



**Hot Projects**

**in Bay Area Houston!**

# Ellington Airport ...exciting opportunities!



The Federal Aviation Administration (FAA) has granted the city of Houston a Launch Site License that enables Ellington Airport to establish itself as a launch site for Reusable Launch Vehicles (RLV), making it ...

the **10th commercial spaceport** in the United States and the only one adjacent to a major metropolitan area.



HOUSTON  
SPACEPORT



The mission of the Houston Spaceport is to **create a focal point for aerospace innovation with a cluster of aerospace companies** that will lead the nation in the transition from a government-driven to a commercially-driven space program.

### The Future of Air Travel?

- Suborbital Aircraft
- Hypersonic (Mach 5+) aircraft taking off and landing at Ellington.
- Ability to cut 11 hour flights (Paris to Tokyo) to less than 3 hours



In the making .... Sierra Nevada Corp.'s Dream Chaser (named Tenacity) could launch from Florida in late 2021 to carry cargo to/from the ISS. One day, it could land at the Spaceport at Ellington, just like the space shuttle orbiters used to do.



# Houston Aerospace Support Center

Intuitive Machines to provide lunar landers to the moon.

**\$77.2M** contract!

Tenants in the HASC building at Ellington --  
Intuitive Machines and SJC's EDGE Center



**53,000 SF**



Intuitive Machines is developing and testing its  
LOX-Methane In-Space propulsion System

## Axiom Space, 14-acre campus to be built

- **Headquarters for production of Axiom Station** – a commercial module that will attach to the ISS. At retirement of the ISS, the modules (housing, manufacturing, research) will detach from the ISS to become a commercial space station
- **Train private astronauts**
- Private and professional astronaut **missions to the ISS.**



## San Jacinto College's **EDGE Center at the Houston Aerospace Support Center** –

Initial training programs: Composite manufacturing technician ... Electrical technician ... Aerospace mechanical technician ... Aerospace quality technician ... Manufacturing technician ... Mechatronics and industrial automation (robotics, electronics, computer, telecommunications, systems, control, and product engineering)



# Ellington Airport

**U. S. Coast Guard Sector Houston-Galveston command center. \$57 million investment.  
117,000 SF. More than 350 work at this regional facility.**



**Lone Star Flight Museum  
\$35 million, 130,000 SF project.**

***Opportunity!* Looking for two restaurant operators!**



# Houston

## The Reserve at Clear Lake City



372 acres for 740+ new homes, a recreation/community center and numerous parks and green belts. Villas to large estates starting from the \$300's.



# Clear Lake Marketplace

300,000 SF of retail when complete at Clear Lake City Blvd.  
and El Dorado Blvd. Anchor tenant: 100,683 SF HEB

Commercial development at the entrance to  
The Reserve at Clear Lake City



**Gulfpunkt Business Park** under construction: Mixed-use business park - 43 acres on Gulf Freeway at Scarsdale Blvd. Wycoff Dev. & Const. has available sites for flex, distribution and single tenant users, 5,000 – 500,000 SF. Sale or lease.

First tenant: Texas Injection Molding – 65,000 SF. Underway soon: 6,000 SF pediatrics medical building and a 60,000 medical multi-story building for the end user.



**Texas Injection Molding**



**Gulfpunkt Business Park layout**



**Ellington Trade Center, Ph 2 on SH 3. BTS and preleasing available. 80,000 – 348,500 SF.**

## The Market at Crenshaw

Market at Crenshaw –

- 168,924 SF development on 23 ac



Proposed: **Preston Place** on 8.8 acres –  
BW 8 / Preston Rd / Genoa Red Bluff Rd.

Ideal for restaurants, retail, medical and office facilities.

# Pasadena



New restaurants along the Beltway!



And renovations at the mall near city hall ...



Restaurant Depot, a wholesale cash and carry grocery and foodservice supplier now open - 60,000 SF facility on Genoa Red Bluff Road.

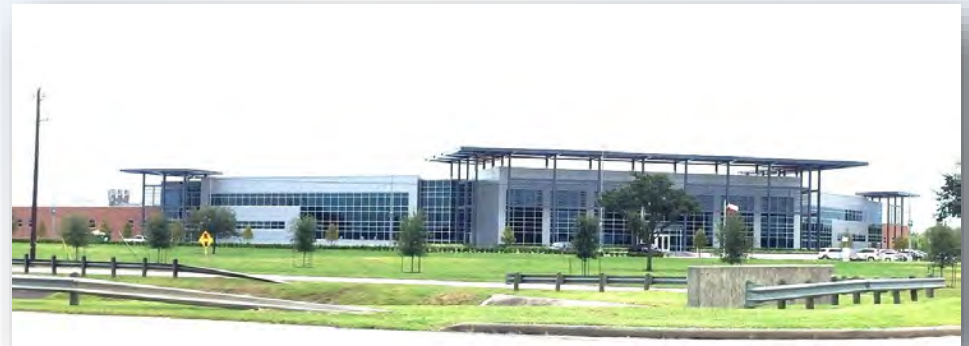
Renovations for Macroplaza Mall, inside and out. Will feature entertainment, more eateries, stores and medical spaces.



It's open! LyondellBasell Center for Petrochemical, Energy, and Technology (CPET) building – 140,000 SF.

Classes for –

- process technology
- instrumentation
- nondestructive testing
- electrical
- analyzer tech programs



LyondellBasell CPET at San Jacinto College



Adjacent to San Jacinto College on land bordered by Fairmont Pkwy. /Center Street / Red Bluff Rd .... Parkway Trails is under construction -- 410 KHov homes from the low \$300's on 145 acres. 1,787 – 4,064 SF

K. Hovhanian is also building townhomes from the low \$200's. 2-story, 1,642-1,754 SF

# La Porte

New development on 400 ac. - Bay Area Blvd. between Spencer Hwy. and W. Fairmont Parkway

134 acres available for retail and commercial

## Morgan's Landing -- 235-acres

- ~600 single family homes – Beazer Homes & Taylor Morrison. Mid \$200's - \$400's, 1,512-3,847 SF, 3 to 6 bedrooms
  - Amenities: rec center, community pool, lap pool, splash pad, dog park.
- Domain, a new multifamily on 19 ac. is open!
- Senior living on 7.5 ac.



# La Porte



- Home2 Suites now open at SH 146 and Fairmont Pkwy.
- La Quinta Del Sol approved for Port Crossing. 84 rooms



El-Toro Mexican Restaurant began construction on a new 5,000 SF location on Spencer Hwy. near Bay Area Blvd.



Porte



## Three new residential projects!

Hawthorne at Bay Forest on SH 146 at Wharton Weems – multifamily project under construction

Artesia Village – new homes under construction at the NEC of SH 146 and Wharton Weems Blvd. Historymaker Homes is a builder.

Brownstone Group plans a \$40M class A multi-family project on 12.5 acres. Canada Rd. at Fairmont Pkwy.

# Maritime, Manufacturing and Industrial Activity



New Neopanamax cranes – nearly 30 stories high –able to load/unload vessels up to 22 containers wide.

Bayport Container Terminal – Port of Houston spending approx. \$1 billion to complete the container terminal.

Barbour's Cut Terminal – POH spending \$600 to \$700 million to rebuild the terminal.





**BILLION\$\$\$\$** of new projects are in the pipeline to be built along the Houston Ship Channel from Galveston to the Turning Basin. BAHEP's Specialty Chemical Industry is one of the fastest growing industries in the region.

**specialty chemical - petrochemical - natural gas processing - manufacturing**

- Major economic driver responsible for over 35,000 direct jobs.
- Recent plant expansions coming online will create opportunities for growth in the region
- Related areas of growth include advanced manufacturing, distribution/warehousing, and logistics
- **Approx. 6 indirect jobs are created for every 1 job in manufacturing!**





# Major Industrial Investments

- **Bayport Polymers, LLC – joint venture of Total SA, Nova Chemicals and Borealis AG.**

Under construction: Polyethylene unit. **\$800M investment.** 1,750 construction jobs; 25+ permanent jobs

- **LyondellBasell ...**

- ❖ is building a **\$700 million** manufacturing plant in La Porte for HDPE production.
- ❖ expanding capacity at La Porte's ethylene plant -- **\$500 million** investment for all Houston-area projects and lots of jobs!
- ❖ plans to build ethers unit at Bayport to produce oxy-fuels.

- **Enterprise Products Partners** just completed **the world's largest** refrigerated ethane export facility at Morgan's Point.

- **Air Liquide** will build a new liquid hydrogen plant at its La Porte industrial gas facility to meet increasing product demand from several customer markets. It's expected to be online in 2021.

- **Air Products** plans a **\$20 million** expansion in La Porte. 20 new jobs. Expected to be on-line 2021.



- **LyondellBasell** will be building the world's largest propylene oxide and tertiary butyl alcohol plant in Channelview. Capital investment is **\$2.4 billion!** Up to 2,500 construction jobs and 160 permanent jobs. The ethers unit is proposed for Pasadena in the Bayport complex.

- **Braskem** to build in La Porte the largest polypropylene production line in the Americas. **\$675 million** investment. 1,000 development and construction jobs. 50 permanent full-time jobs.

- **Enterprise Products Partners** building an ethylene export terminal at Morgan's Point. Starting operations in late 2019.

#### **New projects --**

- **Celanese Corp.** **\$425M** in Pasadena. Methanol unit expansion. 30 permanent jobs.

- **Ineos** - **\$803M** plant in La Porte

- **Next Wave Energy** - **\$569M** in Pasadena. 400 construction jobs; 25 permanent jobs.

#### **Proposed --**

- **NextDecade**, based in Houston, is proposing to build a **\$6 billion** LNG export facility on Pelican Island.

**1301 S. 16th St., La Porte –**

Under construction by Phelan-Bennett: 108,975 SF on 5.6 acres. 28' clear height, dock high and ramped doors. Completion expected Q4 2020.



**Bay Area Business Park –** recent completion in Pasadena – Phase 3 - Three buildings: 250,000 SF, 300,000 SF and 784,000 SF.



**Bayport South Business Park** on Red Bluff Rd. in Pasadena – Johnson Development  
248,240 SF cross-dock, 32' clear height.



**Bayport South Business Park** – Completed building by Panattoni Development: 642,994 SF. Cross-dock, 36' clear height.

**Park 225** at Beltway 8 and SH 225 – Vigavi has underway a BTS for Johnson Controls. 30,000 SF with 7,000 SF office, 40 ton crane capable.





**Park 225** - New spec building complete in Pasadena -- 36,954 SF



**Beltway-225 Business Park** by United Equities Inc. Phase II underway – 2 tilt-wall buildings, 22,000 SF and 24,000 SF, both expandable. 30' eave height. Q4 2020 delivery.

**Pasadena Point Industrial Park**, Phase II. 2911 Pasadena Blvd. 46,253 SF, dock-high and grade-level, rear load and drive-through bays. Delivery expected Q1 2021.



**Emerson** plans an office complex on 26 acres along Beltway 8 near SH 225 in Pasadena.

**739 Independence Pkwy** in La Porte – 194,610 SF under construction.



**Red Bluff Industrial** at SH 225 and Red Bluff Rd. Avera plans 2 buildings: 58,693 SF and 95,692 SF, front load, dock high, 32' clear height. Completion expected Q2 2021.



**Port 146** at 2020 N. SH 146 in La Porte. Recent completion. 140,400 SF, 32' clear height.

**Port Commerce Business Park** on Genoa Red Bluff Road: Several buildings are in various stages of completion for BTS or lease.





1912 S. 16th St.



1901 Wharton Weems Blvd.

**Port Crossing Commerce Center** on SH 146 in La Porte -- recent construction.

- 1912 S. 16th St. – 75,000 to 164,385 SF, rail served, 36' clear height
- 1901 Wharton Weems Blvd. – 50,000 to 252,543 SF, 36' clear height, dock high



**Southeast Crossing** – 4116 & 4222 Pasadena Blvd, will soon be under construction on 9.59 acres by Vigavi. 133,040 SF development. 32' clear height, 190' truck court, 60' loading bay and drive-in ramps. Delivery expected Q3 2020.



MRC Global's new 493,272 SF complex on SH 146 in La Porte at Port Crossing Commerce Center

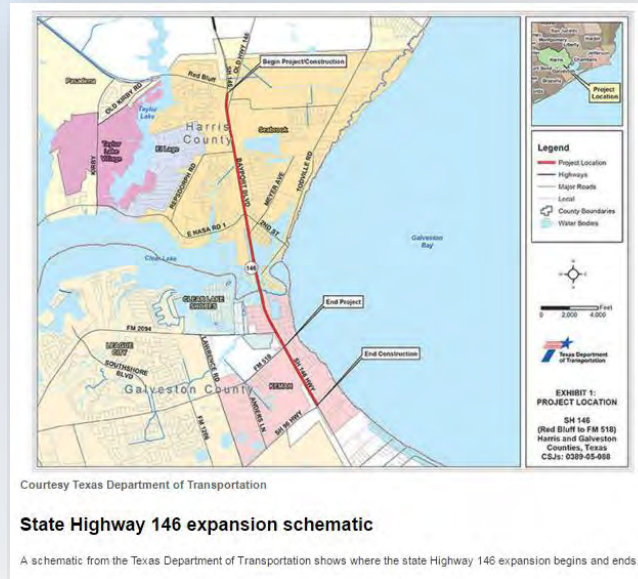




## Red Bluff Road to FM 518

~\$200 million project

More information here:  
[www.SH146.com](http://www.SH146.com)



It's a year AHEAD of  
schedule!

What will it look like at  
completion?

Three lanes in each direction.  
Two express bridges: one  
with 2 NB lanes and one with  
2 SB lanes.



Lots of new opportunities along the way!



**SEABROOK TOWN CENTER**  
A PROPOSED COMMERCIAL AND MULTIFAMILY MIXED USE DEVELOPMENT  
SEABROOK, TX

PERSPECTIVE

ARCHITECTURE • PLANNING • INTERIORS  
32214 WEST ALABAMA • HOUSTON, TEXAS 77049  
OFFICE 713-522-1854 • FAX 713-522-4496 • info@mcscii.com  
mcscii.com

2020 05 20

# Seabrook Town Center –

Approval is requested for a Preliminary Planned Unit Development (PUD) to create a 324-unit luxury multi-family apartment complex, 37,000 SF of retail space and an entertainment plaza on approx. 19.53 acres.

The property is located north of Repsdorph Road, south of Oak Dale Way, west of SH 146 and east of Lakeside Drive.



**SEABROOK TOWN CENTER**  
A PROPOSED COMMERCIAL AND MULTIFAMILY MIXED USE DEVELOPMENT  
SEABROOK, TX

SITE PLAN

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2020 05 20



Proposed: **Seabrook Marketplace**, SEC Repsdorph Rd. at Lakeside Dr.

Seabrook Mixed-Use Development – Approval is requested for a Preliminary Planned Unit Development (PUD) on 15+ acres. The development is comprised of a boutique hotel, extended stay hotel, conference center and ballroom, ~25,000 SF of retail space and 260 units for luxury multi-family apartments.



**PROPOSED SEABROOK MIXED-USE DEVELOPMENT**  
NASA PARKWAY, SEABROOK, TX

ARCHITECTURE • PLANNING • INTERIORS  
3221A WEST ALABAMA • HOUSTON, TEXAS 77098  
Office 713-522-4054 • Fax 713-522-4496 • info@mcs-houston.com  
MCS  
ARCHITECTS LLC  
2020 06 30



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MCS  
ARCHITECTS LLC  
2020 06 30

Property is north of Clear Lake, south of NASA Parkway and west of Elam Street.

# Seabrook

Good *opportunity* for a restaurant operator ....

Waterfront restaurant - new construction - at Seabrook Marina & Shipyard. Upper level 5,476 SF and 3,200 SF lower level. Ready to build-out.



*Opportunity for developers!*

Area of interest for future mixed-use development is a combined 67+ acre tract south of Red Bluff Rd. on the east side of SH 146. The site is ideal for multi-family in the back with retail and commercial up front and a possible inner loop road connecting to the expressway.

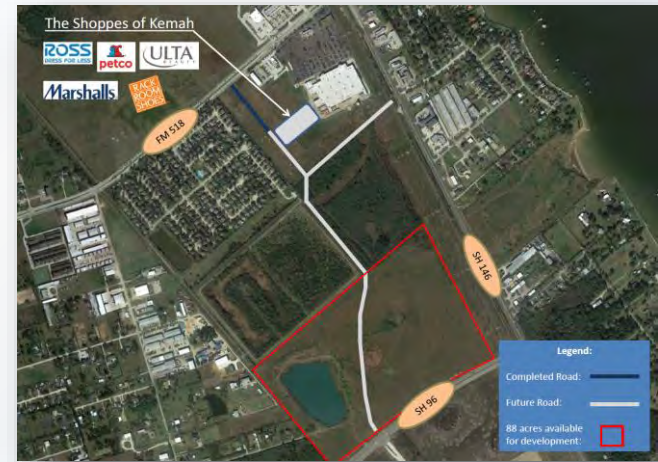


# Kemah

30 acres - Galveston Bay Foundation plans on-site exhibits, offices, classrooms, laboratories, meeting and gathering rooms and exhibit spaces. Education center and headquarters under construction.



Under construction on FM 518 near Lawrence Road – Huntington at Kemah, a retirement project consisting of 148 one & two bedroom units.



Opportunity in Kemah – 88 acres will have access to SH 146, FM 518 and League City Pkwy.





# Dickinson

Bayou Bend Estates, 58 acres – Planned Development. Condos, commercial and conventional residential on Dickinson Bayou. Deep-water access. FM 517 and Country Club Drive.

Bayou Maison – FM 517 at Golf Rd. 4 phases totaling 157 homes. Marina for this development.

13.75 acres on FM 517. 50+ homes coming!



Flying Rhino Brewing Co. to open on FM 517 next year

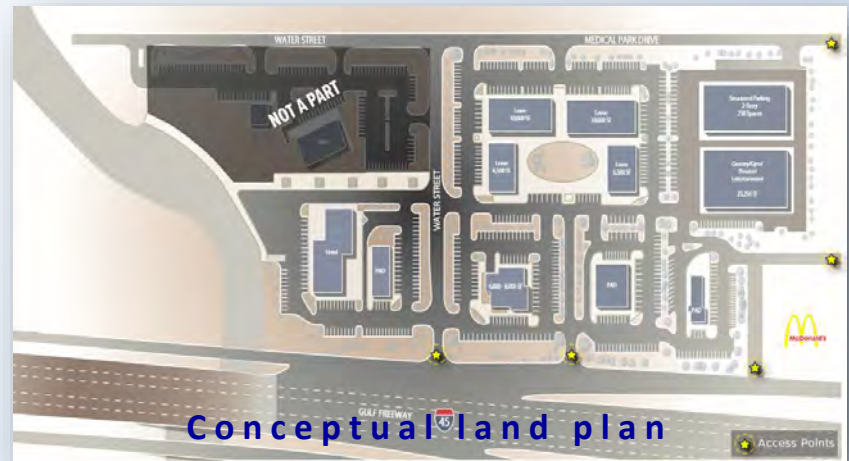
# Water Street Square

Development proposed on approximately 15 acres along the Gulf Freeway just south of FM 517.

- Pre-leasing, Sale & BTS/RBTS Opportunities



Hospitality      Restaurants      Offices  
 Medical          Retail              Entertainment





# League City

## Waterfront development: Riverbend at Clear Creek

Wesley Drive and Gulf Freeway  
59 ac. Development

Marina infrastructure work is ongoing.

Phase II starting soon --

- Aloft hotel, 150 rooms
- Spotted Trout restaurant overlooking the 90-slip marina
- River View at River Bend, 285-unit multifamily project
- 80 townhomes
- More restaurants, garden office park, retail and senior housing.



## Marina Riverbend phase II



River Bend development

# League City

Will open in late 2021 --Houston Methodist Emergency Care Center will be located at S. Egret Bay Blvd. and League City Pkwy.

## Houston Methodist Emergency Care Center



Highbridge at Egret Bay – under construction on S. Egret Bay Blvd.

- 4 stories, 254 units, 1 & 2 bedroom
- Putting green, pool and a central parking garage.
- First units expected approx. June 2021.



Proposed development on Austin Street and Egret Bay Blvd.: 20,000 SF of retail including a restaurant, wine bar and coffee shop

## Highbridge at Egret Bay





# League City



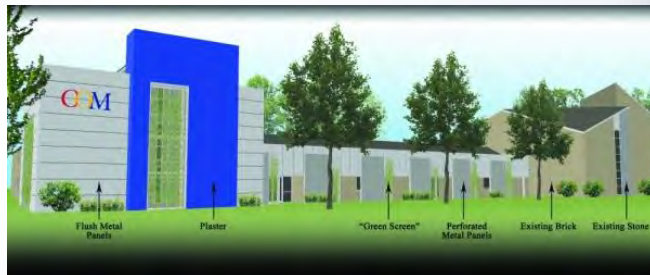
Northern Tool + Equipment  
– 22,040 SF now open at  
200 Gulf Freeway South at  
FM 518.



Coming to Victory Lakes: Alamo  
Drafthouse - 10 screens.  
Expected opening is mid-2021.  
I-45 & FM 646



Proposed: Grand Oak  
Village - 16 acres.  
Calder Road at Link  
Road



College of the Mainland's new facility  
for general education and dual-credit  
classes. Renovations underway at  
1411 W. Main. Classes starting soon.



# Pinnacle Park

**100+-acre** mixed-use town center development underway on Gulf Freeway between League City Parkway and FM 646.

- Cabela's and Memorial Hermann Convenient Care Center anchor the development.

## **Phase II: 35 acre mixed-use in progress.**

- Toasted Yolk Café – coming soon!
- Abuelo's Mexican Restaurants
- Salata
- Sakura Japanese Sushi & Grill
- Little Bella Mia casual Italian kitchen
- Black Bear Diner
- Fairfield Inn & Suites, 110 rooms

## **Pinnacle Park Phase III planned**

- Approx. 80,000 SF of retail
- 30,000 SF of office
- Structured parking component.
- Pedestrian-friendly
- Water features and green areas.



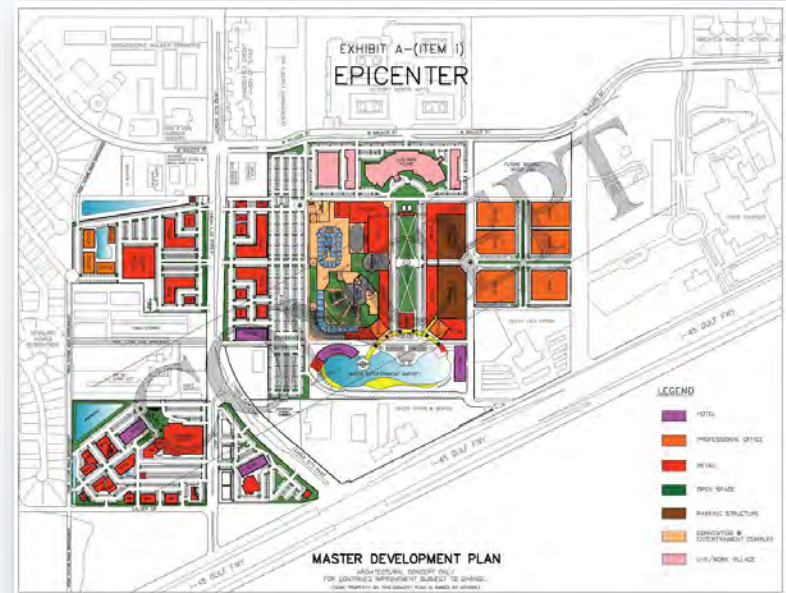
Proposed: CityStreet Residential Partners plans a Class A multifamily development - 339 units with a parking deck and amenities such as a resort style pool area, biergarten with yard games, outdoor living area, & grills.

# Epicenter League City

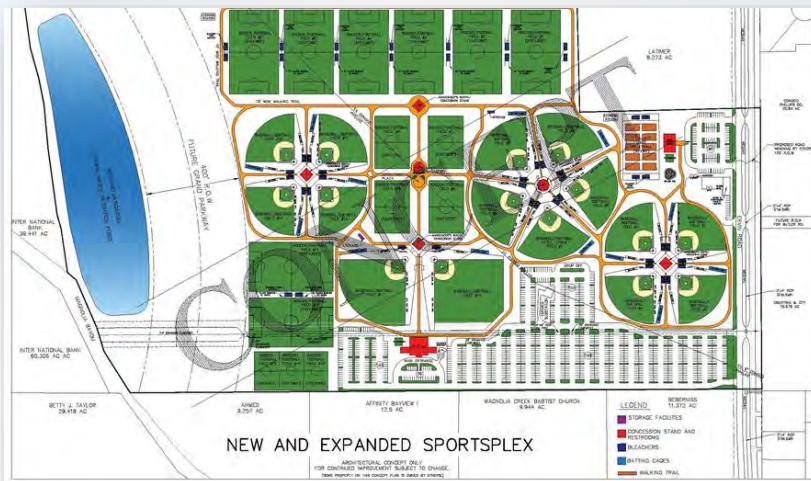
Proposed development

A mixed-use development on 100 acres - could include new hotels and a convention center complex, restaurants, shops and facilities for special events, amateur and professional sports. Predevelopment agreement approved.

Gulf Freeway (I-45) at the League City Parkway



**Bay Colony Park** will be built near the intersection of Ervin Street and Calder Drive: softball fields, baseball fields, multipurpose fields (for soccer, football, and lacrosse) and courts for tennis and pickleball. It will be built in phases, the first being the softball fields, jogging trails, parking, and a maintenance building at a cost of \$6.8 million. Construction starts later this year with completion expected June 2023.



Just opened! UTMB Health League City -- \$176 million project.

5-story, 264,000 SF patient tower within the hospital complex, adding an additional 60 beds.

If needed, the hospital could be built to 12 stories, 350 beds, in the future.



Now open - MD Anderson on League City UTMB Health campus. 197,000 SF. \$112 million investment.

- Completed - UTMB Health League City campus – \$82 million - 142,000 SF hospital
- Completed - \$156 million expansion project -- 700-space parking garage, 33,000 SF clinical building and additional 123,000 SF.
- **Master campus plan is 3.5 million SF.** (3 phases over 25 years)

## **Residential development underway in League City –**

**Hidden Lakes** – 800 homes on 350 acres. 100 ac. for commercial development. 50% complete.

**Bay Colony West** – 1774 homes. 860 not yet built

**Veranda Townhomes – South Shore.** 218 townhomes on 26 acres.

**Cypress Bay** on Marina Bay Drive – 60 homes.

**Beacon Island** – 25 home sites from the \$800's. Undeveloped tracts approved for 69 patio homes, 95 townhomes, 301 mid-rise and 385 high-rise multi-family units

**Magnolia Creek** – 1200 homes; 400 not yet built.

**Westwood** – 1300 homes; 960 not yet built.

**Bay View** – 375 homes; 178 not yet built.

**Coastal Point** – 552 lots. 202 acres master planned. 1 mile south of League City Parkway, north of FM 646 and 1 mile east of South Shore Blvd.

## **Just starting ....**

**TownHarbour Estates – 75 lots on Clear Lake just off Lakeside Dr.**

**Davis Road development – 90 lots on 30 acres from the \$800's**

## **Proposed development –**

**Pedregal – 1,025 homes. NWC of Hobbs Rd. and FM 517**

**Lakes of Bay Colony – 120 homes**

**Westland Ranch – 1,000 homes. North of FM 517, south of League City Pkwy., west of Bay Area Blvd.**

In Galveston County: Proposed is **South Lakes** – 1,500 lots. Between FM 646 and FM 517, west side of FM 3436.







**FRIENDSWOOD**

**BAY AREA BLVD.**

**PRELIMINARY  
SUBJECT TO CHANGE**

**CALDER DR.**

**IH 45**

**FM 646**

**PRELIMINARY  
SUBJECT TO CHANGE**

**SOUTH-NEW ALTERNATIVE**

**RECOMMENDED ALIGNMENT**

**LEAGUE CITY**

**FM 517**

**ALVIN**

**FM 517**

**GALVESTON COUNTY  
BRAZORIA COUNTY**

**PRELIMINARY  
SUBJECT TO CHANGE**

**DICKINSON**

**FM 646**

**HILCREST  
VILLAGE**

**This Grand Parkway segment will meet up with the Gulf Freeway, at the FM 646 junction.**

 **The Grand  
Parkway  
Association**

**Grand Parkway/SH99  
Segment B - League City**

# Aura at Beacon Island

Preliminary first submittal shows the developer plans to construct 69 Patio Homes, 95 Townhomes, 250-350 Garden style apartments, 4.5 acres of parks, and 12,100 feet of trails.





# Texas City

70-acre mixed-use development including a 12-acre **Crystal Lagoon pool** –THE LARGEST IN TEXAS.

Pool is now open for Lago Mar residents. Public access opens in 2021 on the lagoon's west side.

35 acres will be sold off to retail, hotel and condo developers.

More than **4,500** homes are planned at Lago Mar, 2,033 acres.

Developer completed 2<sup>nd</sup> phase of approx. 170 apartments units for Catalon at Lago Mar. Additionally, Lago Mar Apartments are planned units on 15 acres.



Opening spring 2021–  
The Huntington at Lago Mar – 55+ active adults

# Texas City

College of the Mainland - \$300M in projects for a new STEAM building, upgrades and renovations to several buildings, multiple campus improvements, an academic building and an addition to the theater. Lots going on!



Rendering of next phase at Mainland City Centre



Next phase of redevelopment at Mainland City Centre -- Aerodium indoor skydiving and 65,000 SF race track venue. a new 100,000 SF gym in the vacant Sears. New restaurants: Grazia Italian Kitchen, Brick & Spoon Lafayette, Java Owl Coffee House, Big Phil's Soul & Creole Café and Texas Pit Stop BBQ.

# La Marque: Trails at Woodhaven Lakes



- 82.5 acre residential development
- 246 single-family homes
- 22 cottages for active seniors
- Assisted living
- 160-unit resort-style retirement community
- 20 acres of lakes and green space, trails, parks
- 1,500 – 3,000 SF starting in the \$180's
- Commercial reserve – 3.5 acres

# Galveston

UTMB - \$1.2 billion in nearly 200 new construction projects.

--160,000 SF Health Education Center now open for classes.

--90,500 SF research facility completed.



330,000 SF Falstaff building redevelopment . Trademark Collection by Wyndham (hotel), World Gym and retail.



Public Plaza planned for Galveston behind city hall, west of 25th Street and north of Broadway.

# Santa Fe & San Leon ...

## Activity in Santa Fe ...

### New homes –

- 150 homes in Tower Road Estates
- 1,750 homes are in the works to be located near Tower Road Estates
- 25 new homes in Pecan Trails
- 300 new homes near the school.
- Mulberry Farms – 165 homes planned near FM 1764 and J Street. 65 acres.



Just opened - Pier 6 Seafood & Oyster House in San Leon



Esteban's is planned for Santa Fe



Tower Road Estates in Santa Fe: large restricted lots, waterfront & water view

# Friendswood



Tannos Land Holdings office project - 505 S. Friendswood Dr. 4-story, 63,400 SF office building

Another project planned by Tannos Land Holdings: 147,000 SF on S. Friendswood Drive. Retail and restaurants on ground floor and 99 class A residential units on upper three floors. Multi-level garage; pool and sun deck above garage.



# Friendswood



Virgata Commons on 14 acres near FM 518 at FM 528

Phase I: 20,000 SF of retail space - Orangetheory Fitness, MOD Pizza, and others.

Outparcels: Chipotle Mexican Grill and Chick-fil-A.

Virgata Phase II – features an additional 30,000 SF of retail and office space



## Friendswood

## West Parkwood Place

\$4.75 million professional and retail center  
Under construction: Two 10,000 SF  
buildings at 1501 W. Parkwood Ave.

- Phase II begins after Phase I is leased.

## Shadowbend Business Park



10,000 SF development at  
105 East Shadowbend. Two  
commercial buildings  
available for retail and office  
tenants.



## NEW HOMES COMING!

**Avalon** – 157 acres near Friendswood Lakes Rd. area.  
Proposed are 259 lots: 60 x 130, 70 x 130 and 90 x 130.

**Sterling Creek** – 43 acres. Under construction. 193 lots.

**Friendswood Trails.** Under construction: 130 lots.



# Baybrook Mall

## Baybrook Mall's Power Center



*New stores open or coming soon!*

THE WOODHOUSE  
*day spa*®



*charming*  
charlie

amazon books

SWEET PARIS  
*crêperie & café*

New! Class A multi-family planned at Baybrook Mall Drive and Glenwest Drive. 291 units, 4 stories, a/c corridors. Resort-style pool, outdoor amenities. Plans are to open in May 2022.

## Lifestyle Center at Baybrook Mall



## Flyway ... a destination development

177 acres mixed-use development next to Academy and TopGolf

- Hotel
- Retail
- Dining
- Entertainment



**350,000 SF**

Retail showroom and warehouse. It's open! 350 FT jobs.

# Webster and Houston

## New restaurants!



Fairfield by Marriott,  
four-story, 80 rooms  
is open. 401 W.  
Texas Avenue



The Burger Joint opens this year  
on the Baybrook Mall outer ring!



Opening soon at  
Magnolia & I-45 (former  
Steak 'n Shake building)



Floor & Décor - 91,000 SF - will  
open at the Clear Lake Center in  
Webster, I-45 at FM 528.



OPEN on Bay Area Blvd.

- Hopdoddy
- Snooze
- Main Squeeze
- Mod Pizza
- Crazy Alan's Swamp Shack

# Webster and Houston



Under construction – Houston Physicians’ Hospital expansion on Texas Ave. 34,800 SF and 30 new jobs!

Additionally, 11 acres have been purchased on Texas Ave. for two more multi-story medical office buildings – 60,000 SF each



It’s coming .... Between Kelsey-Seybold and El Dorado Blvd. along the Gulf Freeway. 30,000 SF of retail space.



Exclusive Furniture’s new 50,000 SF furniture showroom. Now open!

# Nassau Bay

Houston Methodist Clear Lake expansion!  
Construction underway on 6-story, 150,000 SF \$40M medical office building. This is the first phase of a multi-year expansion plan.



Moody Neurorehabilitation Institute at  
Space Park – 60,000 SF – for post-acute  
brain injury rehab. 1275 Space Park

Relocating:

- Java Owl coffee
- Mediterraneo

New: Dickey's BBQ



# Independence Plaza at Space Center Houston

*The Shuttle and 747 Carrier* exhibit is open at Space Center Houston!

**The only one in the world!**

Space Center Houston is an international space museum and interactive educational center.



Historic 1969 Mission Control restored and open to the public!



Smithsonian Institution  
Affiliations Program



New permanent display -- 5-story tall rocket booster! It was flown twice to ISS.



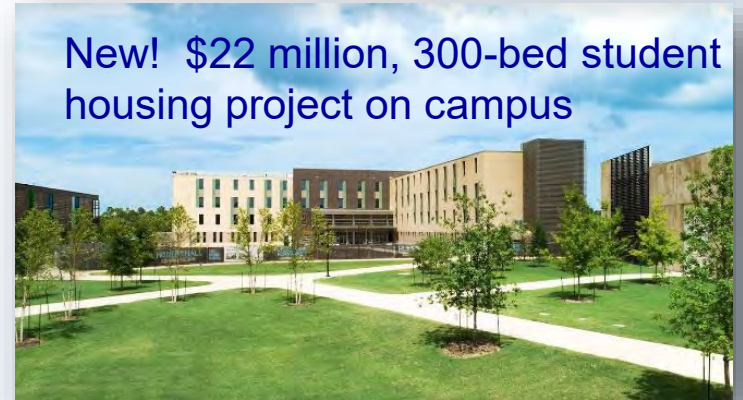


## University of Houston Clear Lake area – lots of construction!

Recent construction at UHCL - Recreation and Wellness Center and STEM and Classroom Building



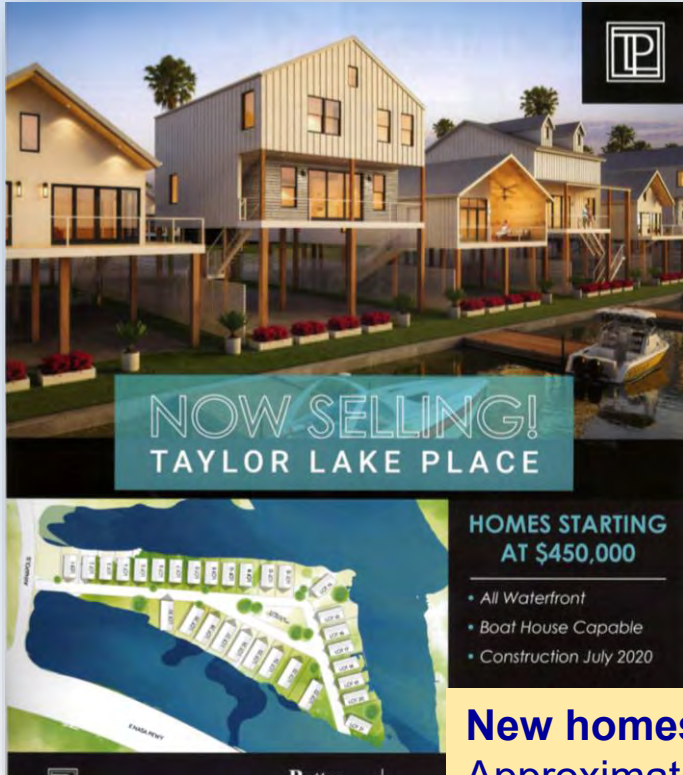
New! \$22 million, 300-bed student housing project on campus



Under construction on Bay Area Blvd. & Middlebrook Dr. – The Middlebrook Apartments. 360 apartments. 20 townhomes, 1-2-3 bedrooms.



# Taylor Lake Village and Houston



TP

NOW SELLING!  
TAYLOR LAKE PLACE

HOMES STARTING  
AT \$450,000

- All Waterfront
- Boat House Capable
- Construction July 2020

The advertisement features a night-time rendering of modern, two-story homes with large windows and balconies, situated along a canal. A boat is docked in the water. Below the rendering is a site map showing the layout of the homes along the canal. A logo with the letters 'TP' in a square is in the top right corner.

Medical Behavioral Hospital of Clear Lake -- NeuroPsychiatric Hospitals. 92-bed hospital. ~200 employees and ~18 providers in psychiatry, internal medicine and neurology. 16850 Buccaneer Lane in Houston, scheduled to open in late 2020.



**New homes coming to Taylor Lake Village –** Approximately 30 homes will be built near the intersection of Academy Lane and NASA Parkway (near Kirby Road) on the canal.

The developer of this project also plans a second phase to this project on the hard corner of Kirby Road and NASA Parkway. This phase will include both commercial and residential components..



A long wooden pier extends from the foreground into the water, receding towards the horizon. The sky is a mix of soft pinks, oranges, and blues, suggesting a sunset or sunrise. The water reflects the colors of the sky. The pier has a railing and a small structure at the end.

**Thanks for visiting Bay Area Houston!**

**If you know of a company wanting to relocate or  
expand to this region, give us a call – we can help!  
Call 832.536.3255**

**Visit HOT PROJECTS often –  
*things are always changing!***

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