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

### In this Edition...

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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 specialty chemicals and plastics, advanced manufacturing, maritime, aviation, aerospace engineering, healthcare and biotechnology, and tourism. BAHEP partners with 270 member companies, 13 cities, Galveston County, Harris County, Houston Airport System, and the Port of Houston Authority in southeast Texas to foster economic vitality through regional collaboration.

## Commercial / Office / Industrial Development

Alphatron Marine USA, Inc. will open its newest Center of Excellence at 1205 Butler Road, Brittany Business Park, in **League City**. The international company purchased a 7,500 SF building to serve as its main office in the U.S. for sales, service, distribution and training for all Alphatron and JRC (Japan Radio Company) products. The company's business is all types of marine communication and navigation equipment. BAHEP worked this project with Alphatron company officials. Additional Centers of Excellence are in Tokyo, Singapore, and Rotterdam.

New technology available! Researchers at the NASA **Johnson Space Center** have developed a new Infrared (IR) Contrast Non Destructive Evaluation (NDE) Test Method, called Flash Infrared Thermography, which provides quantitative and qualitative information about the shape, size, depth, location, and boundaries of anomalies in nonmetallic composite structures. This method, which is available for licensing, can be integrated into existing IR Thermography systems and is explained in this video! <http://youtu.be/PQYXTaBur34> For more information about this or other technology license opportunities, visit: <http://technology.jsc.nasa.gov>

Construction is 75% complete on Frontier Logistics' 600,000 SF distribution facility at the 225 RailPort development, a \$50 to \$70 million project on SH 225 at Beltway 8 in **Pasadena**.

### Healthcare notes...

- Memorial Hermann Southeast Hospital was recognized for overall physician satisfaction by HealthStream, Inc., scoring in the 98th percentile. Congratulations on earning the 'Excellence through Insight' Award!
- University of Texas Medical Branch has been designated as one of two Ebola treatment centers for the State of Texas. UTMB's **Galveston** National Laboratory is working on several drugs and vaccines to combat the disease, and representatives from the Galveston National Laboratory continue to advise state, federal and international organizations on ways to not only combat the disease but prepare healthcare workers and laboratory specialists to deal with highly infectious pathogens.
- Watch for a new three-story, 60,000 SF medical office building that replaces one recently demolished on Medical Center Blvd. in **Webster**. The project is affiliated with Clear Lake Regional Medical Center and is slated to open the first quarter of 2016. Pre-leasing has started; space is available.
- Construction is well underway on the Webster Rehabilitation Hospital, a 60,000 SF facility. Location

is E. Medical Center Blvd. at State Highway 3. Next to be built on this 8.5 acre site is the Integrated Medical Plaza.

- **Webster's** Clear Lake Regional Medical Center now has the only Level II trauma capable center in the Bay Area that provides immediate care for trauma patients 24-hours a day, 7 days a week. Additionally, the medical center just completed a \$2 million expansion of its Inpatient Rehabilitation Unit, doubling the size to 24 beds with new private rooms and bathrooms.

#### **Recent lease transactions ....**

- 296,400 SF – Jacobson Logistics leased the remaining space at Interport II in **Bayport**, 13031 Bay Area Blvd. Following the completion of that lease, ProLogis purchased the 736,400 SF building.
- 33,000 SF – EC Source, headquartered in Mesa, Arizona, tripled its total lease space at 16055 Space Center Boulevard. The company is a full-service EPC program management entity focused on financing and deploying Extra High Voltage (EHV) electrical systems in North America. *BAHEP member Colliers International – Ace Schlameus represented the landlord.*
- 21,000 SF – UTMB leased office space at Baybrook Office Park, 1560 W. Bay Area Blvd. in **Houston**.
- 20,000 SF – Ohmstede Industrial Services leased a building in **Bayport North** Industrial Park. GSL Welcome Group built the facility on 3.6 acres at 9655 New Century Drive; it's tilt-wall and 10-ton crane ready.
- 14,254 SF – Maverick Technologies leased at 555 Forge River Road in **Webster**. *BAHEP member Colliers International – Coy Davidson represented the landlord.*
- 9,273 SF – Tetra Tech leased at One Corporate Plaza at 2525 Bay Area Blvd. in **Houston**.

#### **Other real estate transactions ...**

- Group 1 Realty purchased a 50,000 SF building on 6.6 acres at 18150 Gulf Freeway. The site was formerly an ice rink.
- Eagle Energy U.S. purchased the former 5,000 SF Alamo building in the Five Points area of **La Porte** (Main Street at Broadway) and will open a new office there.

## **Retail / Hospitality Development**

Cabela's®, the World's Foremost Outfitter® of hunting, fishing and outdoor gear, has a new 72,000 SF store under construction in **League City** at the intersection of Interstate 45 and Big League Dreams Parkway. Pinnacle Alliance Fund Inc. is managing the development. This will be Cabela's sixth location in Texas. The retailer expects to open Fall 2015 and hire approximately 170 full-time and part-time employees. The interior will include a large mountain replica, museum-quality wildlife displays, an aquarium, indoor archery range and archery tech room, gun library, Bargain Cave, deli and fudge shop. The store will be next to Big League Dreams Sports Complex.

Burlington will build a new store in **Pasadena** at Beltway 8 and Crenshaw Road. The 55,000 SF store will bring 50 to 100 new jobs to the area.

Habitat for Humanity's ReStore will open a new 28,000 SF retail store on NASA Parkway on the east side of the Gulf Freeway in **Webster**. ReStore is a non-profit home improvement store & donation center that offers new and like-new building materials including furniture, paint, cabinetry and more at deeply discounted prices.

#### **Webster's** impressive performers!

- La Madeleine's location at Baybrook Gateway, 929 West Bay Area Blvd.) is the number ONE store in the company's holdings which include 73 restaurants. The 4,000 SF store has held this position for 17 years!
- Twin Peaks opened four years ago at Webster Town Center, 20931 Gulf Freeway, and is the number ONE store in the company's chain of 52 locations.
- Luby's/Fuddrucker's opened in August at Centre at Baybrook, 20001 Gulf Freeway, and holds the number ONE position of the five dual concept restaurants, outperforming Dallas, Pearland and others.

#### **Things you might want to know..**

- Construction will begin this month on TopGolf in **Webster**. It will be three levels with 102 hitting

- bays, each hosting up to six players at a time, and will include 3,000 SF of private event space.
- Construction is fast and furious at **Baybrook Mall**... lots of dirt is moving around, and the steel is up on the first building.
  - It's looking good! Work is progressing on the 12,000 SF Tookie's Seafood restaurant in **Seabrook**. There will be seating for 400 including the Treehouse Room that will accommodate up to 100. Location is 1106 Bayport Blvd. near NASA Parkway.
  - Update on the Clear Lake Marketplace: H.E.B. will anchor the project with a 100,683 SF store. The commercial tract is on the northeast and northwest corners of the El Dorado Blvd. and Clear Lake City Blvd. intersection. Trendmaker's development, The Reserve at Clear Lake City with 740 homes planned, is underway adjacent to the Clear Lake Marketplace.
  - Krispy Kreme is coming to **Pasadena** ... location not yet announced.
  - There were record crowds, 95,000 attendees, at this year's 30th Annual Wings Over **Houston** Airshow at **Ellington** Airport.
  - Ross Dress For Less is one of the tenants coming to **Kemah** Marketplace on FM 518.

**For a bird's eye view of what's going on in Bay Area Houston, check out HOT PROJECTS on our website: [http://www.bayareahouston.com/Assets/documents/real\\_estate/hot\\_projects\\_121814\\_rfs.pdf](http://www.bayareahouston.com/Assets/documents/real_estate/hot_projects_121814_rfs.pdf)**

This project got a green light to go! The Marketplace at Ninety-Six is planned on the **League City** Parkway next to the Perry Family YMCA and about one-half mile from the Gulf Freeway. The \$40 million, 38-acre project is on the northeast and southeast corners of Hobbs Road and will be anchored by Kroger, 123,000 SF. Plans also call for a 14,820 SF national drug store, 64,000 SF of retail establishments, and 66,000 SF of professional and medical office buildings.

A 20,000 SF retail service center is under construction next to Bonefish Grill at **Baybrook** Passage. Several leases are pending.

At **Baybrook** Village, several new tenants leased space – United Healthcare's Optum, an urgent clinic - 2,253 SF; Eyemart Express – 2,957 SF; Hand on Stone (facials and massage) – 2,304 SF and Nails of America – 3,635 SF.

Update on the \$35 million Lone Star Flight Museum opening in 2016 at **Ellington Airport** – Plans for the state-of-the-art 130,000 SF aviation museum will include a learning center where students will be exposed to the principles of flight, a 'learning airplane' and a flight simulator to use their knowledge to fly a plane. More than 40 significant, historic vintage aircraft will be housed at the museum including treasures like the Boeing B-17 Flying Fortress, the North American B-25 Mitchell, the Chance Vought F4U-5N Corsair, the Boeing PT-17 Stearman Kaydet, the North American T-6 Texan and the Cessna T-41 Mescalero.

With the museum breaking ground early next year, plans are also underway to designate **Ellington Airport** a spaceport. It's possible that one day we'll be in the museum looking at a B-17 bomber while waiting on a four-hour, hypersonic flight to Singapore from the spaceport. Sounds like fun to us! Read more here: <http://www.chron.com/life/article/Lone-Star-Flight-Museum-unveils-plan-for-35-5850508.php?cmpid=nprefer>

Recent real estate deals –

- Microtel at 1620 NASA Parkway in **Nassau Bay** recently sold.
- Village Real shopping center, 94,259 SF at the corner of NASA Parkway and El Camino Real in **Webster**, sold to a new owner.

Just for fun ...

- **Dickinson** Festival of Lights, December 16 – 31, at Paul Hopkins Park. Walk-thru event. Free admission.

#### **Coming Soon**

**La Porte** - Lafitte Cajun Station at 115 W. Main Street

**Pasadena** - Popeye's on Crenshaw at BW 8

**Seabrook** - Blue Palms Bar & Grill opening soon at 2320 NASA Parkway

**Nassau Bay** - Bon Appetit Café at 18027 Point Lookout Drive

**Friendswood** - Bushi Ban International at 1625 Friendswood Lakes Blvd. - 7,450 SF; Tires by Design at 3516 FM 528 near Blackhawk - 7,331 SF

If you "LIKE" us on Facebook, you'll get updates and the latest news about restaurants and retail openings in the area. Just a suggestion! 😊

### Now Open

**Kemah** - eculent (restaurant) at 709 Harris Ave.

**Seabrook** - Rustic Furniture Design Company at 2010 Bayport Blvd.

**Nassau Bay** - Art of the Meal Recreational Cooking School at 1354 NASA Parkway.

**Clear Lake Shores** - StarrStruck Gallery & Studio at 822 Clear Lake Road

**Webster** - MattressPro at Clear Lake Center - BAHEP member Doug Freedman / United Equities represented the landlord.  
Jinya Ramen Bar at 18299 Egret Bay Boulevard (Marina Gate)

**NOTE: Please feel free to pass this e-newsletter along to others who would enjoy it, and kindly credit Bay Area Houston Economic Partnership.**

## Residential Development

Updates:

- The Reserve at Clear Lake City: Phase 1 lots are planned to be available Summer 2015.
- Watermark Apartments on Wesley Drive near **League City** Parkway are under construction.
- Edgewater in **Webster**: More single family homes have been permitted for Coventry Homes.

In 2014, 175 single-family home permits were issued in **Friendswood**; total valuation was \$62.61 million.

### **Real estate transactions -**

- Two apartment complexes were sold in Pasadena – Alta Vista, 514 units and Las Villas with 468 units.

## Infrastructure News and Everything Else!

NASA completes unmanned Orion Spacecraft test launch! The new Orion Capsule, designed by teams at Lockheed Martin and the **Johnson Space Center**, traveled 60,000 miles while making two orbits above the Earth before it raced back at ~20,000 miles per hour and reaching temperatures nearly 4,000 degrees Fahrenheit to a successful splashdown in the Pacific Ocean. This is the first time in over 40 years that a spacecraft designed to carry humans has traveled beyond low-Earth orbit, where the International Space Station is currently orbiting. More information about the historic Orion mission and other 2014 major space achievements can be found here: <http://www.informationweek.com/government/open-government/2014-in-space-11-major-achievements/d/d-id/1317868>

NASA is taking the next steps to ensure that its astronauts bound for the International Space Station (ISS) will have a domestic ride in just a few years. The first two commercial firms, SpaceX and Boeing, were recently awarded the right to provide commercial crew launches to low Earth orbit and the ISS. More International Space Station web stories, news releases, images, videos and social media can be found here: [http://www.nasa.gov/mission\\_pages/station/main/index.html#.VJBh4CvF-Ck](http://www.nasa.gov/mission_pages/station/main/index.html#.VJBh4CvF-Ck)

### **Things you might want to know..**

- Texas General Land Office launched a \$4.5 million beach renourishment project in **Galveston**. The new beach will stretch for a half-mile west of the Seawall – 118,000 cubic yards of sand! <http://guidrynews.com/story.aspx?id=1000065891>
- **Pasadena's** Armand Bayou Nature Center celebrated its 40<sup>th</sup> anniversary! The nature center features 2,500 acres of preserved wetlands, prairie, and forest and marsh habitats surrounding Armand Bayou. It's home to 350 species of animals. Visit: <http://www.abnc.org/>
- The **Houston** Ship Channel was dedicated 100 years ago. Congratulations to the Port of

Houston Authority making Houston the gateway to North America! Here's why:

- 1st ranked US port in foreign tonnage
- 7th ranked US container port by total TEUs in 2013
- Largest Texas port with 46% of market share by tonnage and 95% market share in containers by total TEUS in 2013
- Largest Gulf Coast container port, handling 66% of US Gulf Coast container traffic in 2013
- 2nd ranked US port in terms of cargo value waterborne (based on U.S. Dept. of Commerce, Bureau of Census)

Find more information here -- <http://www.portofhouston.com>

The **Port of Houston** Authority selected Lockwood, Andrews & Newnam, Inc. (LAN) to design the first phase of a new rail line to the Bayport Terminal, a \$13.8 million project. This will involve nearly 6,500 linear feet of primary rail line and will extend the existing Union Pacific Rail Corridor along SH 146 into the facility. When fully developed, three parallel tracks will service the intermodal yard. A separate project involves building a 20-foot high sight-and-sound berm to help shield the rail line from adjacent communities. [http://www.yourhoustonnews.com/deer\\_park/news/port-of-houston-authority-selects-lan-to-design-initial-phase/article\\_adece325-b4be-5a7e-bd80-6ab3043cfc9.html](http://www.yourhoustonnews.com/deer_park/news/port-of-houston-authority-selects-lan-to-design-initial-phase/article_adece325-b4be-5a7e-bd80-6ab3043cfc9.html)

How about a cruise during the holiday season? In addition to Princess Cruises, the Norwegian *Jewel*, a 2,376-passenger ship with 16 dining rooms and 13 bars and lounges, arrived for the first of 27 calls at the Bayport Cruise Terminal in **Pasadena**. <http://www.portofhouston.com/cruise-information/>

The **Port of Galveston** reports that the Carnival Cruise Line will add a third year-round cruise ship, Carnival *Freedom* to its Texas fleet joining the *Magic* and *Triumph*. Destinations are the Western Caribbean and Bahamas, and beginning in 2015, the Eastern Caribbean, too. In November of 2015, Royal Caribbean's *Liberty of the Seas* will take over year-round cruises to the Caribbean replacing the *Navigator of the Seas*. Also in November, Disney Cruise Line's *Disney Wonder* will return for holiday sailings to the Bahamas. <http://www.guidrynews.com/story.aspx?id=1000064277>

United Airlines launched non-stop service to Santiago, Chile from **Bush Intercontinental Airport**. Additionally, the airline will start year-round Saturday flights to Punta Cana, Dominican Republic this month and add daily service to this destination from June to August. United recently started non-stop flights to Nassau Paradise Island, Bahamas.

New international service next year -- Taiwanese air carrier EVA Air will begin flights between Taipei and Houston's **Bush Intercontinental Airport** in June. Japan's airline, All Nippon Airways, begins nonstop flights between Houston and Tokyo. <http://www.guidrynews.com/story.aspx?id=1000066065>  
<http://www.chron.com/business/article/Hello-Kitty-characters-to-take-flight-over-Houston-5958810.php>

Six new international destinations planned .... Southwest Airlines plans flights to Cancun, Mexico City, Puerto Vallarta and Los Cabos in Mexico plus San Jose, Costa Rica and Belize City, Belize pending government approval. Service is expected to begin in October coinciding with completion of the \$156 million international concourse under construction at **Hobby Airport**.

Did you know that a 2012 study commissioned by the **Houston Airport System** indicates that the new international terminal at **Hobby Airport** will generate more than 10,000 jobs across the Greater Houston area and will provide an economic impact of \$1.6 billion? The study estimates that the terminal will bring in an additional one million passengers per year at Hobby Airport.

#### **City news ...**

**League City** – The new Public Safety Building opened at 555 W. Walker Street. At a cost of \$30.49 million, it's very high-tech and is the newest and largest police station/public safety building in the county.

**Seabrook** – The \$8.55 million bond was approved to build and update facilities including \$6.85 million for a public works complex, animal shelter and adoption center.

#### **Friendswood -**

- Bids go out in January to renovate and expand the library to 21,000 SF.
- The city reports traffic counts for these intersections:
  - FM 528 at Bay Area Blvd. – 29,000 and FM 528 at FM 518 – 27,000



- FM 518 at FM 2351 – 23,000 and FM 2351 at I-45 – 27,000

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

**San Jacinto College** broke ground on its Maritime Training Center located at 3700 Old Highway 146. The 45,000 SF structure will house the latest in training technology to upgrade mariner skills and prepare the next generation of workers, as much of the industry faces a shortage due to an aging workforce and increasing ship channel traffic. It will enable the college to provide training for its maritime associate degree students and mariners who need their U.S. Coast Guard-required certifications. Local companies also will be able to use the facility for vessel specific training as needed. Information about maritime education: [www.sanjac.edu/maritime](http://www.sanjac.edu/maritime)

**University of Houston Clear Lake** will offer a new degree – Doctor of Education in Curriculum and Instruction. The degree's emphasis will be on science, technology, engineering and mathematics (STEM).

**San Jacinto College** was awarded a \$9.2 million grant to train approximately 1,200 unemployed people for work in 'middle skills' occupations across the Texas Gulf Coast region. Middle skills workers are those who need more education or training than a high school diploma but less than a baccalaureate degree. For example, an aerospace engineer might need a project management certificate to gain employment in another industry like petrochemicals. Read more about these opportunities: [http://www.yourhoustonnews.com/pasadena/news/san-jac-gets-million-grant-to-train-unemployed-for-work/article\\_cd891ee5-80ea-5c1c-bb06-1dc4acd7b150.html](http://www.yourhoustonnews.com/pasadena/news/san-jac-gets-million-grant-to-train-unemployed-for-work/article_cd891ee5-80ea-5c1c-bb06-1dc4acd7b150.html)

**CCISD's** Challenger Columbia Stadium is well under way on West NASA Boulevard near the Gulf Freeway. Construction on the 9,500-seat stadium is scheduled to be completed by August 2015.

**University of Houston-Clear Lake (UHCL)** announced the largest enrollment in the university's 40-year history for the Fall 2014 semester; 8,668 enrolled including more than 400 freshman and sophomore students.

#### **Road news ...**

**League City** – GOOD news! The extension of Brookport Drive is complete; the road now extends from FM 646 to Big League Dreams Parkway which makes it a strategic bypass to the I-45/FM 646 intersection. It includes a roundabout traffic circle in Pinnacle Park which will provide improved access to the surrounding commercial area as it's developed. The road serves the Bay Colony Town Center anchored by H.E.B. and Kohl's, Big League Dreams ballpark, and Pinnacle Park where Cabela's is under construction.

**Friendswood** – The widening of Whispering Pines/Friendswood Link Road is currently under construction. FM 518 to Hibiscus will be three lanes; Hibiscus to Blackhawk will be four lanes.

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 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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