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### In this Edition...

Commercial/Office/Industrial Development  
Retail / Hospitality Development  
Residential Development  
Infrastructure News and Everything Else!

Bay Area Houston Economic Partnership (BAHEP) is a member-driven organization that provides leadership to stimulate regional economic development and employment in a range of industries such as 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

Enterprise Products Partners has begun construction of an ethylene export terminal at its **Morgan's Point** facility on the Houston Ship Channel. At completion, the terminal will have the capacity to export 2.2 billion pounds of ethylene a year – ethylene is a building block for the production of plastics. It's expected to begin operations in late 2019, supplying markets in Asia and elsewhere. Read more here about the incredible surge in ethylene production --

<https://www.pressreader.com/usa/houston-chronicle-sunday/20180603/281968903372392>

or here: <https://www.chron.com/business/energy/article/Construction-begins-on-Houston-ethylene-export-12950438.php>

### ***New industrial construction—***

Planned BTS or Design Build in **Bayport** – A 31,500 SF building is proposed for lease or sale on 3.03 acres. The site is on the south side of W. Fairmont Parkway between Bay Park Rd. and Bay Area Blvd.

Proposed for lease at Port Crossing Commerce Center in **La Porte** is a rail-served building on South 16<sup>th</sup> Street. Specs are 165,242 SF, 32' clear height, 30 trailer parking spaces, dock high loading and 2 drive-in ramps. It's in an FTZ with 3.5 acres outside storage.

Planned to start construction in **La Porte** in the next month or two is a 148,720 SF building for lease – 32' clear height, dock high, 35 trailer parks and 60' speed bay. Port 146 is being developed by Clay Development & Construction Inc. and is along the east side of SH 146 near the container terminals.

Under construction and for lease at **Bayport North** Logistics Center I & II are two industrial buildings being developed by Triten Real Estate Partners. One is at 9601 New Decade Dr.; 103,084 SF front load with BTS office space, 30' clear height, 180' truck court, 21 dock doors, 2 drive-in ramps and 42 trailer parks. The second building is at 4100 Malone; 233,190 SF cross-dock, BTS office, 32' clear height, 180' truck court, 55 dock doors, 4 drive-in ramps, and 98 trailer parks.

Ellis Business Park is a new office/warehouse development at 16310 Beamer Rd., between FM 2351 and El Dorado Blvd. Nearing completion are two 10,000 SF buildings with grade level doors; minimum lease space is 5,000 SF. Several more buildings are planned.

### **Ready for a tenant ...**

- United Equities, Inc. completed construction at Beltway-225 Business Park on two buildings fronting Beltway 8 near SH 225 in **Pasadena**. One is 21,000 SF, 10-ton crane-ready, tilt wall, 4 grade level doors, 30' eave height, and 2,100 SF office area, and the other is 18,500 SF, 10-ton crane-ready, 3 grade level doors, 30' eave height and 1,850 SF office area. Both have outside storage areas.
- Port Crossing Commerce Center in **La Porte** - Building C4, 104,838 SF flex space, FTZ, 50' x 52' column spacing, 60' loading bays, 32' clear height, dock high loading and drive in ramps. 16,640 – 104,838 SF is available.

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

- 231,875 SF – Netherlands-based Akzo Nobel NV opened at 4111 Malone Dr. in **Bayport North**. This location will serve as a hub for all the company's marine and protective coatings warehouses. Palmer Logistics operates the new facility. Read more here: <https://www.bizjournals.com/houston/news/2018/06/25/international-paints-and-chemicals-co.html>
- 56,325 SF – Leidos Innovation Corp. renewed its lease and expanded at 555 Forge River Road in **Webster** for consolidation of its Houston operations. *Deal was done by Don Foster / JLL and Mike Silva / Carlo Inc.*
- 30,000 SF – PAS Global LLC leased space at 13100 Space Center Blvd. PAS is a leading provider of software solutions for process safety, cybersecurity, and asset reliability to the energy, process, and power industries. PAS solutions are installed in more than 70 countries. *BAHEP member Derrell Curry / Savills Studley represented the tenant.*
- 19,000 SF – Two leases at the Clear Lake Tech Center, 17146 Feathercraft Ln. in **Webster** -- Mechatronics expanded by 12,000 SF and Acuren leased 7,000 SF. *Both deals negotiated by Derek Beck / The Beck Group.*
- 15,933 SF – CNS-Houston, LLC leased a full floor at 253 Medical Center Blvd. in **Webster**. Established in California in 1980, Centre for Neuro Skills® (CNS) delivers post-acute medical treatment, therapeutic rehabilitation, and disease management services with specially-trained staff for individuals recovering from acquired brain injury.
- 10,908 SF – DaVita Dialysis leased a building at 7520 Spencer Highway in **Pasadena**. Move-in is expected first quarter of 2019. *Alix Fox / Qualified Properties and Louis Carpenter / Cushman Wakefield handled the negotiations.*
- 12,434 SF - FEMA leased space (short term) at 600 Gemini. *Boxer Property / Brian Hines for the landlord.*
- 9,800 SF – AccuTrans, a marine management services company, purchased a building on 3.2 acres at 3668 Burke Rd. in **Pasadena**. Services offered are tankering, in-plant operations, training and education, inspection and testing, bulk material handling and shipment. *Representing the seller -- Herman Williams; the buyer – Cliff Mueller, both with Qualified Properties.*
- 9,201 SF - Rethink Motion Inc. leased at Gemini Park in **Webster**. *BAHEP member Zann Commercial / Daniel Henn and Jason Kieschnick represented the landlord.*
- 8,630 SF – Two leases at 1100 Hercules Ave. -- All American Medical Management, LLC: 3,750 SF and Velocity Promotions, LLC: 4,880 SF. Another 3,000 SF is out for signatures at the same building. *John Braun / Bayou Properties Realty is representing the landlord.*
- 5,847 SF – Advanced Dermatology leased at 1615 **League City** Parkway. *Lauren Heimann / EDGE Realty Partners for the landlord and Scott Covington / S.E.Covington & Co. for the tenant.*
- 4,800 SF - Clear Lake Emergency Corps leased at 16902 Texas Avenue in **Webster**. *BAHEP member Zann Commercial / Jason Kieschnick represented the tenant, and for the landlord, Amy Rienstra / Finial Group.*
- 4,573 SF - NuStar Logistics, LP leased at One Harbour Square in **League City**. *BAHEP member Zann Commercial / Jason Kieschnick represented the landlord.*
- 4,260 SF – Three leases at 1455 FM 646 in League City -- Brazoria-Galveston County Farm Bureau: 2,155 SF, Apex Endocare and Associates: 1,287 SF and a law firm: 818 SF. *Tim Gregory / JLL represented the landlord.*
- 3,679 SF – Augment Global Staffing, LLC at 145 Magellan Circle in Magnolia Court Business Park in **Webster**. *Negotiations handled by BAHEP member Zann Commercial / Jason Kieschnick for the tenant and Wayne Rutledge / Rutledge Commercial Real Estate*

for the landlord.

- 1,405 SF - Celerity Engineering at One Harbour Square in **League City**. BAHEP member Zann Commercial / Jason Kieschnick for the landlord.
- 1,326 SF – Attorney has leased space at 18333 Egret Bay Blvd. Deal was done by Boxer Property.

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

The 13100 Space Center Boulevard building was recently purchased by Billipp Space Center LP, an affiliate of J. A. Billipp Company, a BAHEP member since 1992. The 175,000 SF, six-story class A building on 11.5 acres was 45% occupied at the time of purchase in June. With the expansion of an existing tenant and new leases already consummated, occupancy will soon increase to 79% with other potential new tenant leases on the horizon. The sale was negotiated by Todd Casper / CBRE for the seller. The building is located adjacent to both the NASA Sonny Carter Neutral Buoyancy Lab and the Houston Spaceport at Ellington Airport. Building upgrades, extensive landscape renovations, and new tenant improvements are underway.

Land sale – 13.2 acres of land on the northwest corner of Fairmont Parkway and Red Bluff Road in **Pasadena**. The buyer, Nantucket Housing LLC, plans multifamily and a retail mixed-use development on the site to be called Fairmont Crossing. Negotiations handled by BAHEP member Colliers International; Marshall Clinkscales for the seller and Jay Kyle for the buyer.

A developer purchased 9.52 acres at 1445 North Egret Bay Blvd. in **League City**. BAHEP member Zann Commercial / Jason Kieschnick represented the seller.

Land sold - 19.1 acres at I-45 and **League City** Parkway. Broker representation: BAHEP member ReMax Space Center / Randy Barr.

Odyssey Academy sold its 6,000 SF building at Walker St. and SH 3 in **League City** to an investment group. Deal done by Brockway Commercial.

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

The Transitional Learning Center, a facility specializing solely in post-acute brain injury, purchased a 43,000 SF office building at 1275 Space Park Drive in **Nassau Bay**. The new location for TLC will open after extensive building renovations are made. Transitional Learning Center was founded in Galveston in 1982 by philanthropist Robert L. Moody, Sr. Broker representation: Lee & Associates / Drew Lewis for the seller; BHCRCRE / Craig Guidry for the tenant.

The University of Texas Medical Branch at Galveston signed a letter of intent to complete negotiations for a long-term lease of the 373,000 SF Bay Area Regional Medical Center which closed in May in **Webster**. When a lease is final, UTMB will work with UTMB faculty and program leaders, as well as existing physicians in the Bay Area, to determine how best to use the property. Once final agreements have been signed, an opening date will be determined. Nearby, at its **League City** campus, UTMB is adding 60 beds to the existing 37-bed hospital. Read about it here: <http://www.guidrynews.com/story.aspx?id=1000092146> Or [https://www.galvnews.com/news/article\\_7eb7ee20-dba5-5d2e-8a20-bf70d99fcf1e.html](https://www.galvnews.com/news/article_7eb7ee20-dba5-5d2e-8a20-bf70d99fcf1e.html)

A new healthcare facility, approximately 30,000 SF, is being built on Clear Lake City Boulevard in **Houston**. Sources say it will house a small hospital, an urgent care clinic and a women's imaging center.

Proposed for **La Porte** is a 51,000 SF skilled nursing facility – 124 beds; 62 rooms. It's for patients transitioning between hospital care and independent living. The 6.95-acre tract is on the west side of Underwood Road, north of Fairmont Parkway and south of Caniff Road.

Shores at Clear Lake plans to open in September at 19400 Space Center Blvd. in **Pasadena**. This facility offers resort-style accommodations for assisted living and memory care.

Two new buildings totaling 20,000 SF are under construction at 780 Clear Lake City Blvd. in **Houston**. Suggested uses are medical, office, and retail.

### Now Open

**League City** – Houston Methodist Physician Clinics at 2220 E. League City Parkway

### Opening soon

**Houston** - Clear Lake Dermatology will relocate to 13938 Galveston Road (SH 3)

## Retail / Hospitality Development

Lucky kids! There's a new Luckey Climber at **Baybrook Mall** near the Zara store. It's like a three-dimensional work of art -- or maybe a jungle gym -- that will encourage physical activity and imaginative play experience. And, what's that behind the Container Store? A new parking area for employees and valet parking which should free up customer parking near the restaurants. There are also two new stores being built next door to Total Wine.

American Furniture Warehouse is under construction in **Webster** -- it's 355,000 SF on 23 acres (147,000 SF for the showroom and 208,000 SF for storage). It's expected to open May 2019 and will employ approximately 350 people. The site is next to TopGolf along the east side of the Gulf Freeway, just south of the NASA Bypass.

Also under construction is Exclusive Furniture's new 50,000 SF showroom. The four-acre site is next to the Clear Lake Center, southwest corner of NASA Parkway and the freeway in **Webster**.

Update on **Dickinson's** Gulf Coast Public Market -- site is on SH 3 near FM 517. The market will include 40,000 SF of retail space for vendors selling prepared and fresh food, seafood, arts and crafts. Public amenities include a water park, entertainment plaza, and day tables for vendors. Construction is expected to start next spring

Hotels currently under construction: Holiday Inn Express & Suites in **Seabrook**, Candlewood Suites in **Pasadena**, TRU by Hilton in **Webster**, Fairfield Inn & Suites at Pinnacle Park in **League City**.

Urban Air Adventure Park has opened near the intersection of Vista Road and Beltway 8 in **Pasadena**. The 35,000 SF indoor park includes a climbing wall, ropes course and 'warrior route, similar to television's American Ninja Warrior. Dodgeball and basketball games will be held on a giant trampoline. A second location is in the works for **League City**. Check out the details here: <https://www.chron.com/neighborhood/pasadena/news/article/Indoor-park-complete-with-climbing-wall-elevated-12923291.php>

The former CVS store at 201 FM 270 in **League City** (the Five Corners intersection) will be redeveloped as a new shopping center. The 11,300 SF building will be subdivided into five spaces ranging from 1,250 SF to 5,000 SF. Deals are in the works for a regional Mexican restaurant, among others.

An 11,000 SF multi-tenant retail center is planned next to the Ross Dress for Less at the **Pasadena** Town Center, southeast corner of Pasadena Blvd. and Southmore Avenue. It's pre-leasing.

### **Restaurant news ... and we all like to eat, right?**

- Find your main squeeze in **Webster**! Work continues on construction of four new restaurants at 820 West Bay Area Boulevard. Expected to open late 2018 are a 4,000-SF Hopdoddy Burger Bar, 3,700-SF Snooze, an A.M. Eatery, a 2,800-SF Mod Pizza and 1,340-SF Main Squeeze Juice Co. There's still a spot left to lease.
- Mia's Table, a fast-casual concept from Houston restaurateur Johnny Carrabba, will open early 2019 at Houston's **Baybrook Passage** in the building formerly occupied by Bonefish Grill. The location is the northeast corner of Bay Area Blvd. and the Gulf Freeway. *Broker representations: Jamie Weaver and Josh Jacobs /EDGE Realty Partners for the tenant and Elise Weatherall / Wulfe & Co. for the landlord.*
- O2 Bistro, a new restaurant concept by John Shafer, owner of Outriggers, will open in **Clear Lake Shores**. The site was formerly Opus Bistro restaurant, which has moved and reopened as Opus Ocean Grill at the Watergate Yachting Center. The new O2 will be a fine dining restaurant, and word has it that one of Houston's premier chefs will create the menu. New improvements will enhance the outdoor dining experience according to Ronnie Richards, EDC president for Clear Lake Shores. According to Richards, the bar area will be extended and a second kitchen added upstairs to meet the demand on weekends. Restaurant opening is expected in September.
- Opus Bistro will open in November at South Shore Harbour Resort in **League City**. The owners, as previously mentioned, also operate Opus Ocean Grill at 1510 Marina Bay Drive in **Clear Lake Shores**.
- Dan's Pizza Wings 'N' Beer Deck will open soon at 800 Bradford Avenue in **Kemah**. The building was formerly occupied by Hubcap Grill -- it's now open at 1918 NASA Parkway in Seabrook.

- Pokeworks (Hawaiian-inspired poke) will open in December in **Webster** at 1041 Bay Area Blvd. *John Wise/ Weingarten Realty and Chris Burns / JLL negotiated the deal.*
- Did you see the article about **Nassau Bay's** Mediterraneo Market and Café in *Bon Appetit's* June issue? <https://www.bonappetit.com/story/mediterraneo-houston-restaurant-astronauts>
- Sweet Paris Creperie & Café is said to be looking for a location in the **Baybrook Mall** area.
- Andy's Hawg Wild Bar-B-Que has opened a second location in **Pasadena** at 4030 Spencer Highway.
- Okii Poke will open soon at 1416 FM 528 - Odyssey Business Park in **Webster**.
- Kasra Persian Cafe will open soon at 1212 NASA Parkway in **Nassau Bay**.
- BB's Café (New Orleans/Cajun cuisine) plans to open a new restaurant in **Webster** at Baybrook Gateway, SEC of Bay Area Blvd. and the Gulf Freeway.
- Abuelo's Mexican Restaurant opened at 2505 S. I-45 in **League City**; this is its second location in the greater Houston area.
- Red River Cantina opens in November next to Red River Bar-B-Que & Grill, 1911 E. Main Street in **League City**.
- Akashi Sushi will open in 3,800 SF at **Houston's** Clear Lake Marketplace, El Dorado Blvd. at Clear Lake City Blvd. *Broker representation: John Clinkscales / Fidelis Realty Partners.*

**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>**

#### **Done deals ...**

Land sale -- 2.7641 acres on the northwest corner of Space Center Boulevard and Crenshaw in **Pasadena**. Plans are to build a neighborhood retail center. *Negotiations handled by Colliers International -- Marshall Clinkscales for the seller; Todd N. Edmonds for the buyer.*

A 13,500 SF retail center at 410 E. Fairmont Parkway in **La Porte** was recently sold. At the time of the sale, the building was 60% occupied with several tenants. *Kelly Hutchinson / Colliers International represented the seller.*

Two leases of 1,775 SF each were signed for The Local A/C Guy and Salty Water Inc. at 100 E. NASA Pkwy. in **Webster**. *Negotiations handled by Noble House Real Estate for the landlord.*

Thompson Power Sports LLC leased 2,886 SF at 621 W. Main St. in **La Porte**. *Noble House Real Estate for the landlord.*

At Odyssey Business Park in **Webster**, two new leases were signed for the 10,200 SF retail center: Posh Studio: 2,042 SF and Breathing Center of Houston: 3,000 SF.

Sign Quick will occupy a 5,000 SF stand-alone building at Odyssey Business Park in **Webster**.

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

- 4th Annual Celebration **Seabrook**, October 6th at Meador Park. Performers include Cory Morrow Band, Jaime Wyatt, Grant Gilbert, Bri Bagwell and Brandon Ryhder. Ahoy Kid's Zone, gourmet food trucks, artists, and shopping for a day of family fun! [www.CelebrationSeabrook.com](http://www.CelebrationSeabrook.com)
- Annual CAF Wings Over Houston Airshow at **Ellington Airport**, October 20-21; featuring U.S. Navy Blue Angels Demonstration Team and more! <https://wingsoverhouston.com/show-info/performers/> All you need to know is here: <https://wingsoverhouston.com/show-info/>
- Lone Star Flight Museum at **Ellington Airport** - October 19th and 20th. Spend the night in an aircraft hangar under the wings of vintage aircraft! Participate in a flashlight adventure and aviation themed fun all night long. Dinner, snacks and breakfast included. PLUS! Receive complimentary tickets to the Wings Over

Houston Airshow! Wake up, refuel, and walk over. Gates open at 8 am; flying performances begin at 10:30 am.

[https://www.lonestarflight.org/fathers-flight-0?utm\\_source=LSFM+Contacts&utm\\_campaign=4f1a35404c-EMAIL\\_CAMPAIGN\\_2018\\_08\\_24\\_COPY\\_03&utm\\_medium=email&utm\\_term=0\\_0aee799d8-4f1a35404c-564248461](https://www.lonestarflight.org/fathers-flight-0?utm_source=LSFM+Contacts&utm_campaign=4f1a35404c-EMAIL_CAMPAIGN_2018_08_24_COPY_03&utm_medium=email&utm_term=0_0aee799d8-4f1a35404c-564248461)

- Planet Pioneers - October 6-January 20 at **Space Center Houston**. This new exhibit challenges guests to explore, adapt, and survive on a mission to colonize a new planet. Experience hands-on challenges to find water and oxygen, grow food in a foreign atmosphere, and build shelter to survive the elements. Drive a 4-D Surface Exploration Vehicle, fly a virtual drone to solve environmental issues, and experience the effects of g-force in a spinning capsule.
- A new addition to the Mission Mars exhibit at **Space Center Houston** – the AstroRad vest. It was designed to protect astronauts from space radiation. Visitors will join the expedition through deep space in the Mission Mars interactive exhibit. Get up close to a real Orion engineering model and learn about the hardware that will get us to Mars. Touch a Mars rock, launch a bottle rocket, and step inside the Orion simulator to blast off on your own space exploration journey to the fourth planet in our solar system.

#### Coming Soon

**Webster** – Costco's 158,000 SF store on the west side of I-45, just south of Star Furniture. The store's target opening date is mid-October.

**Pasadena** - Medsafe and American Title Company both leased space at 7730 Spencer Highway. *Deals done by Alix Fox / Qualified Properties.*

**League City** – Freddy's Frozen Custard & Steakhouses at Bay Colony Town Center; Honda of Clear Lake at 2205 S. Gulf Freeway; Kabuki Grill at 2525 S. Gulf Fwy.

**Houston** – Creamistry (liquid nitrogen ice cream) at 211 W. El Dorado Blvd.; Raising Cane's at 1640 W. Bay Area Blvd.; Famous Footwear at Clear Lake Marketplace – deal made by John Clinkscapes / Fidelis Realty Partners.

**Nassau Bay** – Domino's Pizza at 1400 NASA Parkway

#### Now Open

**Kemah** – Playful Pawz-A Canine Resort at 1050 S. Kemah Drive; Ross Dress for Less at Shoppes at Kemah.

**La Porte** – Home2 Suites opened off S. 13th St.

**Clear Lake Shores** – The Kayak Shack at 622 Marina Bay Dr.

**League City** – Bon Appetit Café on League City Parkway at Lawrence Rd.; South Land Title at 1100 Gulf Freeway; Brave Boutique at 3729 E. League City Parkway; Tsubasa Sushi and Imperial Barbershop at the Marina Bay Village Shopping Center - *Jason Kieschnick / Zann Commercial for the landlord.*

**Houston** – Aldi at 16701 El Camino Real

**Webster** – Kung Fu Tea at 304 Bay Area Blvd.; Bay Area Turning Point Resale Shop - 18207 Egret Bay Blvd.; Smoothie King - 1041 W. Bay Area Blvd.; Warhammer Games Workshop - 20801 Gulf Freeway; Pho 17 at 132 W. Bay Area Blvd.

**Pasadena** – Music & Arts at Market at Crenshaw, Beltway 8 and Crenshaw Rd.

## Residential Development

The Brownstone Group hopes to break ground late 2018 or the first quarter of 2019 on two projects in **La Porte**, both on SH 146 at Wharton Weems Blvd. One is The Legacy at La Porte, a luxury, multi-family project planned on 20 acres -- 294 units – one, two and three bedrooms. The other planned project is Fairmont Lakes North, a patio home community of approximately 80 homes to be built on 19+ acres.

Wheelock Communities is selling lots ranging from a quarter-acre to more than a half-acre in Magnolia Creek in **League City**. The lots border the 27-hole Magnolia Creek Golf Club.

Parkway Trails – The site is cleared; infrastructure work is underway at Red Bluff Road and Fairmont Parkway in **Pasadena** for K. Hovnanian to build 410 single family homes on +/- 137 acres with prices starting at the \$300's.

Bayou Maison is a new planned residential community to be built in **Dickinson** on FM 517 and Golf Road. Approximately 60 homes will be built on 37+ acres.

Two developments in **League City** have advanced toward approval for development as residential and commercial centers. Two developments totaling approximately 2,585 acres are in review. Both are part of three large tracts, north of FM 517 and generally to the west of Calder Drive. The Westland tract is a proposed residential development that would add 1,000 new homes. The Duncan tract encompasses about 1,705 acres and is in three school districts. Read more here: [https://www.galvnews.com/news/article\\_3d45a844-60f3-5484-942b-e69a5b5081ff.html](https://www.galvnews.com/news/article_3d45a844-60f3-5484-942b-e69a5b5081ff.html) and [https://www.galvnews.com/news/article\\_064c6d5f-1284-5fbf-b78d-fc7f957aff59.html](https://www.galvnews.com/news/article_064c6d5f-1284-5fbf-b78d-fc7f957aff59.html)

Sedona 6 subdivision in Bay Colony West will offer larger lots for the next section, proposing 80' widths. This area is south of **League City** Parkway and west of Hobbs Road.

Coastal Point has been approved for development in **League City**. Work will start on the first phase in about 12

months. It's a mile south of the League City Parkway, north of FM 646 and about a mile east of South Shore Blvd. Planned are 552 residences on 202 acres.

Site work has begun in **La Porte** for the new 235-acre residential community, Morgan's Landing. Taylor Morrison and Beazer Homes plan to deliver the first of the 600 lots by next spring. Taylor Morrison plans homes on 45, 50 and 60' lots with prices ranging from the low \$200's to the \$500's. A community pool, lap pool, splash pad, dog park, and pool-side cabanas are some of the amenities planned for the development. The location is Bay Area Blvd. between Fairmont Parkway and Spencer Highway. Retail and commercial development (134 acres) are also in the mix. Read more here: [https://www.bizjournals.com/houston/news/2018/08/02/homebuilders-start-site-work-for-new-master.html?ana=e\\_du\\_prem&s=article\\_du&ed=2018-08-02&u=kyaD9qWOclzxy70KXXIM1YU2nOW&t=1533249825&f=83059571](https://www.bizjournals.com/houston/news/2018/08/02/homebuilders-start-site-work-for-new-master.html?ana=e_du_prem&s=article_du&ed=2018-08-02&u=kyaD9qWOclzxy70KXXIM1YU2nOW&t=1533249825&f=83059571)

An upscale RV Park is under construction in **Seabrook** at Old 146 at Old Red Bluff Road.

## Infrastructure News and Everything Else!

**Galveston County** commissioners voted to support a resolution for a new \$91 million vehicular bridge to be built between Galveston Island and Pelican Island. The proposed bridge would be 75 feet high and built west of the existing Pelican Island bridge. We'll keep you updated on the project.

The **Port of Galveston** will welcome the *Carnival Vista* in September -- 1,055 feet long with a capacity of around 4,000 passengers. Amenities include SkyRide, a suspended open-air cycling experience, an IMAX theater and expansive water park. The increased capacity of this vessel could result in 20,000 more passengers a year coming to Galveston. The ship will offer two seven-day Caribbean trips with calls at Montego Bay, Grand Cayman and Cozumel. The other trip includes stops at Mahogany Bay, Belize and Cozumel.

If a third cruise terminal is built in **Galveston**, it will allow Royal Caribbean to bring the Oasis-class of ships, which are more than 1,180 feet long and capable of carrying more than 6,200 passengers. Read more here: <https://www.businesswire.com/news/home/20180830005762/en/Port-Houston-Jumps-Top-5-U.S.-Container> or [https://www.galvnews.com/news/article\\_fcd2de5f-1650-55b8-9b01-5d0571156dc0.html](https://www.galvnews.com/news/article_fcd2de5f-1650-55b8-9b01-5d0571156dc0.html)

### City News ...

**League City** opportunity! An RFP was issued to solicit proposals from those interested in acquiring and redeveloping commercial property (approximately two acres) at 144 Park Avenue in League City. An attractive development proposal will include a combination of uses for retail, eating and drinking establishments, office, and residential. For more information -- <https://www.leaguecity.com/bids.aspx?bidID=506> Deadline for proposals is November 13<sup>th</sup>.

**Pasadena** Economic Development Corporation has a new website for information on Pasadena's available real estate, workforce, housing, recreation, education, healthcare, and much more. Please visit: [www.PasadenaEDC.com](http://www.PasadenaEDC.com)

The city of **Seabrook** launched a new city website with enhanced resources and functionality designed exclusively for residents, businesses, and visitors. Soon, a new real estate section will be added.

### Education News ...

- **University of Houston-Clear Lake** will offer a new degree plan specifically aimed at graduate students who would like to become Licensed Professional Counselors. Enrollment will begin fall 2018 for the Master of Science in Clinical Mental Health Counseling. The U.S. Department of Labor projects a 19% growth for this field by 2024. For more information: [www.uhcl.edu/education/departments/counseling-special-education-diversity/counseling](http://www.uhcl.edu/education/departments/counseling-special-education-diversity/counseling)
- The STEM and Classroom Building and the Recreation and Wellness center opened at **University of Houston-Clear Lake**. And, just breaking ground, is the new 294-bed residence hall at the university. It's scheduled to open for the fall 2019 semester. Information about the new on-campus housing can be found here: [www.uhcl.edu/campus-life/housing/residence-hall](http://www.uhcl.edu/campus-life/housing/residence-hall)
- **Texas A&M University in Galveston** completed construction on a \$34 million building -- the Aggie Special Event Center. The 61,000 SF facility includes an 11,273 SF ballroom that will accommodate nearly 1,300 people and can be split into five separate rooms.
- \$162.5 million bond referendum for **College of the Mainland** -- This is to improve facilities and build three new buildings on the campus in Texas City. The larger projects, costing nearly \$138 million, are:
  - 160,000 SF STEM and Allied Health building will house new programs such as surgical technology, physical therapy assistance, and communications.

- 90,000 SF industrial careers building for occupational safety technician and heating, ventilation and air conditioning programs.
- 60,000 SF student building will replace the existing administration building.
- Update on bond referendum projects underway at **San Jacinto College** (\$425 million - approved in 2015):
  - Under construction is the Center for Petrochemical, Energy and Technology at the *central campus* in **Pasadena**. When it opens in 2019, the 145,000 SF facility will house programs in process technology, instrumentation, electrical technology, non-destructive testing, and craft trades. Also, breaking ground at central campus is a new 43,000 SF welcome center that will provide students easy access to career resources including services for enrollment, advisors, financial aid, tutoring ... and more! The welcome center is expected to open summer 2019.
  - Ground breaking is expected in September at the *north campus* for a new cosmetology / culinary arts center. The 57,000 SF facility is scheduled to open fall 2019.
  - Two new buildings for the *south campus* will be under construction soon. One is a 74,000 SF Center for Engineering and Technology which will house programs in engineering and engineering technology, biomedical equipment repair technology, engineering design graphics, electronics, and computer information technology. The Center is scheduled to open in September 2019. The other building is the cosmetology center, a 39,300 SF facility; it will provide the latest in modern labs to enhance workforce training for cosmetology students. This center is expected to be completed late summer 2019. Please read more about all these projects here: <http://www.guidrynews.com/story.aspx?id=1000091999> [https://www.bizjournals.com/houston/news/2018/08/09/san-jacinto-college-sets-groundbreaking-dates-for.html?ana=e\\_ae\\_set3&s=article\\_du&ed=2018-08-09&u=kyaD9qWQclzxy70KXXIM1YU2nOW&t=1533854387&j=83185401](https://www.bizjournals.com/houston/news/2018/08/09/san-jacinto-college-sets-groundbreaking-dates-for.html?ana=e_ae_set3&s=article_du&ed=2018-08-09&u=kyaD9qWQclzxy70KXXIM1YU2nOW&t=1533854387&j=83185401)

You can't miss those gigantic cranes that just arrived at **Port Houston's Bayport Container Terminal!** Three Neopanamax cranes, each standing more than 25 stories tall, made their way here from Shanghai, China. They are the largest ship-to-shore cranes in Texas – about 270 feet tall with a boom length of 211 feet - and will be able to load and unload vessels up to 22 containers wide. This brings a total of 26 ship-to-shore cranes at the container terminals; 13 of which are Neopanamax. These assets will increase cargo-handling efficiency and capacity and support the port's infrastructure.

Congratulations to Port Houston – now the fifth largest container port in the U.S., according to JOC Piers data covering the second quarter of 2018. During that period, Port Houston handled 1,057,964 twenty-foot-equivalent-units (TEU's)! <https://www.businesswire.com/news/home/20180830005762/en/Port-Houston-Jumps-Top-5-U.S.-Container>

### **Roadways Construction updates ...**

A \$962 million project has begun to replace the bridge over the Houston Ship Channel on Beltway 8 from SH 225 to I-10. There will be two bridges with four lanes each plus shoulders when the project is completed in 2024. The existing bridge will not be closed during construction. A new southbound bridge will be completed first, and then traffic will be directed there while the current bridge is demolished and rebuilt to carry northbound traffic. Read more here: <https://www.houstonchronicle.com/news/houston-texas/houston/article/Toll-officials-giddy-over-big-plans-for-Ship-13010242.php> or here: <https://www.bizjournals.com/houston/news/2018/06/01/1b-construction-project-to-replace-houston-ship.html>

TxDOT has given these updates:

I-45 Gulf Freeway — reconstruct and widen from 6 to 8 main lanes.

- SH 96 to FM 517 is under construction with an anticipated completion date of spring 2021. Construction cost: \$122 million.
- FM 517 to FM 1764 – Project was let in June; construction started July 2018. Construction cost: \$231 million.
- FM 1764 to FM 519 – Anticipated letting is August 2019 with a cost estimate of \$118 million.
- FM 519 to the Galveston causeway – Anticipated letting is 2020 with a cost estimate of \$320 million.

SH 146 –

- Fairmont Parkway to Red bluff – widen to 6 lanes. Final design is underway with anticipated letting in fall 2022 at a cost estimate of \$42 million.
- Seabrook / Kemah Expressway - SH 146 (Red Bluff to South of FM 518) – Reconstruction and widening of SH 146 with construction of freeway/express lanes to provide commuters an express lane option to bypass SH 146 tourist corridor with intersection improvements at Repsdorph Road, NASA Parkway and FM 518. The 5-year project was let in May at a project cost of \$202 million.
- FM 518 to FM 517 – widen to 6-lane boulevard with an overpass at SH 96. Anticipated letting is 2021 at an estimated cost of \$85 million.



***It bears repeating*** ... with the hurricane season upon us, many of our citizens are committed to protecting our Texas gulf coast. Have you seen the video, *UNPREPARED: A Nation at Risk*, produced by Space City Films and funded by the Bay Area Coastal Protection Alliance? You can view it here: [https://youtu.be/v\\_Ez1Xvkjgo](https://youtu.be/v_Ez1Xvkjgo).

***Please contact your elected officials*** giving your support to the coastal spine. Your letter will make a huge difference in your future, your children's future, and to the region.

Did you **miss an issue** of the *Business Development Update*? Previous editions can be found here: [Newsletter Archives](#)

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

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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 Pilgrim at 832.536.3255 or [Harriet@bayareahouston.com](mailto:Harriet@bayareahouston.com).

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