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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

Acquisitions and other transactions --

- JMK5 Holdings, LLC announced the acquisition of 600 Gemini, a 365,000 SF office property in **Webster**. JMK5 specializes in repurposing all kinds of properties and will repurpose this building by dividing it up into four pods of 90,000 SF each -- 45,000 SF on two levels. Each pod will have its own entrance and lobby for the business owners and guests. Office space will be available for sale or lease starting at 3,000 SF. Work is starting now on the overhaul of both the exterior and interior work. The location is on Gemini Street at Bay Area Blvd. backing up to SH 3.
- Atlantic Express purchased 13 acres on Red Bluff Road near Kirby Road to increase the size of its terminal from the present location on Crenshaw Road in **Pasadena**. Herman Williams / Qualified Properties represented the seller.
- Sealy & Co. and Investment & Development Ventures (IDV) acquired a 14.8-acre site at 4113 Greenshadow Drive in **Pasadena's** Park 225 for the development of a 267,000 SF industrial facility.
- South Shore Holdings purchased 2231 Sens Road to 2235 Sens Road in **La Porte**. Tyler Maner / Stream Realty Partners represented the seller.
- The Nova and Atlas office buildings at 16821 and 16903 Buccaneer Lane were recently sold.
- Houston-based Nauticus Robotics will become a publicly listed company after it merges with CleanTech Acquisition Corp., a special purpose acquisition company (SPAC). Closing is expected in the first half of 2022. Nauticus Robotics recently rebranded from Houston Mechatronics Inc.; the company is located in **Webster**.

New construction --

After a recent conversion to cold storage, Scout Cold Logistics Center Houston is now available for lease at 10575 Red Bluff Rd. in **Pasadena**. Specs: 248,240 SF, 32' clear height, 64 dock high doors and 2 drive in doors; FTZ capable, class "A", cross dock, flexible and divisible.

HIGHLIGHTS OF 2021 (JUST IN CASE YOU MISSED IT!)

AEROSPACE

Collins Aerospace, a unit of Raytheon Technologies, and the Houston Airport System have begun work on a new campus at the **Houston Spaceport**. 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. Completion of the project is slated for summer 2022.

Axiom Space plans to develop a 14-acre campus at the Houston Spaceport at **Ellington Airport**. This headquarters' location will be used for production of its Axiom Station and to train private astronauts. The company was selected by NASA earlier this year to develop a commercial module that will attach to the International Space Station (ISS). Named Axiom Station, it is set to launch in 2024. More modules will then be needed for housing, manufacturing, and research. Together, these modules will create a commercial space station that can be detached from the government-run ISS when it is retired. The facility will be approximately 430,000 SF.

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. *Update: The project has broken ground.*

California-based Venus Aerospace is relocating its office and operations to Houston and is leasing an office at **Ellington Airport**, home of the Houston Spaceport. Venus is designing a next generation spaceplane that will travel 12 times faster than the speed of sound, climbing to an altitude of 150,000 feet using rocket engines before gliding safely back to Earth.

INDUSTRIAL

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. A second building of 52,000 SF will break ground later this year. Cold storage has been an industry sector identified by Port Houston as a prime target for future growth in Houston.

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

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.

MIXED-USE

Mixed-use neighborhood district planned for downtown **Friendswood**: Banfield Properties, Inc. acquired the retail building at the corner of Friendswood Dr. and W. Shadowbend and the two office buildings at 306 S. Friendswood Drive. Eventually, the properties will be rebranded and folded into a new upcoming master-planned 5.5-acre development / redevelopment called One Sixty One.

New development in **Dickinson** - Water Street Square! REME Companies and Bryan, Texas-based William Cole Inc. plan a new development in Dickinson – a 19-acre mixed use project along the Gulf Freeway just south of FM 517. Retail, restaurants, and offices are all part of the mix. Pad sites are available for sale, ground leases are available, and there are build-to-suit opportunities. *Update: The developers are actively negotiating with a hotel group, a corporate training institution, food and beverage operators and a multi-family building.*

Did you miss an issue of this *Business Development Update*? Current and previous editions can be found here: <https://bayareahouston.com/business-development-update/>

Now Open Houston - Texas Children's Pavilion for Women opened a community clinic at 920 Clear Lake City Blvd. Ultrasounds, prenatal testing, and genetics counseling will be offered in addition to diabetes management.

Retail / Hospitality Development

In the works ...

City of **Webster** has entered into a property sales agreement with Great Wolf Lodge indoor waterpark! Typically, it would consist of an indoor waterpark with big, curvy slides, children's attractions, restaurants, retail space and hotels. The Webster location would be the second Great Wolf Lodge in Texas. More details as they come.

A retail center of 13,987 SF is planned in **Nassau Bay** on NASA Pkwy. between Wendy's & Five Guys; 82 parking spaces are included for the project.

Due to supply chain issues, the \$2M upgrade project at the Big League Dreams USA facility in **League City** has slowed down a bit, but expectations are to be open early in the first quarter of 2022.

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

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

La Porte:

Slim Chickens at 8940 Spencer Hwy.

Starbucks on SH 146 at Spencer Hwy. Clay Graham / Fox & Graham closed the deal.

Baybrook Mall –

Buttermilk Sky Pie Shop on The Lawn opening early 2022

The Burger Joint opened at 1350 Bay Area Blvd.

League City:

Crafty Crab at 112 N. Gulf Freeway is coming soon.

Low Tide Seafood & Raw Bar will open soon at 201 S. Egret Bay Blvd.

Friendswood:

CTs opened at 2111 W. Parkwood Avenue

JLB Eatery opened at 145 N. Friendswood Drive (burgers, wings, quesadillas, etc.)

The Cuban Flavor at 709 W. Parkwood Ave.

Houston – Pomodoro's will open a second location in late January at 1001 Pineloch Drive at El Camino Real.

Webster: Boomer Jack's Grill will front the Webster Cinemark – first in the Houston area!

Other real estate news ...

MADA Properties acquired the 130,000 SF **League City** Plaza at 180 Gulf Freeway at FM 518. Anchored by Crunch Fitness, there are plans to spruce up the property and add two pad sites – one is 13,000 SF and the other is more than an acre. They're available!

A nearly three-acre parcel on the northeast corner of Austin Street and FM 270 in **League City** was recently sold. Plans are to build a 25,000 SF retail center. James Brockway / Brockway Commercial negotiated the deal.

Redevelopment work was just completed at the former Mall of the Mainland in **Texas City** – an overhaul of 750,000 SF. Renamed Mainland City Centre, it is home to a 100,000 SF World Gym (in the former Sears department store space) – the world's largest! Just opened is the 8,000 SF event center; it will accommodate 425 people. Remaining availability is 20,000 SF of office space.

In **Webster**, the 108-room Hampton Inn & Suites Houston/Clear Lake-NASA Area hotel just sold.

A preschool in **La Porte** recently sold. The Peanut Gallery, a 43,560 SF facility, is located at 3902 Underwood Road.

HIGHLIGHTS OF 2021 (JUST IN CASE YOU MISSED IT!)

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. *Update: HEB just opened.*

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.

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.

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.

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.

Opening Soon

Houston – AMOCO Federal Credit Union opens next year at 1150 Clear Lake City Blvd. Ste. 102. Chase Bank is coming to Bay Area Blvd. and Moonrock Drive.

Now Open

Baybrook Mall – Windsor Fashions in the Forever 21 wing

Webster – Southside Boardshop at Baybrook Square, 19760 Gulf Fwy.; Divers Down Underwater Adventures at 20801 Gulf Fwy #10

League City – MaKenzie Layne Boutique at 1830 W. Main Street

Houston – Jaguar / Land Rover of Clear Lake at 17097 I-45 South

Texas City – Tanger Outlet: Lex & Mae Southern Yankee, Hana Brands, S+S Sweet Spot, E&A Outlaws Western Wear, CKD's Golf Carts and Aim On Target.

Residential Development

Condominiums are planned in **Nassau Bay** ...two multi-story buildings along the water's edge next to the Hilton Houston Clear Lake. More details later!

Acquisitions –

Skylar Pointe Apartments, a 449-unit complex at 1110 El Camino Village Drive, was purchased by Better World Holdings and Crown Capital Ventures. Planned is a \$4.6M renovation including \$2.9M for interior upgrades.

HIGHLIGHTS OF 2021 (JUST IN CASE YOU MISSED IT!)

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. Opening is set for early 2023. Lenox Bayside will be adjacent to **Baybrook East**.

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.

Kemah - Meritage plans 418 townhomes and patio homes in a gated community at the northwest corner of SH 146

and League City Pkwy. Prices range expected: \$250's – \$375's. A multifamily project is also planned here plus more development on adjacent land north of the homes. Flex commercial space is available. Easy in and out via a new north/south roadway -- Evergreen Memorial Pkwy.

An 'agrihood' is proposed in **Santa Fe**. Mulberry Farms is a mixed-use development of 162+ homes on 66 acres on FM 1764. The plan includes 13 acres of lakes and six acres of commercial reserves.

Cove Matrix Development is planning a large master-planned residential community in **Hitchcock**. The plan for Gulf Breeze includes more than 700 homes to be built on 300 acres just off FM 2004 near Blimp Base Road. The company is still working on its master plan.

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.

Infrastructure News and Everything Else!

Congratulations to **Port Houston** as recipient of an \$18.3 million federal grant from the U.S. Transportation Department. The funds will be used to develop Container Yard 1 south at its Bayport Container Terminal which will nicely position Port Houston for future growth opportunities.

HIGHLIGHTS OF 2021 (JUST IN CASE YOU MISSED IT!)

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.

EDUCATION

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.

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.

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. just north of Fairmont Pkwy. This building will replace the current facility at 1515 Cherrybrook Lane; completion is expected next fall.

Road News ...

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

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.

[Clear Lake Shores](#) • [Dickinson](#) • [El Lago](#) • [Friendswood](#) • [Hitchcock](#) • [Houston](#) • [Kemah](#) • [La Porte](#)
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