pasadena**. The store is nearing completion and will open in Spring 2013. *The seller was represented by BAHEP member Colliers International / Marshall Clinkscales.*
- Gulf Coast MRI bought a building at 3692 E. Sam Houston Pkwy. South (Beltway 8) in **Pasadena**. The company plans to move from its current location on Fairmont Pkwy.
- Georgia-headquartered Carroll Organization purchased the 414-unit Villas at Edgewater in **Webster**. The four-year-old property at 200 Water Street will be rebranded ARIUM Edgewater.
- Building at 7006 Spencer Highway in **Pasadena** sold to a new owner who's still developing

- a use plan.
- 7.36 acres on NASA Parkway at **Nassau Bay** Drive sold to an undisclosed buyer.
- .50 acre tract in **Pasadena** on Spencer Highway just west of Space Center Blvd. sold to a buyer who plans to build a 4,000 SF multi-tenant office building.

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.

### **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.spacetechnolutions.com](http://www.spacetechnolutions.com) or call 832.536.3255.

## Retail / Hospitality Development

A conceptual site plan has been developed for a commercial reserve tract at **Friendswood's** West Ranch. Not including the pad sites, it totals 99,250 SF with 4.6 spaces/1,000 SF parking. The developer, Friendswood Development Company, would like to see a 62,000 SF anchor and several smaller tenants.

New waterfront hotel and convention center? City of **Kemah** is looking to develop a 30-acre waterfront tract on Galveston Bay. The plan could include an upscale resort hotel and convention center, spa, golf recreation area, pier, pools, and courts for sports activities. The tract is along SH 146 between FM 518 and the League City Parkway.

Bon appétit!

- You might be wondering what's being built next to Chick-fil-A at **Baybrook** Passage, northeast quadrant of I-45 and Bay Area Blvd. That's a LongHorn Steakhouse!
- Set your alarm! **League City's** long-awaited Jimmy Changas opens November 19<sup>th</sup>, 4:00 p.m. at Victory Lakes along the Gulf Freeway between FM 646 and the League City Parkway.
- Dinner-and-a-movie! Studio Movie Grill plans to build an eight to 12-screen theater on 6 acres in **League City**. The \$9 million project will be located on the northeast corner of the Gulf Freeway and Victory Lakes Drive. Plans are to open in Fall 2013.

At **Baybrook** Mall –

- Internationally known retailer FLEXI Shoes will open its first store in the Houston area in the mall next to the LEGO store. The store is known for a wide variety of casual, sport, outdoor, semi-dress, sandals and professional footwear for men and women. FLEXI Shoes is headquartered in Mexico and has been around since 1935!
- See's Candies (offering 100 varieties!) opened its first full-service store in the Houston area; location is next to H&M.
- With an opening date of November 14th, The Cheesecake Factory hired more than 260 full and part-time staff members.
- P.F. Chang's China Bistro will open in early 2013.

## Leases and sale transactions

- 47,900 SF - Conn's Appliances leased at the Point NASA Shopping Center (1020 W. NASA Parkway at I-45) in **Webster**.
- 12,000 SF – Explosive Indoor Paintball Arena leased at 101 Shaver in **Pasadena**.
- 1,800 SF - Mathnasium (a math learning center) leased at the Shops at Clear Lake, southwest corner of SH 3 and Clear Lake City Blvd.

It's holiday time and if you're looking for special event / meeting places in Bay Area Houston, our BAHEP members have just the place for you!

Bay Oaks Country Club (**Houston**) - [www.bayoakscountryclub.com](http://www.bayoakscountryclub.com) - accommodates up to 300 guests

Big League Dreams Sports Complex (**League City**) - [www.bigleaguedreams.com](http://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.

Courtyard by Marriott (Nassau Bay) - [www.marriott.com/houcs](http://www.marriott.com/houcs) - 4 meeting rooms that could accommodate up to 180 guests depending on set up.

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

Di Amici Upscale Events (**Seabrook**) – [www.diamiciupscaleevents.com](http://www.diamiciupscaleevents.com) – accommodates up to 250 seated guests plus a small banquet room that holds 40.

**Dickinson** Historic Railroad Center - [http://www.ci.dickinson.tx.us/rr\\_depot.htm](http://www.ci.dickinson.tx.us/rr_depot.htm) - community room seats 60; courtyard and community room together accommodate 150 guests

**El Lago** Center – <http://www.ellago-tx.com/recreation.html> - community room accommodates up to 100

The Green Event Center (**Friendswood**) - [www.greeneventcenter.com](http://www.greeneventcenter.com) - accommodates up to 250 guests

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

Holiday Inn Express & Suites (**Webster**) - [www.hiexpress.com/houspacenter](http://www.hiexpress.com/houspacenter). Accommodates up to 60 people

Jimmie Walker **Kemah** Community Center – [http://www.kemah-tx.gov/community\\_center.php](http://www.kemah-tx.gov/community_center.php) - accommodates up to 200 guests

Johnnie Arolfo Civic Center (**League City**) - <http://www.leaguecity.com/facilities.aspx?pagenum=5&RID=23&Page=detail> - maximum capacity is 250 guests

**Kemah** Boardwalk – [www.kemahboardwalk.com](http://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](http://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](http://www.moodygardenshotel.com) - accommodates up to 3,500 or 7,000 guests depending on set up

**Pasadena** Convention Center - [www.pasadenaconventioncenter.com](http://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](http://www.perrysrestaurants.com)

South Shore Harbour Resort & Conference Center (**League City**) - [www.sshr.com](http://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](http://www.nasahotel.com) – accommodates up to 35 guests

Tommy's Restaurant Oyster Bar (**Houston**) – [www.tommys.com](http://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

**Friendswood** - Gina's Italian Kitchen (4,066 SF) at 129 Parkwood

**League City** - Tuscan Courtyard (special event venue) at 7001 SH 3

**Webster** - Dempsey's Sports Pub and Grill at 20801 Gulf Freeway (BayWay Village II); School of Rock at 1020 W. NASA Parkway (Point NASA)

### Now Open

**Friendswood** - Bossi Restaurant Pizzeria at 709 W. Parkwood Ave. ; T-Jin China Chef at 3141 FM 528

**Pasadena** - Pizza Hut at 2040 S. Richey St.

**Webster** - Nothing Bundt Cakes at 304 W. Bay Area Blvd.; Buy Buy Baby at 19801 I-45; Sweet Spot Audio and Records at 16868 SH 3; Texas Bank at 251 W. Medical Center Blvd.; Day Automotive at 18008 SH 3

**League City** - Chuyos Peruvian Fusion Deli at 2500 Marina Bay Drive; Inspirations by Design (home décor and design) at 1015 E. Main St.; Bullritos at 1620 FM 646; Froyoskis Frozen Yogurt at 6555 South Shore Blvd.

## Residential Development

Through July of this year, 117 home permits were issued in the city of **Friendswood** for a total valuation of \$40.67 million.

Plans are in the works for the Pine Forest Apartments on Deats Road in **Dickinson** to be revitalized as an affordable Class A multi-family project – costs could reach \$39 million!

## Infrastructure News and Everything Else!

### Education news .....

- University of Texas Medical Branch School of Health Professions graduated 276 students in August: 43 grads – Bachelor's in clinical laboratory science, 19 – Bachelor's in respiratory care, 89 – Master's in occupational therapy, 63 – Master's in physician assistance studies and 62 – Doctoral degrees in physical therapy. Established in 1968, the school has educated more than 6,500 professionals who work in healthcare.
- College of the Mainland's North County Learning Center provides **League City**-area residents with a convenient location to take credit, dual credit, professional development, leisure learning and contract training courses. [Learn more here](#)
- Congratulations to Texas A&M! Are you thinking it's because Texas A&M defeated Alabama this past weekend? No, it's because the university is one of the nation's Top 10 best colleges to work for!

Did you know that on *The Economist's* list of the 100 best full-time MBA programs worldwide that Rice University ranks No. 39 worldwide and No. 25 among U.S. schools?  
Rice is also No. 2 on *Kiplinger's Best Values in Private Colleges*.

Work is officially underway at **La Porte's** Sylvan Beach Pavilion – a \$4.9 million renovation. The 10,000 SF pavilion is designated as a National Historic Building, a State Archeological Landmark and is a Recorded Texas Historical Landmark. The construction cost will be provided through a mix of federal Hurricane Ike recovery funds and **Harris County** Precinct Two Park Bond funds.

## City news ...

City of **Kemah** and The Gulf Coast Center are proposing a 500-600-space parking facility, with a 2,500 SF lobby and visitors center that would be available Monday through Friday as a commuter park-and-ride and then function as a visitor parking lot on evenings and weekends. Non-transit capital alternatives also include a proposed 7,500 SF conference center within the building footprint. In addition, proposed rubber tire trolleys would circulate around the Lighthouse and Boardwalk districts. Capital cost estimates range from \$12M to \$14M. The location is the block surrounded by Bradford, 6<sup>th</sup>, Harris and 7<sup>th</sup> streets.

Congratulations to the City of **Nassau Bay**, the City of **Houston** and one of our local companies, Logical Innovations! The National Association for Business Resources (NABR) has announced that all three were selected for an award in the 2012 'Houston's Best and Brightest Companies to Work For TM' competition. Of the hundreds of companies nominated, only 32 companies met the required criteria of practicing innovative strategies and representing best employment practices. Employers from the medical, energy, financial services, and non-profit/government fields vied for this recognition. The City of **Houston** and the City of **Nassau Bay** are the only two municipalities recognized.

City of **Friendswood** Economic Development Office received a Gold and two Silver '*Excellence in Economic Development*' awards for its Retail Recruitment advertisement, New Business Guide and Live Here Work Here campaign. See the winning retail flyer here: [Friendswood retail flyer](#)

A new public safety building has broken ground in **League City** at 555 W. Walker Street. The two-story, 71,000 SF building will be home to the police department, a jail, fire marshal's office, fire department administrative personnel and the city's emergency management office. Cost of the project is approximately \$31 million.

**League City's** Eastern Regional Park, 28 acres at 2105 Dickinson Avenue, has opened! It features soccer fields and a 32,255 SF recreation facility with multipurpose rooms and two gyms. This facility will be used for all kinds of sports and exercise programs.

The City of **La Porte** recently closed on the sale of two properties. The building at 912 West Main (the corner of SH 146 and Main Street) was purchased by new owners who will be subdividing the building and leasing it to commercial users. And, the new owner of the old **La Porte** Police Station on 8<sup>th</sup> Street plans to convert it to office space.

**La Porte** recently approved a Triple Jumbo Texas Enterprise Zone designation for INEOS USA, LLC in the Battleground Industrial District. The Enterprise Zone Designation is part of a larger incentive package that the company is seeking from the State of Texas, Harris County, and the City of **La Porte** for a major expansion project. The company is considering three different locations, including **La Porte**; if the project lands in La Porte, the company has committed to a capital investment of \$1 billion and the creation and/or retention of 415 jobs over the next five years.

The **La Porte** Economic Development Corporation held a public hearing to consider a \$500,000 project to fund infrastructure improvements for the world headquarters office building for InterGulf Corporation. The company, which operates several plants in the industrial districts, will be locating its new office building on the west side of SH 146 between Spencer and Fairmont Pkwy.

The city of **Seabrook** launched a new website: [www.SeabrookTX.gov](http://www.SeabrookTX.gov). The site offers enhanced resources and functionality designed for citizens, businesses and visitors.

## Road News .....

### ---Houston

Work has begun on a repaving project for Bay Area Boulevard between Highway 3 and Reseda. The \$636,000 project (thanks to Councilmember Mike Sullivan!) will be complete by year's end.

### ---League City



Work is on schedule for the widening of FM 646 between I-45 and SH 3. The expansion of the roadway to four lanes plus improvement to the area's drainage system is due for completion by fall 2013.

BAHEP is now part of the Facebook and Twitter network providing its members and followers yet another way to keep up with its activities.

Like us on Facebook at: <https://www.facebook.com/BayAreaHoustonEcon>

Check out our tweets at <https://twitter.com/BAHEP>.

Economic development doesn't happen by itself! If you would like to know more about how you can support our economic development initiatives and have the opportunity to work with the region's business leaders, please contact our Membership Director, Harriet Lukee, at 832.536.3255 or [Harriet@bayareahouston.com](mailto:Harriet@bayareahouston.com).

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

Copyright 2008 [Bay Area Houston Economic Partnership](#)  
P.O. Box 58724 • Bay Area Houston, Texas 77258-8724  
18045 Saturn Lane • Bay Area Houston, Texas 77058  
(832)536.3255  
[Contact Us](#)

Questions or Comments? [info@bayareahouston.com](mailto:info@bayareahouston.com)

If you would like to be added or removed from the mailing list for the Business Development Update, please email [Barbara@bayareahouston.com](mailto:Barbara@bayareahouston.com).