



## Business Development Update: Current Issue - November 26, 2007



A publication of Bay Area Houston Economic Partnership

Issue 23 – November 26, 2007

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Bay Area Houston Economic Partnership represents two counties, 13 cities and more than 260 businesses. We are a member-driven organization, working behind the scenes for you, united by a shared vision for future prosperity. BAHEP's leadership is vital to the success of regional economic development — continuing to attract, retain and expand industries.

## Commercial / Office / Industrial

If you haven't already heard ..... The board of directors of the Bay Area Houston Economic Partnership (BAHEP) announced Bob Mitchell has been elected to succeed Jim Reinhartsen as president, effective Jan. 1, 2008. Reinhartsen, who served as BAHEP president for 15 years, will become the organization's vice president. Also, Dan Seal has been named executive director of technology programs for BAHEP. Seal comes to BAHEP from the Greater Houston Partnership (GHP) where he served as vice president of economic development in the business development division.

Ground has broken for Fort Worth-based Bimbo Bakeries USA -- a 14,950 SF distribution center to be constructed at 3351 Hughes Lane in **Dickinson**. The Dickinson location was chosen because it provides good access to the various freeways and is a centralized location for the region. This represents a \$750,000 construction investment; they anticipate hiring 5-10 employees. Bimbo Bakeries owns the Mrs. Baird's, Oroweat, and Tia Rosa brands.

The Ellington Trade Center will be built on 54 acres of land across from **Ellington Field** on SH 3; total

build-out is 841,000 SF. The buildings will feature tilt wall construction, 24' – 32' clear height, ESFR Fire Protection System, full-size truck courts and office to suit. Phase one will be on 34+ acres – 513,800 SF. Construction start date is not known at this time.

Fairmont Industrial Park will be built on 49 acres in **La Porte** on Fairmont Parkway, between Bay Park and Underwood roads. Sites are for sale and can be subdivided and/or built-to-suit.

A new build-to-suit office warehouse is pre-leasing on South Second Street in **La Porte**, just off Fairmont Parkway. Minimum is 2,000 SF in the 10,000 SF building.

A \$4 million renovation was recently completed at the Breast Diagnostic Center, 200 Medical Center Blvd. in **Webster**. They offer full-field digital mammography and integrated computer assisted diagnosis.

Phase one of Barras Office Park on FM 528 in **Friendswood** is now under construction. The project totals 43,400 SF and includes two 14,553 SF, single-story Class A office buildings. Exterior is brick and stone with a standing seam metal roof. Future plans include additional buildings, approximately 4,760 SF each.

The 38,000 SF YMCA has opened at 1700 **League City** Parkway West. The 17-acre site includes an aquatics center with a heated swimming pool, a family-splash pool and water-spray park.

As demolition nears for the soon-to-be-vacant office buildings along NASA Parkway and Space Park Dr. (Griffin Partners project), **Nassau Bay** is also working to redevelop the waterfront areas near Howard Ward Park. It's expected that this project will be another mixed-use development with multi-family, residential, hospitality, retail and public spaces .... and possibly more office product.

**Sold!**

A 35-acre tract has been purchased by a Philadelphia-based logistics solutions company with plans to build a robotic warehouse and distribution center in **Seabrook** on Old Hwy. 146 near Red Bluff Road. The land is within the Bayport Industrial District. A project such as this would support the **Port of Houston** in their reach to attract global clients in the dry/refrigerated/frozen fruit and vegetable industry. BAHEP worked with the company owner in site selection for this project. David Lee/Transwestern brokered the land sale.

StarCon International purchased 14.8 acres in the Bayport North Industrial Park in **La Porte**. They plan to build speculative or built-to-suit flex/warehouse space.

**New Leases!**

- 24,300 SF – Bay Area Blvd. and SH 3 in **Webster** – was leased to Ad Astra Rocket Company. The rocket propulsion company is developing a plasma rocket (Variable Specific Impulse Magnetoplasma Rocket) and will test it in a 24-ton space simulation chamber they have housed in this new building. BAHEP worked with the company representatives in finding space for this project.
- 10,000 SF – Texas Citizen's Bank has leased space at 4949 Fairmont Parkway in **Pasadena**. Another lease is in the works for a major medical provider; they're looking to lease 9,000 SF. Total building size is 51,000 SF.+
- 6,109 SF -- Cat Tech LLC leased space at 15200 Middlebrook Dr. in **Houston**. They provide catalyst changeout to major petroleum and chemical companies throughout the world.
- 4,126 SF -- Universal Weather and Aviation leased space at 12301 Kurland. (**Houston**). Transwestern represented the building owner.

**Incentives + Groundbreaking!**

**Friendswood's** new \$4.9 million Medical Wellness Center broke ground at 1505 E. Winding Way. The 28,940 SF, 1.6 acre facility will house a large medical practice plus the Memorial Hermann Imaging Center. Council approved this project for the City's first economic incentive grant; it will reimburse the business up to \$50,000 for fees paid relating to the construction and development of this project.

**Friendswood** also approved a second economic incentive grant for the Home Town Center, a 60,789 SF mixed-use development. The \$9 million project will be located on 2.8 acres of land at

502 So. Friendswood Drive, across from the historic Friendswood Friends Church. The 3-story building will feature office space and retail on the first and second floors, as well as high-end lofts on the 3<sup>rd</sup> floor. The grant reimburses the business up to \$100,000 for fees paid relating to the construction and development of the project. Groundbreaking is set for late 2007/early 2008.

**NEED FREE TECHNOLOGY TO GROW YOUR BUSINESS??** Space Alliance Technology Outreach Program (**SATOP**) has an available team of NASA engineers and scientists from more than 20 aerospace companies, colleges and universities throughout the state that utilize their aerospace expertise to solve technical / engineering challenges for businesses. In 2006, SATOP assisted 125 Texas companies. To learn more about this free program, visit [www.spacetechnologies.com](http://www.spacetechnologies.com).

An example ... Texas Children's Hospital (TCH) contacted the SATOP office, administered through Bay Area Houston Economic Partnership, to ask for help in smoothing the ride for low-birth weight infants being transported to its facility for special treatment. "The first phase of research will measure and analyze vibration and noise during transport," said Nick Gardner, project engineer for the Space Alliance Technology Outreach Program. "The transport incubator has been outfitted with accelerometers that are used by NASA to detect vibration on the space shuttle." Gardner said. Currently, the second phase of research is being conducted by Texas A&M College Station. They will compile the data and make recommendations to TCH on how to incorporate changes to the incubator that will minimize the vibrations and aid in a safer transport.

Tootin' our own horn! Bay Area Houston Economic Partnership will receive the Economic Development Ally award from the Greater Houston Partnership this month. This prestigious award is presented each year to an organization that excels in the fields of economic development, marketing and research, community outreach and workforce training.

<b>Sample of office and professional space available in the Bay Area Houston region</b>				
<b>Building Address</b>		<b>Building Name</b>	<b>Rentable Building Area</b>	<b>Total Available Space (SF)</b>
2100 Space Park	Nassau Bay	Atrium & Nassau Bay Bldg.	119,008	53,151
2525 South Shore Blvd	League City	Marina One	119,249	48,641
1300 Bay Area Blvd	Houston	Bldg B- Gulf Coast Building	35,690	35,690
4949 Fairmont Parkway	Pasadena	Texas Citizen Bank building	51,000	32,000
201 Flint Ridge Rd	Webster		45,000	28,100
16969 Texas Ave	Webster	Corporate Centre Texas	50,100	25,100
17625 El Camino Real	Houston	Camino Center II	76,694	24,616
711 W Bay Area Blvd	Webster	Bay Plaza	103,847	23,641
333 N Texas Ave	Webster	Surgical Arts Center of Clear Lake	88,000	23,509
555 Forge River Rd	Webster	Bay Terrace II	109,494	23,214
2600 South Shore Blvd	League City	Marina View	120,000	20,016
251 Medical Center Blvd	Webster		48,000	18,057
1550-1560 W Bay Area Blvd	Houston	Baybrook Office Park South	75,133	18,007
500 N Kobayashi	Webster	The Webster Professional Bldg I	15,545	15,545
17300 Saturn Ln	Houston	Executive Office Park Saturn	24,330	13,300
16055 Space Center Blvd	Houston		147,000	13,148
18333 Egret Bay Blvd	Houston	Atrium Crest	106,320	12,523
1500 Marina Bay Dr	League City		44,500	12,073
16441 Space Center Blvd	Houston	Armand Plaza Office Center	64,000	11,880
1650 E. Winding Way	Friendswood	Crawford Business Park	11,000	11,000
2450 South Shore Blvd	League City	Marina Plaza	108,874	10,358
3033 Marina Bay Dr	League City	Two Harbour Square	9,750	9,750

17225 El Camino Real	Houston	Onyx One	64,435	9,552
211 E. Parkwood Ave.	Friendswood	Parkwood Professional Blvd.	26,000	9,400
1002 Gemini St	Houston	Gemini Bldg	46,605	8,768
308 W Parkwood Ave	Friendswood	Acadiana Plaza	27,035	8,400
16821 Buccaneer Ln	Houston	Atlas Bldg	22,376	7,904
12000 Aerospace Ave	Houston		79,615	7,400
950 Gemini Ave	Houston		7,127	7,127
1322 Space Park Dr	Nassau Bay		122,880	6,916
1051 Pineloch Dr	Houston	Space City Professional Bldg	28,912	6,743
17629 El Camino Real	Houston	Camino Center I	78,181	6,217
2625 Bay Area Blvd	Houston	Two Corporate Plaza	161,331	6,182
2045 Space Park Dr	Nassau Bay	2045 Professional Bldg	25,016	5,514
3032 Marina Bay Dr	League City	Brown Plaza	7,000	5,500
1120 NASA Rd 1	Nassau Bay		77,215	5,426
16815 Royal Crest Dr	Houston	Royal Crest Bldg	24,135	5,140
16902 El Camino Real	Houston	Clear Lake Towers	26,400	4,840
2525 Bay Area Blvd	Houston	One Corporate Plaza	115,381	4,621
1110 NASA Rd 1	Nassau Bay		60,142	4,064
3033 Marina Bay Dr	League City	Two Harbour Square	7,475	4,025
3033 Marina Bay Dr	League City	Two Harbour Square	9,625	3,905
2475 Bay Area Blvd	Houston		13,084	3,800
17043 El Camino Real	Houston	Casa Real Office Park	21,279	3,762
16903 Buccaneer Ln	Houston	Nova Bldg	23,255	3,707
17047 El Camino Real	Houston	Casa Real Office Park	21,571	3,663
700 Gemini Ave	Houston		18,363	3,500
121 W Parkwood Ave	Friendswood	Texas Station	3,145	3,145
2600 NASA Rd 1	Seabrook	Lakeside Office Suites	6,401	3,020
6120 Fairmont Parkway	Pasadena		20,000	3,000
17100 Glenmount Park Dr	Webster		13,100	2,420
1335 Regents Park Dr	Houston	Regents Park II	21,253	2,210
201 Enterprise Ave	League City	South Bay Professional Center	24,550	2,100
17041 El Camino Real	Houston		23,112	1,800
1560 Live Oak St	Webster	1560 Live Oak Professional Bldg	6,000	1,500
17049 El Camino Real	Houston	Casa Real Office Park	21,784	1,409
17045 El Camino Real	Houston	Casa Real Office Park	21,857	1,016
17300 El Camino Real	Houston	Devon Place	24,656	900

Information provided by Transwestern Commercial Services 713.270.7700 [www.transwestern.net](http://www.transwestern.net)

## Retail / Hospitality Development

Tuscan Villaggio, a 30,000 SF retail center will be built on the **League City** Parkway. The first phase will open in February; space for 15 tenants is available. There are plans to build 1,850 homes and 750 multi-family units in the Tuscan Lakes community – 240 homes have been built, so far.

A 10,000 SF retail center will be built at Clear Lake Crossing, SH 3 / Clear Lake City Boulevard in **Houston**. Starbuck's has signed up and a restaurant tenant is in the works. The new center will front SH 3.

Baba's Mediterranean Grill and Thai Lemon Grass restaurants have leased 3,375 SF and 2,000 SF respectively, at Shops at The Bay in **Webster**. This retail venue on Bay Area Boulevard near Highway 3 is a two-building project - 9,100 SF and 11,250 SF – that will front the new full-service Holiday Inn. The 5-story, 100-room project will break ground first quarter, 2008.

A site development plan that includes 23,118 square feet of commercial/retail space has been submitted

for Phase 2 of **Dickinson** Crossing shopping center, corner of FM 517 and FM 646 in Dickinson. It is anticipated that a restaurant, daycare facility, and additional retail space will be included in this phase. The City is also completing a retail trade area analysis; a summary of the retail trade area information may be found on the City's website at [www.ci.dickinson.tx.us](http://www.ci.dickinson.tx.us).

DaniVens, a new steak and seafood restaurant, has opened in space formerly occupied by a Mexican food restaurant – 4940 Fairmont Parkway in **Pasadena**.

Half Priced Books has leased 8,400 SF at Village Real, corner of El Camino Real and NASA Parkway in **Webster**. The center's owner is currently renovating with completion expected near year's end.

Staybridge Suites (\$10 million project including 112 suites with kitchenettes, pool, putting green and a large fitness center) and Hilton Garden Inn have both broke ground on North Texas Avenue in **Webster**.

Now that new owners have purchased the former HEB-based shopping center on FM 518 and SH 3 in **League City**, things will be changing. The entire center will be remodeled and Palais Royal will move into the former grocery location.

No word yet on the hotel brand for the Endeavour **Seabrook** project but we do know that the hotel's managing partners are known to work with Starwood's Luxury Class Collection. A total of 61 condominiums will rest above the hotel; those residents will enjoy amenities such as room service and front door access to the 2-story spa – over 8,400 SF of relaxation!

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#### *Coming Soon!*

*Baybrook Mall* - Rooms to Go opens March, 2008.

*League City* - Bushi Ban Martial Arts on FM 518; Ashley Furniture at Victory Lakes Town Center; Super Target opens March, 2008; LA Fitness opens in January

*La Porte* - Candlewood Suites on 13<sup>th</sup> St.

#### *Now open!*

*Webster* - Circuit City at Baybrook Gateway; Eternity Salon & Day Spa in Webster Plaza; ICHIBON Japanese Seafood and Steak House at 18206 Egret Bay Blvd; T and J Pharmacy at 561 Medical Center Blvd; Frozen in Thyme at 16750 Hwy. 3

*League City* - Best Buy and Home Depot

*Friendswood* - Bushi Ban Martial Arts and Nature's Garden Market Café on West Parkwood.

## Residential Development

- **Taylor Lake Village** high rise! -- Plans have been revealed for a new mixed-use project on a former boat store site just east of NASA Parkway and Kirby Boulevard. The City has received a proposal for development that would include two 19-story high-rise structures with 300 residential units. The first phase, 149 units, would be built along with a 41,000 SF grocery store and restaurant over a period of two years. The second phase would feature the remaining 151 units and 16,000 SF of retail. The luxury residential units -- 1,150 SF to over 3,000 SF-- would run \$350 to \$450 per square foot. The proposed development will require a change to the City's zoning ordinance and approval from the council.
- Word is that things are moving along for 23-story twin towers on Jennings Island in **Seabrook**. More details as we hear them!
- Broadstone Walker Commons, a 352-unit complex, started construction on 17 acres on the **League City** Parkway near I-45 and Calder Road. Project specs: 3-story, garden-style, one, two and three-bedroom units ranging from 650 to 1,300 SF.
- **Dickinson** -- Section 2 of Bayou Lakes Subdivision, located on the south side of FM 517 West adjacent to the City limits, will encompass 154 lots. The development's third phase will include more homes plus an additional 9 acres of commercial property on FM 517 West.
- No word yet on what Verandah Companies plans to do with the 26 prime, waterfront acres they bought near Enterprise Avenue in **League City**.

## Infrastructure News

Texas General Land Office Commissioner Jerry Patterson and Senator Mike Jackson (Dist. 1) announced a historic project to restore at least 3 miles of eroded **Galveston** beaches west of the Seawall. The \$13.5 million project will create a 200-foot side beach from the end of the Galveston Seawall to Spanish Grant subdivision. This project is the biggest in Texas history.

The City of **La Porte** also received a renourishment grant for Sylvan Beach; this will pay for \$1.4 million of the project's \$2.5 million total cost. Not only will the project alleviate erosion and replace rip-rap from Houston Ship Channel traffic but it will be a plus for the proposed hotel development in that area. An RFP will be going out in the not-too-distant future for the Sylvan Beach hotel project. La Porte was recognized this year as one of 59 National Main Street cities in Texas by the Texas Historical Commission and the National Trust for Historic Preservation.

A former bank building on **League City's** Main Street is being rehabbed for the city's planning, building, engineering, and park planning departments ----- a one-stop-shop!

In the works --- **Dickinson's** economic development corporation has under construction a new website that will have information geared for commercial brokers, retailers and restaurants; roll out is expected in the next few months. They are also creating an available lease space inventory for the site; this should be ready about the same time. Currently, by request, is a land map showing available sites.

In an effort to provide a vehicle for flexible land development, **Dickinson** has created a new Planned Development Zoning district. This district will provide flexibility in defining zoning regulations for the development of a specific piece of property and is a tool used for more creative development. Regulations for this district can be found in the City's ordinances on its website at [www.ci.dickinson.tx.us](http://www.ci.dickinson.tx.us).

All aboard! The recently-completed **Galveston-Houston** Commuter Rail Study shows that both air pollution and traffic congestion could ease with a rail line connecting Galveston to downtown Houston. Even better, it would be economical and would provide an evacuation route if a hurricane threatens. Revival of the Galveston-Houston and Henderson rail corridor that parallels Interstate 45 could become a reality by 2012, according to the report, and the rail line could add 21,000 jobs to the area.

The report suggests stations for La Marque, **Dickinson, Nassau Bay, Ellington Field**, the South Houston area and two in **Galveston**. Each station would be served by a bus shuttle system to transfer passengers to nearby retail, commercial and residential areas. Development would flourish along the rail line, increasing property and sales tax values by an estimated \$131 million within 1,500 feet of transit stations, the report says. The commuter trains, six with six cars each, would travel on the GH&H rail lines owned by Union Pacific. The project would upgrade the existing lines to increase the speed at which both passenger and freight trains could travel.

The next phase is to gather information to persuade the federal government to contribute 50% of the cost – this will take about eight months to complete.

### **Academic News!**

**San Jacinto College** and the **University of Houston** College of Technology have signed an agreement that allows San Jac students who complete an Associate of Applied Science degree in one of the approved programs to transfer the specific course credits toward a Bachelor of Science in Technology Leadership and Supervision at UH. The purpose is to create a smooth transition from San Jac to UH without loss of credits or duplication of coursework. This opens a pathway in areas such as auto technology, welding, EMT, fire protection and nursing.

An introduction to computer mainframes course will be offered at **San Jacinto College** to help prepare students for a field that offers high-paying jobs. The course was discontinued in the early 1990's, but will be offered again due to a resurgence in mainframe use by many medium and large-sized businesses. As many trained people are retiring, there is a critical need for others to step in and learn about mainframe. This system runs multiple operating systems, including Linux and is used by the majority of Fortune 500

companies. The course begins in February, 2008 at San Jacinto College's North and Central campuses.

A new Barber Middle School is currently under construction on the north side of FM 517 East just east of **Dickinson** High School. Opening is scheduled for the 2008-2009 academic year. In September, the new Sam Vitanza Stadium opened just north of the high school.

**Bond results!**

*Passed!* The **Port of Houston Authority** will be able to continue 'delivering the goods' – and then some - at the Bayport Container and Cruise Terminal with the passing of a \$250 million bond proposal.

*Passed!* \$107.5 million bond package in **Dickinson** will fund construction of an elementary school, renovations to the high school, an agricultural facility, automotive program, and improvements to the district's athletic facilities including additional seating to the football stadium and renovation to the tennis facility.

*Passed!* **Seabrook's** residents voted to acquire the large residential property adjoining the Pine Gully Park on Galveston Bay off Todville Road, thus expanding the city's flagship park by more than eight acres. Big trees, an established garden, bay and bayou frontage, a hacienda-style main house, small cottage and garden are amenities will offer a potential venue for weddings and reunions, maybe exhibitions.

*Passed!* \$99.5 million bond package in **Friendswood** will fund a new junior high, renovations at other campuses and athletic facility upgrades. Breakdown is \$91.1M for instructional area improvements, \$6.5M for a natatorium and \$1.8M for stadium upgrades.

Did you know **Houston's Intercontinental Airport** ranked in the top five U.S. airports with the best on-time arrivals for this year? National average is 73.2%; IAH is 78.3% !

The number of passengers at Bush Intercontinental Airport is expected to soar by 10 million to 55 million in 2015.

**Good News .....**

**MONEY** magazine recently named **Friendswood** as one of the country's 100 "Best Places to Live". The city, ranked No. 51, was one of only six Texas cities to make the list.

City of **Pasadena** received another award for Sunrise Meadows, a community near Beltway 8 and Red Bluff Road. The special achievement was to recognize the city's effort in not only producing affordable housing but creating funding mechanisms and training programs for the future first-time owners.

**University of Houston-Clear Lake's** School of Education has achieved continuing national accreditation, making it one of only 12 such educator preparation programs in Texas. The designation verifies that UH-Clear lake continues to meet rigorous standards while providing the highest quality education to prepare future teachers.

**Clear Creek ISD** is now the largest school district in Texas to receive the Recognized rating from the Texas education Agency. Additionally, a record 15 CCISD schools were rated Exemplary. Also, Stewart Elementary was recently named a National Blue Ribbon School by the U. S. Department of Education.

Students in **CCISD** had some of the highest scores in the state on the SAT college entrance exam. They were 40 points higher than the state average and 20 to 30 points above the national average on reading, math and writing.

A grant from the Texas Workforce Commission, worth over \$1.452 million, has been awarded to the Bay Area Houston Economic Partnership through the "Meeting Industries' Critical Workforce Needs – Aerospace" program. The funds will be used by several educational partners in the Houston area under the guidance of the **San Jacinto College** Aerospace & Biotechnology Academy and will assist the transitioning aerospace industry.

**Road News .....**

**---Harris County**

- El Dorado Blvd. will be extended west from Beamer Road to Friendswood-Link Rd. as a 4-lane divided road. Construction is starting summer, 2008.
- Beamer Road extension planned from FM 2351 to NASA Parkway is in final design. Harris County

and TxDOT are working together on this multi-phased project.

**---League City**

- Public hearings for the Galveston County portion of the Grand Parkway should begin in January. Construction is set to begin before 2012.
- The Highway 96/Calder Road/Interstate 45 project will start in January. The roadwork should be finished by the end of 2009. A new freeway exit will connect motorists directly to Highway 96 (League City Parkway) and the Brittany Bay Blvd. bridge will be torn down.

**---Webster**

- The ramps off I-45 at NASA Parkway are 82% complete and expected to be open by the first of the year.

**---Big Stuff**

- The \$135 million Galveston causeway project is scheduled to be finished by the end of 2008. TxDOT says the project was 81% complete in 61% of the allotted time. Where the old causeway spans were 40 feet wide, the new ones will be 75 feet wide – wide enough for 3 travel lanes, an auxiliary lane and 2 shoulders in each direction.

Economic development doesn't happen by itself? If you would like to know more about how you can support our economic development initiatives and have the opportunity to work with the region's business leaders, please contact our Membership Services Representative, Harriet Lukee, at 281.486.5535 or [Harriet@bayareahouston.com](mailto:Harriet@bayareahouston.com).

**Participating Cities:**

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[League City](#) • [Nassau Bay](#) • [Pasadena](#) • [Seabrook](#) • [Taylor Lake Village](#) • [Webster](#)

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Bay Area Houston Economic Partnership is the new name of the former Clear Lake Area Economic Development Foundation (CLAEDF). We are seeking to expand and attract new businesses for Bay Area Houston and are targeting aerospace engineering, bioscience/biotech, software development, environmental sciences and telecommunications.

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