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[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 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 Port Houston in southeast Texas to foster economic vitality through regional collaboration.

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

## Commercial / Office / Industrial Development

French company, Total, will partner with Canadian company, Nova Chemicals, and Borealis, an Austrian petrochemical firm, to build a polyethylene plant at Total's **Bayport** location near **La Porte**. Also planned is a new ethane steam cracker plant in Port Arthur, Texas. This is a \$1.7 billion total investment in the petrochemical sector for both projects.

Australian-based SinoStruct leased 16,500 SF at 5218 Spencer Highway in **Pasadena** for its USA headquarters, marketing offices, showroom, and repair fabrication shop. The company specializes in the manufacture of pipe spooling, pressure equipment, process skids and large scale structural and plate work for the energy, petrochemical, resources and infrastructure industries globally. The company has corporate and regional offices in Beijing, Houston and Perth, Australia. It plans to open soon at this location.

A new home for Texas Carpenters & Millwrights Training Center -- The company is renovating the former 52,000 SF Academy store at Beltway 8 and Spencer Hwy. in **Pasadena**.

### New industrial construction --

- New construction and development at Bayport South Business Park on Red Bluff Road in **Pasadena** –
  - Preferred Freezer has a 175,000 SF refrigerated facility underway at the business park.
  - Proposed is a spec building -- 256,966 SF on 13.81 acres -- that could be delivered by year's end. The building will feature tilt-wall construction, 32 ft. clear height, 62 dock doors, off-dock trailer storage (92), and 62 dock doors.
  - Additionally, a build-to-suit site of 30.90 acres is available; the site would accommodate a building up to 600,000 SF plus off-dock trailer spots.
- Port Commerce Business Park has a 24,000 SF building on 2.5 acres underway on Genoa Red Bluff Road; delivery is scheduled for June. It features 4,000 SF of office, steel construction, and can be expanded either way. Only 8 acres are left for development out of 72 acres.
- Groundbreaking is planned this month for a new spec 15,000 SF tilt-wall building at Port Place Business Park, 218 N. Preston Ave. in **Pasadena**.
- Planned to start soon in **La Porte** on S. 16th Street is a 157,200 SF, rail-served building. The building will feature

dock high loading, 32' clear height, oversized drive-in ramps and 60' speed bays. Trailer parking will be available, and it's in a Foreign Trade Zone.

- Independence Logistics Park plans a construction start in May for a 167,000 SF front-load distribution building with delivery expected in this year's fourth quarter. The new building will be on Porter Road in **La Porte**.
- New construction at Bay Oaks Business Park in **Pasadena** on Genoa Red Bluff Road –
  - A 34,700 SF spec building is now under construction on the last remaining tract in Bay Oaks. Features: 10-ton crane ready, metal and brick exterior, 31,500 SF warehouse and 3,200 SF office, grade level loading and an eave height of 27 ft. 6 in. Expected delivery is October 2017.
  - Within a couple of months, two spec buildings will break ground, both 28 ft. clear height. One is 15,702 SF on 1.15 acres at 5585 Bay Oaks Drive; the other is 21,951 SF on 1.35 acres at 5581 Bay Oaks Drive.

#### **Ready for occupancy –**

- Recently completed at Port Crossing Commerce Center at 1801 S. 16th Street in **La Porte**: 415,272 SF cross dock building. Features: 450' deep, 60' speed bays, 180' truck courts, 36' clear height, 54' x 55' column spacing, 96 dock-high doors, 4 drive-in ramps, and it's in a Foreign Trade Zone. The business park is a master planned, deed restricted, multi-modal distribution complex.
- Ready for occupancy – Recently completed at Park 225 at 290 Beltway Green Blvd. in **Pasadena** is a 121,000 SF multi-tenant building, shell complete. The spec building is divisible from 18,720 SF to 121,000 SF and features 24' clear height, 31 dock-high doors, 4 grade level doors and 1,200 amps with 3 phase power.
- The last building at BW Grayson Business Park is available. It's 18,000 SF; address is 5908 E. Sam Houston Parkway South in **Houston**. Features are fully insulated metal construction, crane-ready up to 20-ton capacity, 27.5 ft. eave height, 20 ft. hook height, and 480 V, 400 AMP, 3 phase electrical.
- Ready for occupancy at 5816 Genoa Red Bluff Road is a 12,900 SF building with 3,300 SF of office space. It's 20-ton crane-ready.

DCT Industrial Trust acquired 13.2 acres for a 222,000 SF build-to-suit for DHL Supply Chain USA. The property is adjacent to two existing DCT buildings on SH 225, also occupied by DHL. Construction for the rail-served building will begin in the second quarter of 2017. Upon completion, the DHL **La Porte** campus will total 535,000 SF. Read more: <http://www.businesswire.com/news/home/20170406006290/en/DCT-Industrial-Trust%20Acquires-13.2-Acres-Develop>

Horiba Instruments Inc. opened its new office at Bay Oaks Business Park in **Pasadena** on Genoa Red Bluff Road. The company moved 51 employees to the new location and is looking to hire more. Prompted by a boost in the petrochemical industry from low oil prices, this location is a hub for the company's process and environmental business. Horiba works with customers in the energy and petrochemical sectors, as well as other industries. Read more here: <http://www.bizjournals.com/houston/news/2017/04/14/japanese-energy-services-co-to-hire-for-new.html>

The Mastrrr Company and HydroBikes of Texas have a 10,000 SF design/build planned at Odyssey Business Park in **Webster**, on the Gulf Freeway at NASA Parkway. The Mastrrr Company manufactures a variety of high rate chemical induction flash mixers and gas cylinder heating blankets for the municipal water and wastewater industry. HydroBikes of Texas is the exclusive Texas dealer for HydroBikes, pedal-powered pontoon watercraft for fishing, fun and fitness.

Follow up: The 125,000 SF property that recently sold at 555 Gemini Avenue in **Webster** will soon be converted to a two-story storage facility, Gemini Self Storage.

***For a bird's eye view of what's going on in Bay Area Houston, use the search bar to find "HOT PROJECTS" on our website: <http://www.bayareahouston.com/>***

#### **Medical news ....**

1st in the **southeast Houston** area ... HCA's Clear Lake Regional Medical Center in **Webster** has been designated as a Level II Trauma Center. Common criteria for a level II center is 24-hour access to various types of surgeons and a comprehensive quality assessment program. The CLRMC campus includes the Brain & Spine Institute, The Heart & Vascular Hospital, a Breast Diagnostic Center, oncology and bariatrics programs, the area's only pediatric emergency department and a pediatric ICU. Read more here: <http://www.guidrynews.com/story.aspx?id=1000081092>

- Recently, HCA's Mainland Medical Center in **Texas City** moved its obstetrics program and infant deliveries to its main campus at Clear Lake Regional Medical Center which includes a Level III Neonatal Intensive Care Unit.

Bay Area Regional Medical Center and Medistar Corporation announced the development of a 60,000 SF medical office building on a site near SH 3 and E. Medical Center Blvd. in **Webster**. In the same location, Medistar is developing a new 70-bed skilled nursing facility. The facilities will complement the adjacent Bay Area Rehabilitation Hospital comprised of 45 private rooms for inpatient rehab.

Bay Area Regional Medical Center and Medistar Corporation are developing a new ambulatory surgery center at Gemini III, Medistar's three-building medical campus in **Houston** at the corner of Buccaneer and Gemini. The facility will feature two special procedure rooms and four operating suites with future expandability to six operating rooms. Plans are underway now for the surgery center, with construction slated for completion late this year. Located on the same campus, Gemini I and II buildings are fully leased to orthopedic surgeons, pain management and primary care physicians.

University of Texas Medical Branch plans in **League City** on the Gulf Freeway –

- A new 700-space parking garage and 33,000 SF clinical building are set for completion in May/June of 2018.
- Phase 2 expansion: As part of the master plan for the UTMB League City hospital, which opened in 2016, an additional 123,000 SF will be added to the facility to accommodate new patient rooms and related services.
- Currently under construction at the UTMB League City campus is MD Anderson's 190,000 SF, \$110 million outpatient center.
- It's reported that UTMB could add as many as 350 hospital rooms if population and clinical demand warrant such investment. Based on its master plan, the projected growth of its League City campus could be as much as 3 million SF in years to come. Read more here -- [http://www.galvnews.com/business/buzz/article\\_0fd92b90-51f6-5f87-8812-b88880f7d768.html](http://www.galvnews.com/business/buzz/article_0fd92b90-51f6-5f87-8812-b88880f7d768.html)

Houston Methodist St. John Hospital will begin the redevelopment of **Nassau Bay** Shopping Village, located adjacent to the hospital campus in the 18000 block of Upper Bay Road. The hospital, which purchased the 8-acre property in late 2015, will begin demolition of the unused portion of the center to make way for new parking capacity for hospital staff. The hospital does have plans to eventually use the site for expansion, but the planning and execution of a major building program could take up to a decade, and could possibly even include some associated retail space.

- The hospital recently installed a da Vinci® robotic surgical system; an ultra-modern Discovery® nuclear medicine scanner; and a best-in-class 3 Tesla, wide-bore magnetic resonance imaging (MRI) machine – the most powerful and comfortable unit available today.
- Renovations to the Emergency Department are also underway, which includes the addition of a new 3 Tesla Wide Bore MRI. The Emergency Department renovations include remodeling the reception area, waiting room, as well as the triage area. The renovations are expected to be completed by June of this year.

The Shores at Clear Lake is under construction at the corner of NASA Parkway and Space Center Blvd. in **Pasadena**. Planned are 100 units for assisted living (66) and memory care (34). Expected completion is mid 2018. The site is behind the famous Jim West Mansion that overlooks Clear Lake.

Heartis Clear Lake senior living opened at 14520 SH 3 in **Houston** with 54 assisted living, 24 memory care and 78 independent living apartments.

An assisted living development is underway on 5.5 acres in **Houston** at 16200 SH 3. Details later.

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

- 65,520 SF – DC Logistics leased at Bay Area Business Park at 16910 N. Texas Ave. in **Webster**.
- JGB Enterprises leased 33,280 SF and Southern Dock leased 13,520 SF at Energy Commerce Business Park in **Pasadena**. NAI Partners represented the tenants.
- 21,000 SF – EnerMech Mechanical Services leased at Port Place Business Park, a Wycoff development, on Preston Avenue at SH 225. The company provides technical support for engineering analysis, design, diagnostics and maintenance performance improvement. Lee & Associates represented the owner; JLL for the tenant.
- 21,000 SF – GMA Garnett leased at 1434 Sens Rd. in **La Porte**. The transaction was handled by building

- owner, Welcome Group, a BAHEP member.
- 14,000 SF - Simplex Onsite, Inc. leased at BW Grayson Business Park at 5912 E. Sam Houston Pkwy South. CBRE represented the owner.
- 10,000 SF – Alert Tech leased at 16875 Diana Lane. Zann Commercial Brokerage represented the tenant.
- 4,500 SF – Creatorspace leased at 144 Park Ave. in **League City**. The organization helps individuals build technological gadgets and holds workshops for those interested in learning how to use new technology.
- 3,102 SF – Resource Planning Architects leased at One Harbour Square in **League City**, 3027 Marina Bay Drive. Zann Commercial Brokerage handled the lease.
- Smith Raines Co. reports a lot of activity in the area:
  - Rigid Metals leased 15,000 SF at 8050 Leesa Lane in **Pasadena**.
  - The Mundy Companies leased 15,000 SF at 8060 Leesa Lane in **Pasadena**.
  - Fluor Enterprises leased 15,000 SF at 3226 SH 225 in **Pasadena**.
  - Taylor Manufacturing leased 10,500 SF at 3238 SH 225 in **Pasadena**.
  - Subsidiary of HydroChem leased 8,750 SF office/warehouse at 3218 SH 225 in **Pasadena**.
  - At Port Commerce Business Park on Genoa Red Bluff Road in **Houston**, five acres were sold to Action Gypsum. Plans are to build a 30,000 SF building for the company's wholesale/retail drywall business.

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

- Former ITT Technical Institute in **Webster**, 30,750 SF, will have a new owner, the Clear Creek ISD. Plans are to use the building as a replacement for its Clear Path Alternative School.
- Underwood Distribution Center, a Class A park in **La Porte**, sold to Hines. Included are five buildings totaling 2.2 million SF, all 100% leased, and three development parcels. The industrial park will now be known as Independence Logistics Park.
- At BW Grayson Business Park in Houston, the 5900 block of E. Sam Houston Parkway South, three companies purchased newly-constructed buildings. Spike Electric Controls - 18,000 SF, Axis Mechanical Group – 12,000 SF, Industrial Piping Specialists, Inc. – 20,000 SF. CBRE represented the owner.
- In **League City**, a 5,880 SF office building sold at 565 Egret Bay Blvd.; Bob Holmes Commercial Brokerage for the seller; Zann Commercial Brokerage for the buyer, Burwell Nebout Trial Lawyers.

#### **Galveston County news ...**

NextDecade LLC signed lease agreements with the State of Texas and City of **Texas City** for a nearly 1,000-acre site at Shoal Point for the potential development of an LNG export facility. The location offers access to the port and proximity to natural gas pipelines. The Woodlands-based company is working on financing the multi-billion dollar project. Read more: <http://fuelfix.com/blog/2017/01/19/nextdecade-takes-aim-at-texas-city-for-lng/>

**Galveston County** Economic Development has unveiled a new promotional video. It will be on the county website very soon, but if you can't wait until then ... here it is:  
<https://www.galvconews.com/single-post/2017/03/24/Galveston-County-Economic-Development-Unveils-Promotional-Video>

#### **UTMB projects in Galveston:**

- John Sealy Hospital is being modernized with an updated façade, similar to the new Jennie Sealy Hospital, and patient rooms are being expanded and remodeled; this project is slated for completion in early 2020.
- The Health Education Center, 162,000 SF facility with a cost of \$90.4 million, will be under construction soon at 11<sup>th</sup> and Market Streets. Students will learn through simulation, interdisciplinary training and active learning.
- Building 17E, a 90,500 SF research facility, is underway with completion expected this August.

***Don't be the last to know – if you're a broker or developer, look here to find exciting real estate opportunities in Bay Area Houston.***

<http://www.bayareahouston.com/Assets/Real%20Estate/Real%20Estate%20Opportunities%20-%20Not%20to%20be%20Missed!.pdf>

**You're invited to go with us!** BAHEP's Citizens for Space Exploration's 26th annual trip to Washington, D.C., in support of NASA and a healthy Human Space Exploration Program for our country is scheduled for May 23-26. This group of more than 100 travelers will meet with more than 350 congressional offices while in Washington to educate them on the importance of space exploration. 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 [Jimmy@bayareahouston.com](mailto:Jimmy@bayareahouston.com) or 832-536-3242

for more details.

## **Retail / Hospitality Development**

### **Restaurant news ...**

**Baybrook Mall** -- Whiskey Cake Kitchen & Bar is under construction at Baybrook Mall (in front of the Container Store). The restaurant serves farm-to-kitchen dishes and cocktails, all made from scratch with ingredients sourced from local and regional farms and markets. Red Robin Gourmet Burgers and Brews is also under construction in the same locale. Evo Mediterranean will open next to Perry's Steakhouse and Grille.

Four new restaurants in **Pasadena**! Chuy's, Outback Steakhouse, Razzoo's Cajun Café and Red Robin! The site is 8 acres on the southeast corner of Beltway 8 and Vista Road. Construction will begin immediately. BAHEP member Colliers International / Marshall Clinkscapes represented the owner in the transaction.

El Bolillo has a 12,000 SF bakery in the works on Southmore Avenue at Pasadena Blvd. The **Pasadena** location will be the company's third store. El Bolillo has won several 'best bakery' awards.

**Nassau Bay** -- Aloha Chef Hisashi Uehara! Fresh from Hawaii .... Agu (ramen bistro) plans to open this month at 1360 NASA Parkway. And no bull here! Chick-Fil-A will be built on NASA Parkway at Upper Bay Road.

### **League City --**

- Roux House (Creole and Cajun cuisine) opened in League City at 3202 Marina Bay Drive.
- At Pinnacle Park (Gulf Freeway at Big League Dreams Parkway), PizzaFire will open a 2,965 SF restaurant; Salata plans a 3,000 SF restaurant.
- Construction is underway on Red River Barbeque's expansion project on FM 518. Red River Cantina will occupy the existing location, and Red River Barbeque will move into the newly-constructed 8,069 SF building located directly behind the current restaurant location.
- Freddy's Frozen Custard & Steakhburgers will build at the southeast corner of FM 646 and the Gulf Freeway.

PizzaHere (pizza and Philly cheesesteak subs) opened at 609 Bradford Ave. in the **Kemah** Lighthouse District.

Barge 295 will open in early June at the former site of the Turtle Club in **Seabrook**. A total renovation is underway; gastro pub food will be served.

### **Hotel news ...**

- Plans have been submitted for TRU by Hilton Hotel at 901 Rogers Court in **Webster**, a 98-key hotel.
- Candlewood Suites has plans in **Pasadena** on the west side of Beltway 8 between Spencer Hwy. and Vista Road. Planned are approximately 80 suites.

### **Development ...**

A developer will begin construction in May on The Shoppes at **Kemah**, an 80,000 SF retail center adjacent to Walmart on FM 518. Completion is expected in the spring of 2018. Negotiations are underway for other projects on adjacent properties.

A pad site is under contract for a proposed 12,000 SF retail center at **Nassau Bay** Town Square. Details later!

Update on the **La Porte** Town Center: Portrait of a Warrior Memorial Art Gallery is a new building that will be included as part of the La Porte Town Center, a mixed-use development featuring a 50,000 SF Mickey Gilley Family Entertainment Center.

A mixed-use project has been announced for Space Center Blvd. The Boulevard Shops will be built on 15.79 acres at the entrance to The Reserve Clear Lake City. Suggested uses are retail and commercial. A 10+-acre tract is available for large users.

Just completed: **Kemah** Plaza is a new 27,000 SF building at 903 FM 518. Available is 18,500 SF, and there are two adjacent tracts available for build-to-suits.

Phase II underway -- Construction will begin soon on 63,800 SF of retail space, restaurants, professional office

space and medical buildings at the Marketplace at Ninety-Six, corner of Hobbs Road and **League City** Parkway. Phase I is anchored by one of the largest Kroger's in the state -- 123,000 SF.

### ***Just for fun!***

- 79th Annual **Galveston County** Fair & Rodeo, April 21 – 29th at the fairgrounds on Hwy. 6 in **Hitchcock**, TX. Rodeo events, carnival, livestock show plus entertainers such as Roger Creager, Joe Diffie, Cory Morrow, Rick Trevino and more! [www.galvestoncountyfair.com](http://www.galvestoncountyfair.com)
- 61st Annual Sylvan Beach Festival - April 28 – 29. Opens Friday, 5:00 pm, and Saturday, 10:00 am, at Sylvan Beach Park in **La Porte** on Galveston Bay. Enjoy live entertainment, food, arts & crafts booths, a carnival, cook-off, pageant, and much more. Entertainers: The Sharks, Bleu Edmondson, Jon Wolfe, L.C. Roots & Co., The Freddie Steady Krc Revue, Johnny Lee & Urban Cowboy Band, Randall King, Pat Green. [www.laportechamber.org/SylvanBeachFestival.aspx](http://www.laportechamber.org/SylvanBeachFestival.aspx)
- **League City** Music Festival & BBQ Cook-off, May 5th & 6th at Walter Hall Park. Tracy Byrd will be the headliner on May 5 and Eric Paslay on May 6. The fair and vendors will begin at 4 p.m. on May 5. [www.lcmusicfest.com](http://www.lcmusicfest.com)
- Keels & Wheels, May 6-7 at Lakewood Yacht Club in **Seabrook**. This year's Concours d'Elegance event features the automobile marques of Stutz Motor Company, American 50s classics and Hot Rods. Keels and Wheels is one of the largest classic automobile and vintage wooden boat shows in the U.S., displaying about 200 classic cars and 100 wooden boats brought in from all over the country. <https://www.keels-wheels.com/index.asp>
- City of **La Porte** will celebrate its 125<sup>th</sup> anniversary May 11-14. Events include concerts by Clay Walker, Cody Johnson and Jake Worthington. For details and event scheduling and to see some really fantastic historical photos, go to [www.laporte125.com](http://www.laporte125.com) and <http://www.ci.la-porte.tx.us/calendar.aspx?view=list&year=2017&month=5&day=13>
- **Pasadena** Strawberry Festival, May 19-21. Entertainers include Wade Bowen and Kevin Fowler. <http://strawberryfest.org/>
- **Ellington Airport's** Centennial Celebration, Saturday, May 20th, 11 am – 3 pm. Established May 21, 1917, the airport has evolved from its beginning as a World War I training facility to now being a vital part of military and NASA operations and most recently a licensed spaceport. Free family event! Enjoy live music, static aircraft displays, food and drink, bands and drill teams, games and more! The formal program is from noon to 12:30 pm featuring Houston Mayor Sylvester Turner and military leadership. And there's a birthday cake to cut --- it's seven foot tall! Let them eat cake! <http://www.fly2houston.com/efd100/>
- **Dickinson's** 8th Annual Red, White & Bayou Crawfish and Texas Music Festival is scheduled for Saturday, May 20<sup>th</sup> from 11 am – 11 pm. Location: FM 517 and SH 3. Entertainers include Reckless Kelly, Cameran Nelson, Bart Crow, Seth Candan & Company, and Curtis Poullard & The Creole Zydeco Band. Lots to do so check out the website: [www.redwhiteandbayou.com](http://www.redwhiteandbayou.com)
- 2017 Major League Quidditch Championship, Aug. 11-13. For the second year in a row, **League City** will host teams across the nation, this time for the championship, to be held at Hometown Heroes Park. Quidditch is a co-ed, full-contact sport featuring a unique set of rules that includes elements from rugby, basketball and dodgeball. [www.leaguecity.com](http://www.leaguecity.com)
- Galveston Bay Songwriters Festival, Sept 29-Oct 1. A new event to be held in **Seabrook** and **Kemah**. <http://www.galvestonbaysongwriters.com/about.html>; <http://www.galvestonbaysongwriters.com/>

World Premier: **Space Center Houston** is the first stop for a new exhibit featuring the Apollo 11 command module, which will leave the Smithsonian on a national tour for the first time since 1971. This will be the only location along the tour where guests can see the space capsules for both the first and last lunar landings. "Destination Moon: The Apollo 11 Mission" exhibit will be on display October 14 – March 18, 2018. Please read more about it here: <https://spacecenter.org/news-release-destination-moon/>

### ***Galveston County News:***

- Construction is taking shape at Adventure Pointe, a theme park being built on 25 acres fronting the Gulf Freeway, just south of Tanger Outlets in **Texas City**. The first permits are for the Main Street Building and

the Pirate Ship building. Attractions planned include a miniature railroad, outdoor ice skating rink, pirate ride and a boardwalk and outdoor entertainment venue with seating for up to 1,200.

- The new exhibit, Flower Garden Banks, part of a \$37 million Aquarium Pyramid renovation project, opens May 27th at Moody Gardens in **Galveston**.
- Carnival Vista will begin year-round service to the Caribbean starting September 2018 from the **Port of Galveston**. Two week-long itineraries will be offered – one to Montego Bay, Grand Cayman and Cozumel, and the other to Mahogany Bay, Belize and Cozumel. Capacity of the Vista is 4,000 passengers. It features the first IMAX theater aboard a ship, a water park and a brewery. More about it: <http://www.guidrynews.com/story.aspx?id=1000081252> [http://www.galvnews.com/news/article\\_f6d9a2af-91ca-5879-868d-8e63e7fb5020.html](http://www.galvnews.com/news/article_f6d9a2af-91ca-5879-868d-8e63e7fb5020.html)

#### **Recent real estate deals ...**

- Approximately two acres at 820 W. Bay Area Blvd. in **Webster** was purchased recently. Baker Katz plans to break ground later this year on two buildings totaling approximately 15,000 SF. The site will house between three and five new restaurants. The building currently on the property will be razed to make way for the new development. Read more about it: <http://www.bizjournals.com/houston/news/2017/03/22/houston-brokerage-closes-on-land-at-dominant.html>
- MetroPCS leased 2,700 SF at the Market at Crenshaw, 4541 E. Sam Houston Parkway in **Pasadena**.
- Pet Supermarket leased 7,478 SF at the Marketplace at Ninety-Six, **League City** Parkway at Hobbs Road.
- A 6,800 SF building at 4441 Spencer Highway in **Pasadena** has a new owner.
- **Pasadena** Park Shopping Center, 164,000 SF retail property on Spencer Hwy. at Red Bluff Road recently sold. The shopping center is 91% occupied. Marcus & Millichap handled the transaction.
- Westover Plaza, a 50,962 SF shopping center located at 6011 W. Main St. in **League City** recently sold.
- **La Porte's** Spencer Highway Shopping Center, 19,000 SF, was sold to a new owner. Marcus & Millichap handled the transaction.

#### **Coming Soon:**

- **League City** - Huntington Learning Center at 2700 Marina Bay Drive; Chicken Express at FM 518 and Alabama Ave.; Better Home & Gardens Real Estate Gary Greene at Marketplace at Ninety Six
- **La Porte** - Whataburger at 1211 Spencer Hwy.; Firehouse Subs at La Porte Plaza - 112 SH 146 South
- **Kemah** - Voodoo Hut at 511 Bradford
- **Pasadena** - Krispy Kreme at 4061 Spencer (yes, really!); Brigadoon Brewery and Brew School, LLC at 5041 Spencer Hwy. #703
- **Webster** - Churrascos at 1039 W. Bay Area Blvd.; The Tile Shop at 1261 W. Bay Area Blvd.; Studio 80 at 803 E. NASA Parkway; Tobi's Cajun Seafood & Po Boys at 803 E. NASA Parkway
- **Baybrook Mall** - Lavish (Aveda Salon); Boardroom Salon for Men on a pad site in front of Total Wine.

#### **Now Open:**

- **Dickinson** - Marais at 2015 FM 517 -- Gulf Coast casual cuisine, steaks, local seafood, Cajun inspired dishes, pastas, oysters, and crawfish.
- **League City** - Dress Galaxy (formals) at 451 Landing Blvd.; Jason's Deli at 4765 I-45; Marco's Pizza at 1490 W. League City Parkway; Pho Banh Mi Bistro & Grill at 1804 W. FM 646; El Pollo Loco at 2760 Gulf Freeway So.
- **Pasadena** - Nike Clearance Store at Fairway Plaza, BW8 at Fairmont Parkway; NAM (Noodles and More) at 4537 E. Sam Houston Pkwy. in Pasadena.
- **Webster** - El Pollo Loco at 481 Bay Area Blvd.; Planet Fitness at 560 El Dorado Blvd.; Iron Keel Strength at 20810 Gulf Freeway; OshKosh B'gosh at 1259 W. Bay Area Blvd.
- **Kemah** - Kemah Home Décor and More at 603 Bradford
- **Baybrook Mall** - Paper Source has opened near the fountain.

## **Residential Development**

Baywood Villas, a 55+ community is under construction at 5353 Space Center Blvd. in **Pasadena**.

## Infrastructure News and Everything Else!

A giant leap for mankind.....

President Donald Trump signed a sweeping **NASA** policy bill that reinforces the space agency's commitment to human space exploration and a long-term trajectory to Mars. The \$19.5 billion measure, the first major NASA policy bill in seven years, is also an important jobs initiative for Texas, Florida and California, extending a number of critical space programs such as the Orion, SLS Space Launch System and the International Space Station. It also continues to transition a number of critical space agency activities to the commercial space sector, including ferrying U.S. astronauts to the space station and ending NASA's reliance on Russia. It will advance continued funding for proposed space programs and private space initiatives such as those being pursued by Blue Origin and Space Exploration Technologies, better known as SpaceX. Both companies are developing launch facilities in Texas.

Read more here: [http://www.galvnews.com/space/article\\_f8d664aa-c58a-52e9-bdc0-559e58a2e3e9.html](http://www.galvnews.com/space/article_f8d664aa-c58a-52e9-bdc0-559e58a2e3e9.html)  
<http://www.chron.com/news/politics/article/Trump-signs-NASA-bill-the-next-chapter-of-human-11017443.php>

What does this new funding authorization mean for the real estate market in **Bay Area Houston**? Real estate firm Moody Rabin reports an increase in office leasing activity for properties it represents in the NASA/Clear Lake market. Several proposals are in the works, ranging in size from 10,000 – 30,000 SF, some of them for companies that would be new to the area. We'll follow up.

A recent article in *GlobeSt.com* reports that the 10-year-old **Bayport** Container Terminal helps generate more than 32,000 jobs and adds approximately \$1.6 billion to the Texas economy through wages and tax revenues. It cites the latest economic impact study by Martin and Associates. Read about it here:

<http://www.globest.com/sites/lisabrown/2017/03/16/bayport-terminal-adds-1-6b-to-the-texas-economy/>

### Education news ...

#### Texas A&M University-Galveston

- TAMU-Galveston broke ground on a new \$34 million building that will add more lecture facilities and support service space to the campus. Already under construction is a \$46 million academic building for a new visitor center, classrooms and laboratories, academic services areas and administrative offices. A new library is the next project to be built.
- A new major will be offered in the fall – Tourism & Coastal Community Development. Students will be trained in the skills needed in beach towns, island resorts and shoreline destinations. Included in the program are classes in sociology, marketing, communications and environmental policy.

#### University of Houston-Clear Lake --

- Breaking ground this month is a \$65.7 million STEM and Classroom Building which will help attract more students to science and technology careers. The new building, 121,575 SF, will feature 13 faculty research labs, 15 teaching labs for mechanical engineering, physics, chemistry, geology, industrial hygiene and environmental safety, an astronomy observation deck, and specialty rooms for mechanical engineering projects, computer-aided drafting and 3-D printing.
- Also breaking ground is a \$38.2 million Recreation and Wellness Center. This 81,709 SF building will feature an indoor running track, regulation-sized basketball courts and retractable volleyball system, a multi-activity court for soccer, hockey and other sports, workout and exercise areas plus three teaching labs. Both new buildings are expected to open the fall of 2018.
- Later this year, the university expects to begin construction on a \$22 million, 300-bed student-housing project on campus. This 80,000 SF facility is expected to be ready for occupancy in late 2018 or early 2019.
- UHCL will begin offering the Bachelor of Science in Early Childhood Care and Education in fall 2017. Emphasizing childcare from birth through age 5, the new four-year bachelor's degree will provide both the knowledge and the field experiences necessary for students to become leaders in the early childhood care workforce. The four-year degree is designed for students entering UHCL as freshmen, or for individuals who have an associate degree or college credit in areas other than early childhood education.
- This fall, a Bachelor of Science in Information Technology will be offered in addition to the Bachelor of Applied Science, which is currently offered to transfer students. The new program will be open to freshmen. To find out more, call 281.283.3711 or email [cseadvising@uhcl.edu](mailto:cseadvising@uhcl.edu).

#### San Jacinto College –

- The Center for Petrochemical, Energy, and Technology (CPET) will be built on the corner of Cunningham and Fairmont Parkway on a portion of the former golf course site at the college in Pasadena. The 140,000 SF facility is designed to represent a day in the life of an operator or plant technician with a clear focus on



safety practices. It will be realistic – the plan even includes an outdoor glycol unit of approximately 5,000 SF. Process technology, instrumentation, nondestructive testing, electrical, and analyzer tech programs will be housed here in addition to having large spaces for industry and community meetings. The CPET is also designed for the workforce pipeline -- new workers to the field along with incumbent workers. A master site plan for the merging the former golf course with the current campus has been developed and provides for a long-term vision covering 20 to 25 years.

- San Jacinto College, a finalist for the 2017 Aspen Prize for Community College Excellence, was recognized with a Rising Star award from the Aspen Institute. The award recognizes outstanding outcomes in four areas: student learning, certificate and degree completion, employment and earnings, and high levels of access and success for minority and low-income students. The award comes with a \$100,000 prize! See more about it: <http://www.guidrynews.com/story.aspx?id=1000082499>

**CCISD:** A \$487 million bond referendum for **Clear Creek ISD** will be voted on in May. This will allow the school district to update and construct facilities, plus upgrade buses and technology/communication. The bond includes: a new elementary school and expansions to three schools, rebuilding League City Elementary and Clear View High School plus significant renovations to seven schools, expanding Brookside Intermediate to make it the home of CCISD's second Science Magnet program, and purchasing 75 buses to replace aging ones. See the complete list here: <http://ccisd.net/cms/one.aspx?pagelid=20307550>

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

Renovations are nearly complete at City of **Pasadena's** new city hall -- 1149 Ellsworth, a six-story, 100,000 SF office building.

### **League City –**

- A new commercial real estate search tool has been added to the city's Economic Development website. The Xceligent CDX tool, available under the Available Sites section of the website, allows users to make strategic decisions on leasing or purchasing property within League City. Filters can be used to efficiently search for specific types of property that meet the needs of prospective businesses and developers. Property owners who wish to include their listings at no cost on the website can contact [Cameron.Goodman@leaguecity.com](mailto:Cameron.Goodman@leaguecity.com) for more information.
- League City's population and expenditure stats: Population: 103,000. Average Household Income: \$103,392. Average Disposable Income: \$82,513. Retail Gap of \$734.89 million (The gap between the available local supply of goods and the demand of League City residents.)
- A hike-and-bike trail will be built along the FM 518 Bypass, approximately 2.3 miles long, beginning at FM 270 and traveling east to the existing path north of FM 2094. Read about it here: [http://www.galvnews.com/news/article\\_d4de084f-13c7-5ed3-b8b5-fc1e657074e5.html](http://www.galvnews.com/news/article_d4de084f-13c7-5ed3-b8b5-fc1e657074e5.html)

### **Kemah -**

- There are plans to move forward on a study to determine the feasibility of a hotel and convention center complex. Attracting nearly four million visitors a year, Kemah is second only to Galveston Island in attracting tourists in Galveston County. Three locations have been identified as potential sites for the development.
- The city has acquired over one mile of right-of-way for future road development that will connect FM 518 to SH 96, also known as the League City Parkway.
- Proposed Downtown District revitalization: The existing downtown parking lot at the Visitor Center will be remodeled to include a new park area, revamped lighting, a pedestrian promenade and flex space for parking or special events.

### **Nassau Bay –**

- A new fire station and EMS building are underway at Space Park and Upper Bay.
- Wendy's is rebuilding a new, modern restaurant on NASA Parkway at Point Lookout.
- On NASA Parkway at Space Park Drive, Bucky's is coming in as part of a development that also includes a restaurant and possible hotel. Bucky's will open in September; restaurant construction starts in September.

**Webster** – City Council approved a \$3.5 million commitment to Space Center Houston to help fund the restoration of NASA's Historic Mission Control used during the Gemini, Apollo and Shuttle eras. The donation, provided by the city's Hotel Occupancy Tax Fund, is the largest philanthropic gift in the history of Space Center Houston. <http://www.chron.com/neighborhood/bayarea/article/Webster-gives-Space-Center-Houston-3-5-million-11053113.php>

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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).

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