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### In this Edition...

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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 280 member companies, 16 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

### *Aerospace news ... a triple play!*

Collins Aerospace, a unit of Raytheon Technologies, and the Houston Airport System have begun work on a new campus at the **Houston Spaceport** that will support spaceflight and host Houston's first spaceflight incubator. The building is 120,000 SF on 8 acres; plans dedicate 10,000 SF for start-ups and universities to collaborate on solving critical space technology challenges, including robotics, medicine, and additive manufacturing. The Hamilton Sundstrand/Collins facility is expected to bring 250 jobs to the city. Completion of the project is slated for summer 2022 as Houston Spaceport gains momentum. Read about it:

<https://www.collinsaerospace.com/newsroom/News/2021/05/Collins-expands-Operations-to-Houston-Spaceport>  
<https://realtynewsreport.com/space-city-news-bulletin-griffin-developing-building-near-nasa/>

Another aerospace firm, Axiom Space, recently announced plans to develop a 14-acre headquarters campus at **Houston Spaceport**. The facility will be approximately 430,000 SF. <https://abc13.com/houston-spaceport-where-are-the-commercial-spaceports-in-us-collins-aerospace-axiom-space/10756941/>

Intuitive Machines plans to build a Lunar Operations Center on 12.5 acres at the **Houston Spaceport**. In this 125,000 SF facility, the company will continue to build and develop technology dedicated to Lunar landing, exploration, and habitation. Plans are for office, production, assembly, and test space. The company started in 2013 with 12 employees and now has 120. The expansion will bring the employee count to approximately 250. IM plans a Moon landing in the first quarter of 2022 which will start an annual launch cadence delivering both NASA and commercial payloads on and around the Moon. Read more here:

<https://www.intuitivemachines.com/post/intuitive-machines-lunar-operations-center-expanding-at-houston-spaceport>  
<https://communityimpact.com/houston/bay-area/development/2021/06/17/intuitive-machines-opening-lunar-operations-center-at-houston-spaceport/>  
<https://www.bizjournals.com/houston/news/2021/06/16/intuitive-machines-lunar-lander-facility.html>  
<https://communityimpact.com/houston/bay-area/development/2021/06/10/intuitive-machines-expanding-in-houston-spaceport/>

Bay Area Houston Economic Partnership was pleased to assist Collins Aerospace, Axiom Space, and Intuitive Machines with their expansion plans. Thank you for the opportunity!

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

Moody Neurorehabilitation Institute broke ground in **Nassau Bay** on its three-story, 64,000 SF facility. Completion is expected in early 2023 at the new location, 1275 Space Park Drive. Provided will be post-acute brain injury rehabilitation and recovery. Planned are 40 beds plus four apartments providing transitional lodging for patients and families.

A new 50,000 SF medical building with a surgery center is under construction for Orion Medical on a frontage site of Gulfpoint Business Park, Gulf Freeway at Scarsdale Blvd. in **Houston**.

Medical Behavioral Hospital of Clear Lake has opened at 16850 Buccaneer Lane. The 92-bed facility provides inpatient care for medically complex psychiatric patients.

Houston Methodist Orthopedics & Sports Medicine at Clear Lake is now open at 18300 Houston Methodist Drive in **Nassau Bay**. The 150,000 SF facility includes physical therapy, an outdoor sports complex, aquatic center, and office space for orthopedic physicians and surgeons.

UTMB's John Sealy Hospital in **Galveston** completed renovations on 220,000 SF across five floors to house services for women, infants, and children. Introduced in the design of the pediatrics ICU unit are single private rooms for each baby instead of the open bay concept. The renovation began in 2015 with a \$75M gift from the Sealy & Smith Foundation. The modernization of the hospital, expected to total about \$217M, will continue in a third phase renovating another section. [https://www.galvnews.com/news/free/article\\_a67ff2cb-2bac-56c6-ac89-49e03dd654e4.html](https://www.galvnews.com/news/free/article_a67ff2cb-2bac-56c6-ac89-49e03dd654e4.html)

### **New construction ....**

New development planned: 225 Logistics Center at 2818 **Pasadena** Freeway. The project features 403,066 SF, cross dock, 36' height, 180' truck courts, 86 dock doors, 4 drive-in doors, 116 trailer stalls, and ESFR sprinkler system. It will be built on a 25.7-acre site with estimated delivery of Q1 2022. It's FTZ capable.

Construction has started on a new cold storage facility in **Pasadena** on Red Bluff Road. Called 3 Degree Red Bluff, plans are for two buildings totaling 148,900 SF on a 12-acre site. It's customizable to fit needs from bulk distribution to food processing. Approximately 62% of the first building is preleased to Houston Meat Distributors with 42,000 SF available. A second building of 52,000 SF will break ground later this year.

Walls are up on Southeast Crossing at 4116 **Pasadena** Blvd. The structure is 133,040 SF on 9.59 acres. In the plan: 3,500 SF office, 32' clear height, 180' truck court, overhead and drive-up doors, 52' x 50' column spacing with 60' loading bay, ESFR sprinklered. Delivery is expected fourth quarter 2021.

### **Office news ...**

New project in **Friendswood** at 1715 S. Friendswood Drive – Tannos Development Group plans a four-story class A office building, 106,000 SF. The building will serve as the anchor to the recently established Virgata development that includes many restaurants and retail businesses. To unite the area into a master-planned development promoting walkability and a relaxed working environment, the existing detention area will be beautified into a park with improved landscaping, lighting, walking paths, park benches, and 55 large trees. Construction is expected to start before the end of year. The development group recently completed a mixed-use office building of 63,400 SF at 505 S. Friendswood Drive; it was fully leased before construction was complete.

Petroleum Service Corporation has under construction 25,077 SF of new office space in **Pasadena** at 5025 Preston Road. The new building construction is adjacent to the company's current office building. Expected completion of the \$4.7M building is April 2022. The company provides product handling services and logistics solutions for the chemical, refining, terminal, and marine transportation industries. <https://www.intelligence360.news/petroleum-service-corporation-to-spend-4700000-00-to-occupy-25077-square-feet-of-space-in-pasadena-texas/>

Big renovation project going on! Armand Plaza is a four-building development totaling 64,000 SF. Each building, approximately 16,000 SF, is being renovated inside out. Included is work on exterior facades, courtyards, patios and landscaping. In one building, Jason Kieschnick / Zann Commercial Brokerage represented the landlord in a recent transaction - Action Behavior Centers leased 8,600 SF. There are proposals out that would bring the occupancy to 100% in that building.

### **You may not know about SATOP ...**

The Space Alliance Technology Outreach Program (SATOP) is a State of Texas program, administered by the Bay Area Houston Economic Partnership. SATOP is a **FREE** service designed to provide technical assistance and speed the transfer of space technology to the private sector. By giving **FREE** technology assistance to Texas small businesses and entrepreneurs, SATOP helps them solve their challenges and increase their chances of succeeding. Uniquely and importantly, the SATOP program provides entrepreneurs with access to knowledge, skills, and materials that were previously unknown or unavailable to the private sector.

This is an excellent **free** resource and has helped many inventors solve technical, design, and material selection, and other technical issues. Inventions do not have to be high tech or space related to receive assistance. SATOP has helped many small businesses and entrepreneurs with machine design, process engineering, material selection, and many other technical issues. On the website you'll see how to submit a request, who our alliance partners are as well as some great success stories. <https://www.satop.space>

### ***Recent industrial and flex lease transactions ...***

353,600 SF – Custom Goods leased space at Bay Area Business Park, 9431 Bay Area Blvd. in **Pasadena**. Representing the landlord: Justin Robinson and Woody Hillyer / Stream Realty Partners; for the tenant: Barry Hill and Doug Nicholson / Newmark.

247,240 SF – An undisclosed tenant leased the 1842 S. 16th Street building at Prologis Port Crossing in **La Porte**. Colliers International represented the landlord and tenant.

31,500 SF – Emerson Rosemount Inc. leased at Bay Area Business Park, 9311 Bay Area Blvd. in **Pasadena**. For the tenant: Michael Foreman / Cushman & Wakefield; for the landlord: Justin Robinson and Woody Hillyer / Stream Realty Partners.

37,600 SF – Acuren Inspections leased an industrial service facility at 10845 Strang Road in **La Porte**. The facility is on 4.03 acres. Representing the landlord: David Munson and Conrad Bernard / Boyd Commercial/CORFAC International.

25,874 SF – Direct Airflow leased space at 1814 SH 146 South at Prologis Port Crossing in **La Porte**. Colliers International represented the landlord; for the tenant: Griffin Rich /Newmark.

20,042 SF - ESR Motor Systems leased the building at 218 N. Preston Road in **Pasadena**. The tilt-wall warehouse is 20-ton crane-ready. Taylor Schmidt / Lee & Associates represented the landlord.

14,000 SF – Power Technique, a division of Atlas Copco USA, leased an industrial building at 4484 'C' Genoa Red Bluff Road in the Port Commerce Business Park. Carolyn Fincher / Smith Raines Co. brokered the deal.

11,900 SF – Leaf Home Enhancements LLC leased at 11004 Bay Commerce Drive, Gulf Point Business Park. The company provides life-enhancing home solutions that make dwellings safer and more maintenance free. Its sister brands are LeafFilter and Leaf Home Safety Solutions. Jason Gibbons and Doc Perrier / Finial Group represented the landlord.

10,000 SF – Lennox leased at Gulf Point Business Park.

7,979 SF – Blackline Safety leased at Clear Lake Tech Center in **Webster**. Representing the tenant: Coy Davidson / Colliers International; for the landlord: Judd Harrison / Colliers International.

### ***Acquisitions and other transactions ...***

- South Shore Medical, a 24,200 SF office property at 6455 So. Shore Blvd., recently sold. The **League City** property is anchored by UTMB. James Bell and Stewart Morris / Marcus & Millichap represented the seller. For the buyer: Nate Newman / Newman Kelly Real Estate Investment Services.
- Galaxy II, a 106,168 SF office building that's fully leased, sold to an investment group. The location is 455 E. Medical Center Blvd. in **Webster**. Marty Hogan and Rick Goings / JLL Capital Markets represented the seller and procured the buyer.
- Sky Climber purchased a 15,000 SF facility on 1.3 acres at **Pasadena** Industrial Park, 6013 Genoa Red Bluff. The company's business is providing sales, service, and rental of suspended scaffolding. Representing the seller: Carolyn Fincher / Smith Raines Co. For the buyer, Jim Carter / Better Homes and Gardens Real Estate Gary Greene.
- A building of 15,444 SF comprised of office, lab and warehouse recently sold to a local investor. The location is 1800 Dabney Drive in **Pasadena**. The seller was represented by Katie Keys / Qualified Properties.

- An undisclosed buyer purchased 1.4 acres at 1414 Jeff Ginn Memorial Drive in **Pasadena**. Representing the seller: Mohamed Gamal / Gamal Enterprises.
- A 24,000 SF building at 5340 Bay Oaks Drive in **Pasadena** recently sold. Representing the buyer: Tyler Maner, Andrew Littlefield and Davis Lamberton / Stream Realty Partners; for the landlord: Mark Nicholas and Leah Miller / JLL.
- One Big Buy! Two **Pasadena** properties -- 9701 New Decade (Bayport North Logistics Center II) and 4100 Malone (Bayport North Logistics Center II) and one Deer Park property at 4660 Underwood (Underwood Port Logistics Center) all changed hands recently. The three industrial buildings total 738,701 SF on a total of 44.6 acres and are all fully leased. Representing the seller, Triten Real Estate Partners: Trent Agnew, Rusty Tamlyn, Charles Strauss and Katherine Miller / JLL.

#### Now Open

**Dickinson** – Village Medical in Walgreens at 1832 FM 646 West.

**Friendswood** – Thomas Manor Memory Care at 2275 Thomas Trace

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

## Retail / Hospitality Development

### *In the works ...*

Mixed-use neighborhood district planned for downtown **Friendswood**: Banfield Properties, Inc. acquired the retail building at the corner of Friendswood Dr. and W. Shadowbend (Friendswood Grocery building) and the two office buildings at 306 S. Friendswood Drive. (Robert's Business Park). Eventually, the properties will be rebranded and folded into a new upcoming master-planned 5.5-acre development / redevelopment called One Sixty One. The multi-component development will be pedestrian-oriented with lots of green space. It's a three-year project in the conceptual design stage. More to come as plans are revealed.

Proposed for 2806 **League City** Parkway, just behind the H-E-B on South Shore Blvd., is Plaza 96, a mixed-use development. Included in the project is 30,000 SF of retail, 10,000 SF of office, and 30,000 SF for office/warehouse. Check out Hot Projects to see the rendering.

A developer has plans to build The Boardwalk at 18401 Egret Bay Blvd. in **Webster**. This project includes 40,000 SF of retail with a seating area outside on the boardwalk. There's room for two freestanding buildings with drive-throughs.

**Baybrook East** - Things are looking good for H-E-B to open its new 106,000 SF store by the end of the year on the Gulf Freeway at El Dorado Blvd. An additional 62,500 SF of retail is planned with additional phases proposed.

StayAPT Suites is under construction in **Webster** at 1566 Live Oak St. These are apartment-style, extended-stay hotel rooms of 500 SF with a living room and sleeper sofa, kitchen and full-size stove, oven, refrigerator and dishwasher. The bedroom is separate and has a walk-in closet and workspace. The three-story, 76-room hotel is scheduled to open later this year. There are five more already built in the U.S. with eight more under construction.

Amazon will open a 180,000 SF delivery station in **League City** at 2455 Tuscan Lakes Blvd. early next year. The \$40M facility is being built on 47 acres and will employ about 200 people. Jason Kieschnick / Zann Commercial Brokerage, Inc. represented the seller. The new Amazon delivery station also under construction in La Marque will open later this year.

Pre-engineering work is underway to redevelop the former Luby's site in **Nassau Bay** for multiple retail outlets. The location is on NASA Parkway directly across from Johnson Space Center.

Land was purchased at 1740 E. NASA Parkway for the development of a retail building in **Nassau Bay**. Wes Miller and Kristen Barker / Wulfe & Co. represented the seller, Griffin Partners.

A new retail building is under construction in **Friendswood** – 15,900 SF at 501 S. Friendswood Drive; availability is around the end of the year or first quarter of 2022.

Auto Zone is renovating a former fitness facility of 36,000 SF at 4616 Spencer Hwy. in **Pasadena**. This building will be used as the company's regional distribution center, and 8,000 SF will be added for an Auto Zone retail store.

At NASA Bypass Business Park in **Webster**, a new 17,600 SF flex building is under construction; completion expected April 2022. Signed leases include AVHMS Mobile Veterinary and Rising Sun Solar. Remaining for lease: 6,500 SF. Also, two lots have been sold to ETC Montessori for future expansion and to CKD Golf Carts for a future building.

Update on Odyssey Business Park in **Webster** – Under construction is 15,600 SF flex building at 410 Genesis Blvd. It's 100% pre-leased to Steelworx Gym, Hardy Investments, and Lift Plastic Surgery. Completion expected April 2022. Also under construction is 5,040 SF for Engraving Concepts.

Plans were announced for a new resort in Galveston County. **Bolivar Beach Club & RV Resort** will be built on 150 beachfront acres at 796 SH 87 in Crystal Beach. Amenities include a resort-style pool, 64 private poolside cabanas, turf football field, and food truck park. The club house will have a bar & grill and candy shop overlooking zip lines, water trikes, paddle boarding, and kayaking. Also included is a 5-acre entertainment park with a beachside concert venue. Grand opening is next spring; plans are to hire 100 people for the soft opening in the fall. <https://www.prnewswire.com/news-releases/the-bolivar-beach-club-rv-resort-breaks-ground-on-150-acre-beachfront-development-301323889.html>

What's going on at **La Marque's** Gulf Greyhound Park? Work is in progress with Read King, a development firm, that has plans for the sprawling complex along the Gulf Freeway. The dog track building would be demolished and replaced with a mixed-use development including retail stores, restaurants, entertainment venues, a restaurant component and an office building. Read more (subscription may be required) [La Marque OKs negotiations with Gulf Greyhound developer | Local News | The Daily News \(galvnews.com\)](#)

Have you looked at our flip book of Hot Projects? [Hot Projects on BAHEP website](#)

**Restaurants, café's, coffee and more ...**

**Pasadena:**

- Noodle Master, the first in Texas, has opened at 6823 Spencer Hwy. Serving authentic Chinese cuisine, the restaurant is part of a family-owned company (1919 Lanzhou Beef Noodle) that has several restaurants in Australia, Los Angeles, and Miami. The company chose Pasadena because of the city's cultural diversity.
- Crumbl Cookies opened at 5765 Fairmont Pkwy. There are 200 locations in the U.S. and 29 in Texas. This location makes it the sixth in the Houston area.
- Restaurante y Pupuseria el Torogoz is open at 1029 Strawberry Rd. serving authentic Salvadoran food.
- Kolache Factory Breakfast Bakery and Café opened at 7315 Fairmont Pkwy.
- Chicken Salad Chick is open at 5409 Crenshaw Rd.
- Golden Corral leased 10,818 SF at 4021 Spencer Hwy. Representing the landlord: Brad Kilbride and Grant Walker / Lee & Associates.

I Heart Mac & Cheese is open at 8015 Spencer Hwy. in **Deer Park**.

Slim Chickens opened at 8940 Spencer Hwy. in **La Porte**.

Los Chicos Cantina opened at 2320 NASA Parkway in **Seabrook**.

Galveston Bay Brewing Company will move its craft brewery operation into a newly remodeled building on Marina Bay Drive in **Clear Lake Shores**. Anticipated opening is summer 2022. The establishment is currently in Dickinson on FM 3436.

Joe's Crab Shack has reopened at the **Kemah** Boardwalk and is debuting the first Joe's Burger Bar casual dining concept on the lower level of the restaurant.

**Dickinson:**

- Monterey's Little Mexico has reopened at 3227 Gulf Freeway.
- Pho Barr Vietnamese restaurant leased 2,275 SF in the Colony Commons shopping center at 2251 FM 646. For the landlord: Jason Gaines / NAI Partners; for the tenant – Tan Le / Address CRE.
- Sunshine Kitchen leased 1,050 SF at Dickinson Village Shopping Center at I-45 and FM 517 West. Representing the landlord: Nick Ramsey and Kevin Sims / NewQuest Properties

**League City:**

- Fuji Ramen Creative Kitchen & Bar will open soon at Pinnacle Park.
- Lefty's Famous Cheesesteaks, Hoagies & Grill will open soon at 1601 W. Main St.

- Chipotle leased 3,300 SF at 2555 E. **League City** Pkwy. Representing the landlord: Jacob Weersing / Capital Retail; for the tenant: Traci Holman / Baker Katz.

#### **Friendswood:**

- Smallcakes Friendswood at 3141 E. FM 528. The bakery/creamery specializes in gourmet cupcakes, ice cream, and other treats. The founder of the business was a regular on Cupcake Wars for three seasons. There are 160 locations across the U.S.
- B1895 Tavern has opened at 607 S. Friendswood Drive. The chef who owned Brasserie 1895 at this location is also the owner of the tavern; the menu will include burgers, salads, tacos and seafood, and an expanded bar.

Crescent City Connection at 3100 FM 528 (pralines, bread pudding, etc.)

Two new tenants leased space at **Baybrook East**: Café Express and Dave's Hot Chicken (2,802 SF) at 148 El Dorado. For the tenant: Debbie Adams / Edge Realty Partners.

Great Greek Mediterranean Grill opened at **Baybrook Mall**.

Jeannie Mae's Creole Soul Food opened in the former Perry and Sons location, 12830 Scarsdale Blvd. in **Houston**.

#### **Webster:**

- Texas Pit Stop Prime is open at 20794 Gulf Freeway – Clear Lake Center
- Black Rock Coffee Bar has opened at 702 Bay Area Blvd. This is the largest of its company stores in Houston at 2,325 SF.
- Gen Korean BBQ opened at 18299 Egret Bay Boulevard – inside Marinagate shopping center.

#### **Retail leases ...**

- Children of America Preschool leased 8,500 SF at Grand Oak Village, a new commercial development underway at the Gulf Freeway and **League City** Parkway. The preschool will feature a 3,500 SF playground. Texas is a new market for the company; there are more than 60 locations across the nation. Joining them at this new development is a 10,000 SF PetSuites, a pet resort offering boarding, day care, puppy preschool, swimming, grooming, and training. Cats are welcome, too! More to come: an athletic facility and several restaurants.
- United Built Homes leased 3,200 SF at Pinnacle Park, 2515 S. Gulf Fwy. in **League City**. Tenant was represented by Elise Weatherall / Wulfe & Co.; Daniel Mueller / Brockway Commercial for the landlord.
- HIGHER Up Texas has opened an office at 1621 FM 517 East in **Dickinson**. The non-profit helps high school students develop critical-thinking skills. Its program exposes students to new experiences and ideas in a variety of subjects: personal finance, entrepreneurialism, multiculturalism, networking, and self-advocacy, among others.
- Bounce N Play, an indoor playground for children, leased 9,886 SF in the Miramar Shopping Center on SH 146 in **Seabrook**. The multi-story playground features slides, tubes, swings, an inflatable jumping pillow, a pretend grocery store/restaurant, arcade and more. Larson Riff / Friedman Real Estate represented the tenant.
- Comax Renovations leased 1,400 SF at the Clear Lake Center in **Webster**, Gulf Freeway at FM 528. United Equities / Doug Freedman and Jacob Grossman negotiated the deal.
- Twisted Liquid Daiquiris leased 1,200 SF at 2402 Bay Area Blvd – Star Plaza: Melissa Gerber Brams / Gerber Realty for the tenant; Mark Johnson / Glazer Properties for the landlord.

#### **Other real estate news ...**

Faster same day delivery! Amazon leased more than 100,000 SF in **Pasadena's** Bay Area Business Park, 10611 Red Bluff Road. This is a new type of building for the company. It's designed to deliver the most popular items within "hours" of making the purchase. Hundreds will be employed here. It's the only one of its kind in Houston.

[https://www.houstonchronicle.com/business/retail/article/Amazon-rolls-out-lightning-fast-deliveries-in-16368028.php?utm\\_source=newsletter&utm\\_medium=email&utm\\_campaign=HC\\_PrimeProperty&utm\\_term=Business&utm\\_content=briefing&sid=599cec0824c17c50392c042c](https://www.houstonchronicle.com/business/retail/article/Amazon-rolls-out-lightning-fast-deliveries-in-16368028.php?utm_source=newsletter&utm_medium=email&utm_campaign=HC_PrimeProperty&utm_term=Business&utm_content=briefing&sid=599cec0824c17c50392c042c)

Activity along E. Sam Houston Parkway, between Spencer Hwy. and Vista Road in **Pasadena!** Discount Tire purchased a site just south of Saltgrass Steak House; the new store should be under construction soon. Harris County is building

a new EZ Tag facility between the Discount Tire store and Cheddar's Scratch Kitchen. Still available for development is 3.7 acres next to Saltgrass Steakhouse. Marshall Clinkscales / Colliers International represented the seller on both transactions.

**Did you know?** James Avery Jewelry is now open inside H-E-B at 2755 E **League City** Parkway. The new space features all of James Avery's classic designs, as well as new releases.

Tractor Supply will be moving into the former Hobby Lobby in **Pasadena** – 4200 Pasadena Blvd.

Cinemark at Mainland City Centre in **Texas City** will not renew its lease; so the owner of the property plans to open an upgraded movie and dinner concept. At the end of the year, renovations begin for the new concept.

**League City** Towne Center, a power center of 195,000 SF on 31.5 acres at the SEC of the Gulf Freeway and FM 646, has been purchased by a joint venture group (2GR Equity LLC and Tarantino Properties Inc.). It's 96% leased.

Baybrook Center, 25,450 SF on the northwest corner of the Gulf Freeway and FM 528 (NASA Pkwy.) in **Webster**, sold to Braun Enterprises. Josh Jacobs and Burdette Huffman / Blue Ox Group represented the seller.

JMK5 Holdings acquired the 135,000 SF Mainland Crossing shopping center at 9300 Emmett F. Lowry Expressway in **Texas City** with plans to renovate and refresh. One major tenant moving in is Booker T's World Gym Arena. Vettrus Supply also leased space, 35,000 SF. A third tenant, University of Texas Medical Branch, has signed a letter of intent to lease 10,500 SF. More about this: [https://www.galvnews.com/business/buzz/article\\_95da17a3-6176-5d97-b4df-1bad0d77caff.html](https://www.galvnews.com/business/buzz/article_95da17a3-6176-5d97-b4df-1bad0d77caff.html) (subscription may be needed)

**Seabrook** Plaza, 12,437 SF at 5735 Bayport Blvd. (SH 146), has sold to an undisclosed buyer. Representing the seller: Marcus & Millichap / Riley Sharman.

Fairway Retail Center, 50,000 SF, recently changed hands. The property is fully leased and sits on 4.63 acres along Fairmont Parkway in **Pasadena**. JLL Retail Capital Markets team for the seller: Rusty Tamlyn, Ryan West and Bryan Storde; for the buyer: George Tesfa / Commercial Partners.

### **Just for fun ...**

The CAF Wings Over **Houston Airshow** is October 9th and 10th. This is one of the top air shows in the United States and showcases vintage WWII aircraft. <https://wingsoverhouston.com/show-info/performers/>

Never Forget, an exhibit commemorating the 20th anniversary of 9/11 at the **Lone Star Flight Museum** – now through Jan. 2. Also, the museum will be open during the air show with extended hours. Check it out: <https://www.lonestarflight.org/events/>

**Space Center Houston** – Nov. 13th – Jan. 2nd - Galaxy Lights, the most interactive and technologically advanced light display in Texas. <https://spacecenter.org/galaxy-lights/> Limited-time experiences: Be the Astronaut, Oct. 2 – Jan. 2 and Galaxy Frights, weekends in October. <https://spacecenter.org/exhibits-and-experiences/>

Street Eat – October 16th, 6-10PM at **Nassau Bay** Town Square. Live music and food trucks. FREE admission, FREE parking.

### **Opening Soon**

**League City** – Anytime Fitness, 1062 FM 646; Blue Wave Car Wash at 1520 W. Main; Children's Lighthouse at 1920 E. League City Pkwy.

**Pasadena** - Quick Quack Car Wash at 5260 Fairmont Pkwy.

### **Now Open**

**Nassau Bay** – DentAllon Dentistry at 1234 NASA Parkway

**Baybrook Mall** – Gelatissimo (Australia's Favorite Gelato) in the Lifestyle Center

**Pasadena** – Sephora at Fairway Plaza – BW 8 at Fairmont Pkwy.; Mister Car Wash at 7705 Spencer Hwy.; Aspen Dental at 4539 E. Sam Houston Pkwy.; Pets Gone Wild at 4319 Crenshaw Rd.; Rena Dental at 4121 Fairmont Pkwy.; Taco Cabana at 4061 Spencer Hwy.; Good Fellas Meat Market at 4111 Fairmont Pkwy.

**Webster** – La De Da Fine Lingerie in Park Plaza, 16932 SH 3; Stan's Pop Shop (soda, candy, collectibles) at 17070 SH 3; Dance Vision Studios at 20810 Gulf Fwy.; Good Buy Liquidation at 100 E. NASA Pkwy.; Cycle Gear at 1201 W. Bay Area Blvd.

**Friendswood** – Summer Moon Coffee at 1765 S. Friendswood Drive; Dentistry 4 Children and Bay Area Dental Specialists at 505 S. Friendswood Drive; Belle Transformations Medspa and Main Squeeze Juice at 1501 W. Parkwood; Namas TEA & Ice Cream at 104 S. Friendswood Dr.; Pet Supplies Plus at 1720 S. Friendswood Dr.

**Dickinson** – Gator's Bar & Grill at 3535 Gulf Freeway

**League City** – Royalty Meat Co. at 951 E. FM 646; Cloud Wine & Spirits, 3010 S. Gulf Freeway; Board & Brush Creative Studio leased 1,613 SF at League City Plaza, Gulf Freeway at FM 518.

**Seabrook** – Onda Serena Wellness Suites at 3140 NASA Parkway; Beacon Federal Credit Union at 2226 Repsdorph Rd.

**Houston** – Fajita Pete's, 16809 El Camino Real; OMG! Resale at 16623 Sea Lark

**Texas City** - Big Phil's Soul & Creole Café is open at Mainland City Centre

**Kemah** – Twisted Parrot Bar & Grill at 625 SH 146; Bubble Jungle Beer Garden at 604 Kipp Ave. (family and dog friendly)

## Residential Development

- The first phase of the 184-acre master-planned Avalon development broke ground in **Friendswood**, south of Friendswood Lakes Blvd. Taylor Morrison plans 50-60 residential lots with construction on model homes and pre-sales starting in July. The community is bisected by Friendswood Lakes Blvd. which connects FM 528 and FM 518. There will be a 36-acre lake in the 300-home gated community. Darling Homes will build on lake-front 90-foot lots.
- Construction started: Grand Living at Tuscan Lakes, a senior living community in **League City** and part of Tuscan Lakes, a Johnson Development Corp. community. A four-story building is planned: 211,800 SF with 148 independent and assisted living units and 38 memory care units. Completion is expected in spring 2023.
- Ground broken for Lenox Bayside – 315-unit luxury multifamily complex on the southwest corner of Gatebrook Drive and Retail Road near El Dorado Blvd. The project is on nine acres and will be four stories with one, two, and three-bedroom units. Amenities: a 24-hour collaborative work studio, resort-style pool, and dog park. Opening is set for early 2023. Lenox Bayside will be adjacent to **Baybrook East**, a retail center where H-E-B is currently under construction. Bryan Dabbs / BKD Realty represented the buyer, OHT Partners; Elise Weatherall / Wulfe & Co. for the seller, Eastfield Realty, Inc.
- More rooftops in **Seabrook?** Land – 3.75 acres near Friendship Park on Red Bluff Road east of SH 146 - has been purchased, and it's zoned for residential development. Just north of this area are 47 more acres, also zoned for residential development, and 80 acres zoned for retail, office and industrial. To the west are another 10 acres zoned for residential.
- Ongoing projects in Seabrook:
  - Ellis Cove – 48 single-family homes on 13 acres near Repsdorph Drive, Moss Court/Guilbeau Lane. \$250's - \$400's
  - Bayway Homes plans 75 new single-family homes north of Lake Mija east of SH 146. \$250's-\$400's
  - Oak Alley Estates – 10 new single-family homes, north of E. Meyer and east of Lake Mija. \$250's-\$400's
  - Ashley Ryann subdivision in Old Seabrook Village – 88 new single-family homes near N. Meyer Avenue north of 1st Street \$250's - \$300's
  - In Old Seabrook Village, 88 new single-family homes near N. Meyer Avenue north of 1st Street. \$250's-\$300's
  - Seaside Lodge at Chesapeake Bay - 92-unit affordable 55+ apartment development located at 2802 Larabee Street, just off Nasa Parkway. Amenities: first floor units with private patios, nine-foot ceilings, washer/dryer hookups, clubhouse, business center, a fitness center, pool and grill facilities, and laundry rooms. This project is under construction with completion expected January 2022.
  - Chesapeake Bay Phase 3 – Under construction on Repsdorph Drive off NASA Parkway. 90 units for 55+ community residents.
- Coastal Point already has about 200 homes built of the 540 that are planned in **League City**. Homes range from the \$300's to \$640's with square footage ranging from 1,700 SF to 3,800 SF. It's a mile south of the League City Parkway, north of FM 646 and about a mile east of South Shore Blvd. The neighborhood is being built on 202 acres.

- **Taylor Lake Village:** The developer has started construction on the second phase of this project - the Canals of Taylor Lake condominiums - on the hard corner of Kirby Road and NASA Parkway. This phase will include both commercial and residential components. Construction is ongoing for the first phase of 30 homes along the canal near the intersection of Academy Lane and NASA Pkwy.
- Artesia Village has opened in **La Porte** along SH 146 on 19 acres just south of W. Fairmont Parkway. Homes start in the \$250's on 40 foot lots ranging from 1,440 to 2,918 SF. Customizable options allow for up to seven bedrooms, five full baths and a three-car garage according to the builder, HistoryMaker Homes.
- Gehan Homes purchased 15 lots in the first phase of Old **Seabrook** Village, a waterfront community on Meyer Road. Plans are to build single-family homes on pilings. Lots are 40' wide. Gehan plans to buy 57 lots in the second and third phases of the project. Duane Heckmann and Kirk Laguarta / Land Advisors Organization arranged the sale; Jay Douglas represented Gehan.
- Salt Grass Crossing Phase II will be started soon in **Hitchcock**. Land is cleared and ready for construction of 110 homes. The location begins at the cross section of Delaney Rd and Prairie St. and extends north to the Hitchcock-La Marque border.
- Enchanted Trails RV Resort has been approved by City Council in **Hitchcock**. There are roughly 721 pads to be built on 98 acres approximately one mile from Highway 6 and Main Street. Commercial amenities are included in the plan.
- Southlake is a new residential community being built on 483.3 acres of land in **Texas City**. Planned are approximately 900 homes. The location is along FM 3436 between FM 646 and FM 517. Groundbreaking expected before the end of the year.
- Update for The Residences at **Tiki Island** – Legend Communities plans 70 condominium units at this new development in Galveston. Additionally, eight villas, a marina, a 6,500 SF waterfront restaurant, and dry storage for 200 boats are planned as well as retail space. Condo pricing starts in the \$800's. The villas start at \$1M+ and each will have a backup generator. The project is in final design stage with building permits in the works. Read about it here: [https://www.galvnews.com/business/buzz/article\\_95da17a3-6176-5d97-b4df-1bad0d77caff.html](https://www.galvnews.com/business/buzz/article_95da17a3-6176-5d97-b4df-1bad0d77caff.html) (Subscription may be needed.)
- The Brownstone Group plans to develop The Dunstan, a five-story, 300-unit multifamily luxury development on six acres next to the **Galveston** Yacht Basin (marina and dry-stack storage facility). Located at 714 N. Holiday Drive, it will be all market rate and class-A development. Amenities feature a 2,000 SF fitness center and resort-style pool. The first units are expected to be available in spring 2023. V.J. Tramonte and Jeremy Douglas / Joe Tramonte Realty assisted in the sale transaction to The Brownstone Group.
- There will be roughly 2,500 homes built on the west side of **La Marque** when the residential developments are completed that are currently in various stages of development.

### **Acquisitions –**

The Shores at Clear Lake, a 100-unit senior housing community at 19400 Space Center Blvd., was recently acquired. The facility offers assisted living and memory care services.

## **Infrastructure News and Everything Else!**

United Airlines is now flying passengers daily from **Houston's Bush Intercontinental** to London, England. To streamline the checklist process, here's a new online tool for passengers: <https://www.united.com/en/us/travelreadycenter>

Three construction projects were recently awarded by **Port Houston**. Two of them total \$99M – one is for a new 1,000 foot-long wharf to allow for the latest generation of container cranes to unload neo-Panamax vessels at the Bayport Container Terminal, and the other is a new 10-acre container yard at the Barbour's Cut Terminal. The third project involves a barge dock project for a private petrochemical company on the ship channel. Read about it: <https://www.bizjournals.com/houston/news/2021/07/06/mccarthy-port-of-houston-improvement-projects.html>

Did you know **Port Houston** has a market warehouse inventory of 478.5 million square feet? It's the third largest among major U.S. port markets making it attractive to shipping companies that want to avoid crowded points of entry. <https://www.bizjournals.com/houston/news/2021/06/04/shipping-boom-port-houston-industrial.html>

Royal Caribbean broke ground on its new \$110M terminal at **Port of Galveston's** Pier 10; expected opening is late 2022. Larger Oasis-class ships holding as many as 5,400 passengers will be welcomed at this new terminal. Royal Caribbean's *Allure of the Seas* will homeport in Galveston beginning November 2022.

Norwegian Cruise Line will offer voyages on its new megaship, the *Prima*, from **Port of Galveston** during the winter 2023 and 2024 season. It carries more than 3,200 passengers. <https://www.bizjournals.com/houston/news/2021/09/23/norwegian-prima-homeport-galveston-2023.html>

Delayed due to the pandemic, these **Galveston County** facilities will start construction in the next 18 months --

- In **La Marque**, a new county medical examiner's office.
- Major renovation to the county annex building in **League City**, estimated at \$10.2M.
- Rebuild of the annex building in **Bacliff** with a preliminary cost of \$5.9M.
- In **Dickinson**, project is underway for the 20,000 SF county road and bridge department complex, an \$8.3M project.

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

#### **League City –**

- Big League Dreams will reopen in December at Calder Road and Big League Dreams Parkway. Repairs have already begun at the facility by the new operator, TC Sports Group, including irrigation and AC work, as well as the demolition and redesign of the two restaurants which will have a new look and feel. In addition, all infield turf is being replaced with the same turf used on college athletic fields around the country. The complex offers six baseball fields for adults and children. <https://communityimpact.com/houston/bay-area/parks-recreation/2021/09/19/play-ball-big-league-dreams-to-reopen-by-december-alleviate-some-demand-for-sports-fields/>
- The City approved plans for the construction of a \$1.9M 5-kilometer walking trail and dog park at Hometown Heroes Park. And ... watch for two new kayak/canoe launch sites - one at Kansas Ave. where it meets Clear Creek and another at Dr. Ned and Fay Dudney Clear Creek Nature Center.

#### **Pasadena –**

- The City's Police Department Annex at 1211 Southmore has a substantial \$6.7M renovation underway. The 28,000 SF building will be taken down to the framing and foundation and then rebuilt.
- The revitalization of Shaw Avenue has begun. Working with a small group of committed private building owners in the Shaw District, the Pasadena EDC has funded a mural project as part of a comprehensive revitalization effort. Other portions include Shaw Avenue infrastructure improvements totaling \$2.8 million currently underway to develop creative infill and adaptive reuse projects, including roadway repaving, widening of sidewalks, and upgraded utilities. An additional \$1.5 million has been allocated for pedestrian improvements including paving of sidewalks, crosswalks, pedestrian lighting, trees/plantings, and pedestrian furniture. Read about it here: [Painting A New Picture Of Pasadena \(pasadenaedc.com\)](https://www.pasadenaedc.com/pasadena)
- Pasadena Economic Development Corporation has launched its new and redesigned website, [www.PasadenaEDC.com](http://www.PasadenaEDC.com). New features include easy access buttons for frequently searched information, at-a-glance demographics, and a free tool for Pasadena businesses.

#### **Friendswood –**

Design work is complete for the expansion of the City's public safety building. Construction contracts could be submitted late this year. The plan is to expand the current building at 1600 Whitaker Drive from approximately 28,000 SF to 47,000 SF. No starting date has been announced.

Voters approved the project two years ago as part of a \$9.1M bond referendum which also included the replacement of Fire Station No. 2 with a new station and training facility. Design work is underway for the new fire station, an approximate \$5M project, at 2605 W. Parkwood Drive.

#### **Seabrook –**

- The construction phase of the wastewater system infrastructure retrofit project will be partially funded through FEMA's Hazard Mitigation Grant Program. The grant totals more than \$23.5M, and the City will provide the non-federal match of \$7.8M. The project includes a new wastewater facility located on the city's northside next to Public Works. Once the new facility is in operation, a lift station will be installed at the existing one on Main Street. Bids

are expected to go out in the next few months with construction likely to begin at year's end. Construction will take 24 – 36 months.

- Seabrook's available properties can be found here:

[https://seabrooktx.maps.arcgis.com/apps/AttachmentViewer/index.html?appid=8789589ab5f540d99c7206e5277baad9&center=-95.0109%2C29.5796&level=12&defaultObjectid=74&attachmentIndex=0&selectedLayerId=SEDC\\_View\\_Tour\\_2\\_4513](https://seabrooktx.maps.arcgis.com/apps/AttachmentViewer/index.html?appid=8789589ab5f540d99c7206e5277baad9&center=-95.0109%2C29.5796&level=12&defaultObjectid=74&attachmentIndex=0&selectedLayerId=SEDC_View_Tour_2_4513)

### **Sante Fe -**

- The City of Santa Fe's EDC selected Kimley-Horn to develop a Comprehensive Master Plan for the city. City Council has approved the budget and the selection.
- Santa Fe's EDC has a big project in the works - \$3.4M Sanitary Sewer. The area of work is along FM 1764 between FM 646 and Highway 6. This project is now one-third complete and expected to be done by year's end. Completion of this project will offer water and sewer availability for commercial and retail development in this area.

### **Hitchcock -**

Hitchcock – A new city hall is planned on properties the city recently purchased at 6801 Delaney Road and 8104 Hwy. 6. The building on Delany will be renovated to become the new city hall, and the property on Highway 6 will become the parking lot.

### **Galveston –**

The trolleys are back! There are three of them that will travel through downtown and to the seawall.

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

- **College of the Mainland** in Texas City has opened two new buildings on campus. One is a new administration building; the other is a four-story academic building for science, technology, engineering, arts, and math known as the STEAM building. By 2023, COM hopes to have an accredited dental hygienist program. The new building has a dental teaching lab with more than two dozen dentist chairs waiting for the future students.

COM is now offering a four-year nursing degree. Community colleges can now offer up to five bachelor's degree programs in addition to their two-year offerings. COM is working with business and industry partners to develop plans for the other four bachelor's programs.

Did you know that *COM* offers the third-lowest tuition in the state for community colleges? (See more in *Community Impact News* and *Galveston Daily News*)

- **Santa Fe ISD** has a \$110M bond coming up for voters' approval in November. If passed, a new 240,000 SF, \$73.5M junior high school would be built adjacent to the current Santa Fe Junior High which would be repurposed. Santa Fe High School would benefit with a \$26.4M career and technology education wing that would include space for programs including culinary arts, welding, and construction geometry. Additionally, the bond would cover \$10M in maintenance projects for the school district. New residential developments are expected to add more than 4,200 new homes over the next five years which would increase enrollment by 500 to 1,000 students.
- Approved for the **University of Texas Medical Branch in Galveston**: School of Public and Population Health. Full accreditation is planned by the end of the 2024 fall term. Emphasis will be on the comprehensive nature of public health, research and education in public health, population health, global health, emerging and infectious diseases, and health services. Read more here: [https://www.galvnews.com/news/free/article\\_3ddad69a-63b9-518a-a94a-16f0457e41b2.html](https://www.galvnews.com/news/free/article_3ddad69a-63b9-518a-a94a-16f0457e41b2.html)
- **San Jacinto College** is offering a comprehensive drone training program to help students get their Federal Aviation Administration (FAA) certified drone pilot license and master drone flight. Many different industries and government agencies use this technology to provide workplace efficiency, reduce costs, and enhance employee safety. <https://www.sanjac.edu/news/drone-training-takes-edge-center>
- Voters approved a \$128M bond package for **Friendswood I.S.D.** late last year. Included projects are classroom additions to Westwood Elementary, Windsong Intermediate, and Bales Intermediate with completions expected by July 2023. Also planned are renovations to Friendswood High School to address career and technical education, fine arts, and athletics needs. Auditorium and gymnasium renovations are expected for completion by July 2023 with the CTE renovations by January 2024.

The other project included in this bond package is for C. W. Cline Elementary. Groundbreaking is planned for early 2022 at the intersection of West Blvd. and Friendswood Lake Blvd. on land donated to the district by West

Ranch Development. Designed for 900 students, the school will feature a covered outdoor basketball court, an amphitheater, and two outdoor classrooms. Campus completion by May 2023. <https://communityimpact.com/houston/pearland-friendswood/education/2021/01/14/friendswood-isd-to-execute-128-million-in-renovations-via-bond-funds/>

- **San Jacinto College** Maritime Technology & Training Center's non-credit US Coast Guard approved courses are now eligible for GI Bill education benefit certification through the Texas Veterans Commission. [www.sanjac.edu/maritime](http://www.sanjac.edu/maritime)
- New administration building for **Pasadena ISD** -- The \$27M project will be a three-story, 119,320 SF building on 9.47 acres on the west side of Mickey Gilley Blvd. (aka Pansy Street) just north of Fairmont Pkwy. The land was donated by a member of the community; the construction will be paid for through allocated district money. This building will replace the current facility at 1515 Cherrybrook Lane; completion is expected next fall.
- A new cloud computing degree program will be available at **San Jacinto College's** new Center for Engineering and Technology on the South Campus, 13735 Beamer Road. Beginning in the fall, students can enroll in a 60-credit-hour Cloud Computing Associate of Applied Science and earn a degree within two years. <https://publications.sanjac.edu/areas-study/science-technology-engineering-math/cit-cloud-computing-aas/>
- Students enrolled in the fall 2021 semester can earn either an associate degree or workforce certificate with their tuition paid in full at **San Jacinto College** – why? A private donor gifted the school with funds to cover up to three years of tuition for the high school class of 2021. It's enough to cover the **5,000** eligible graduates that live in the college's six independent school districts. The scholarship covers any amount leftover after financial aid or covers those who may not qualify. Check out the "21 Forward" scholarship website.

### **Road News ...**

Latest update on the **SH 146** widening project – completion is now expected approximately October 2023, five months ahead of schedule.

**SH 146** between FM 518 and FM 517 - project is in design with a possible letting date of September 2022 for a 5-mile stretch to be widened from four to six lanes.

Upcoming project: **North Landing Boulevard** extension. About 1.7 miles of a four-lane divided roadway will be built to connect Landing Boulevard in League City to the Gulf Freeway alleviating traffic on FM 518. This involves building two bridges, one over Clear Creek, plus sidewalks, median, and roundabout. Project is expected to begin September 2022 at a cost of \$49.5M.

**Friendswood Lakes Blvd.** extension is open – it's been widened it to four lanes and extended to West Boulevard and Stoney Lake Drive. Eventually the thoroughfare will connect from SH 146 in Kemah all the way to Beltway 8 through Pearland and Friendswood.

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

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

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



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

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