



Hot Projects

in Bay Area Houston!

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.



... a multi-purpose commercial and general aviation facility and also a joint reserve military base.

All five of the military branches are represented as well as the Texas Air National Guard.



Ellington Airport ...exciting opportunities!



Ellington Airport is home to the Houston Spaceport, the 10th commercial spaceport in the United States, and the only one adjacent to a major metropolitan area.

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**

Axiom Space

23-acre campus – 430,000 SF

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.

Additionally ...

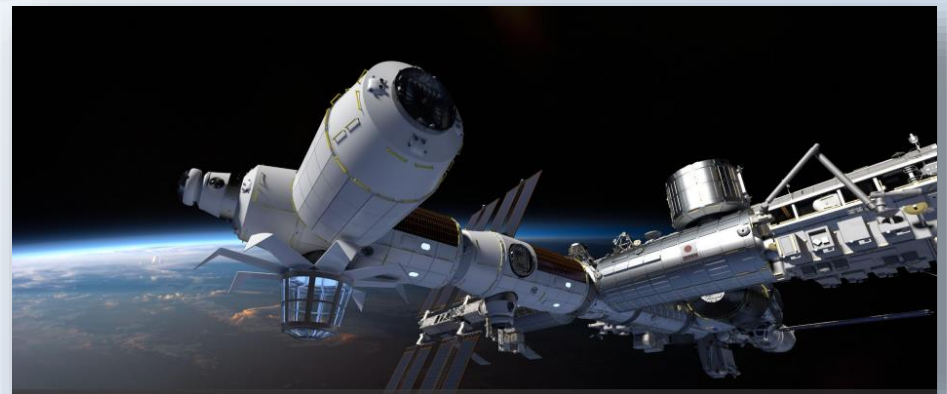
- Axiom will train private astronauts
- Lead private and professional astronaut missions to the ISS.
- **Axiom Space will create 800 jobs.**

Collins Aerospace & Axiom Space were selected to provide the next generation of NASA spacesuits – a contract valued up to **\$3.5B** over a 15-year period.



First phase broke ground – 106,000 SF. This is the Assembly Integration and Testing (AIT bldg.)

A X I O M
SPACE





Under construction --



Intuitive Machines - 125,000 SF Facility
broke ground on 12.5 acres at the Houston Spaceport.
Includes office, laboratory, production, assembly and test space among other amenities.

- Planned Dept. of Defense-sponsored Sensitive Compartmented Information Facility (SCIF) -- the first of its kind in Houston for use by commercial entities. Used to process classified information.
- Innovation accelerators

Upon completion, **the company will employ approximately 250.**

Contract awarded to Intuitive Machines -- **\$77.5M** Contract to deliver four science and technology payloads to the lunar surface.

Intuitive Machines will provide lunar landers to the moon.
\$77.2M contract!



Another NEW contract!
Intuitive Machines landed a contract worth up to **\$719M** to work on NASA's Joint Polar Satellite System. This is a joint venture with KBR.

Collins Aerospace

Completed construction and moved in at its new **116,000 SF campus on 8 acres**. It will support spaceflight and host Houston's first spaceflight accelerator of 10,000 SF. Includes manufacturing & lab space. This phase I project will create **250 new jobs**.



Venus Aerospace -- relocated from California to the Spaceport. In design: a next generation spaceplane that will travel **9 times faster than the speed of sound**, climbing to an altitude of 150,000 feet using rocket engines before gliding safely back to Earth. Grew to 55+ employees in one year.



Love the webpage!

On the company's webpage: Why Houston? We chose Houston, Texas as our headquarters because it's the world's first truly urban spaceport. Where else in the world can we fire rocket engines, fly drones, fly experimental aircraft and ultimately commercial aircraft, and still be Home for Dinner?

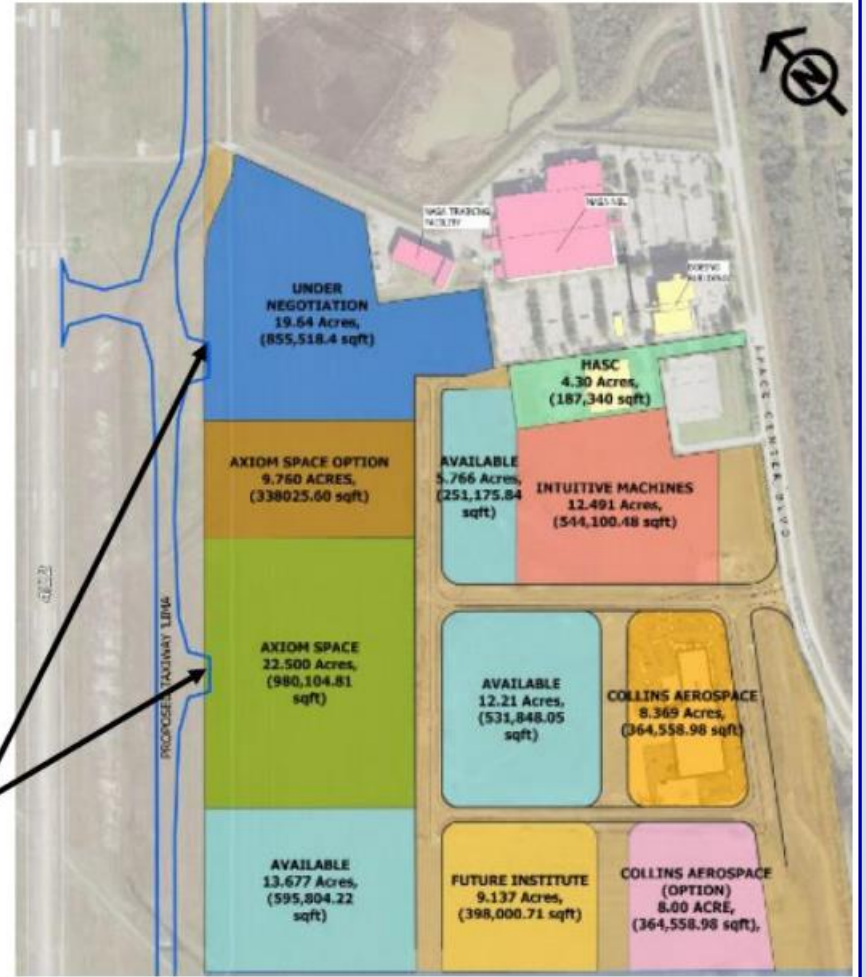


HOUSTON SPACEPORT



Future state of Houston Spaceport based on planned developments by Axiom Space, Collins Aerospace, Intuitive Machines, along with a new EDGE Training Center in cooperation with area universities. These investments will total more than \$250 MM.

Future Taxiway Lima
With Access Points





The EDGE Center at the Spaceport

The EDGE Center is 1 of 3 CertTec certification testing centers in the U.S. and the ONLY one in Texas!

The San Jacinto College EDGE Center is partnering with the local manufacturing community to teach technologically advanced manufacturing training programs to meet the needs of the region's manufacturers.

Coursework and certifications in:

- **Composite** manufacturing technician
- Aerospace **electrical assembly** technician
- Aerospace **mechanical** structures technician
- Aerospace quality technician
- **Mechatronics** and industrial **automation** technician
- Manufacturing technician
(**hydraulics, pneumatics, CNC lathe, sheet metal work, fasteners, etc.**)
- Employment Skills

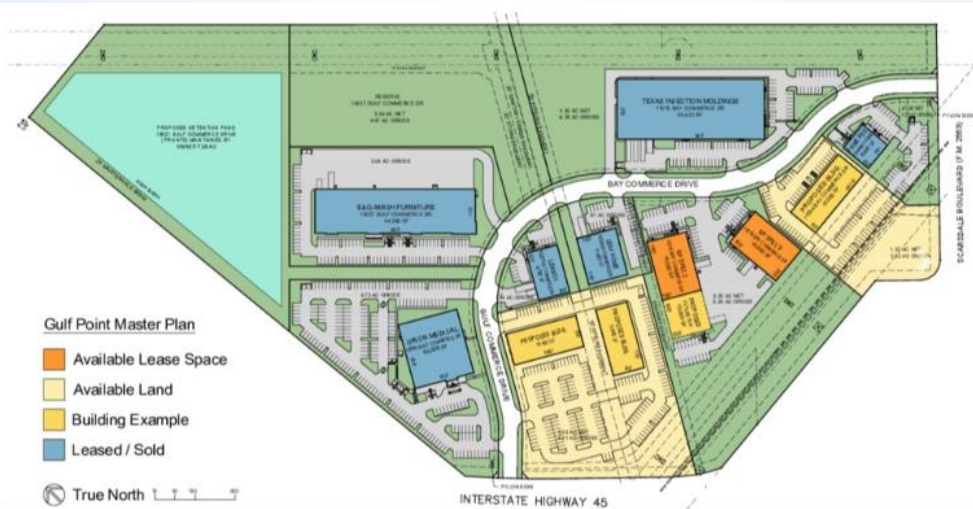
Tenants in the HASC building at Ellington:
Intuitive Machines and SJC's EDGE Center



Gulfpunkt Business Park under construction. 43 acres on Gulf Freeway at Scarsdale Blvd. Available sites for flex, distribution and single tenant users, 5,000 – 500,000 SF. Sale or lease.




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




Gulfpunkt Business Park layout

65% Pre-Leased | ±16,706 SF Available



Orion Medical Building



Now Leasing
65% Pre-Leased | ±16,706 SF Available
47,071-SF Medical Office Building
13009 Gulf Commerce Drive

Pasadena



\$27M administration building underway for Pasadena ISD on Fairmont Parkway near Pansy St. 119,320 SF on 9.47 ac.



Shoppes at Fairmont Crossing, Phase II under construction at 7333 Fairmont Pkwy. Blazer Builders has a project on the adjoining 9 acres: 137 apartments for 55+ adults.

Hilton Home2 Suites



New campus of HCA Houston Rehabilitation Hospital Southeast now open at 4801 E. Sam Houston Pkwy. (formerly Kindred)



Proposed: **Preston Place** on 8.8 acres – BW 8 / Preston Rd / Genoa Red Bluff Rd. Ideal for restaurants, retail, medical and office facilities.

New construction on Beltway 8 in Pasadena



coming to the BW 8
next to Cheddar's



CPET at San Jacinto College



LyondellBasell Center for Petrochemical, Energy, and Technology (CPET) building – 140,000 SF.

Classes for –

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



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 at Morgan's Landing, a multifamily on 19 ac. is open!
- Senior living planned on 7.5 ac.



Pool view at Domain at Morgan's Landing



La Porte



Several new hotels



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



at La 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.

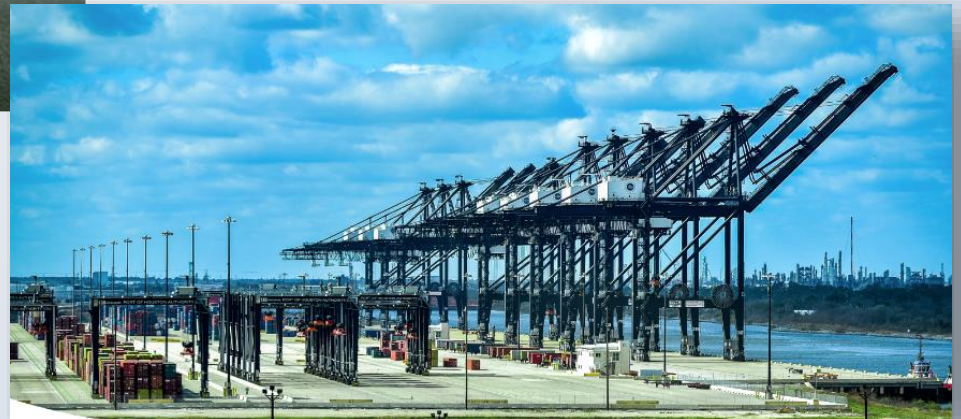
Maritime, Manufacturing and Industrial Activity



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

Bayport Container Terminal & Barbour's Cut Terminal

- Freezer and refrigerated space
- Warehouse space – JUST IN CASE!



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!**



Texas Downstream Energy

Short-term:

- **90 petrochem projects** announced since 2010 (**\$70 bil.**)
 - 1/2 completed & open
 - 1/4 currently under construction
 - 1/4 announced but not under construction yet
- **Construction labor force** is tight, but improving locally
 - Increasing **local tech training facilities**
 - Increasing **college credit in high school** for tech careers
 - **2 months to 2 years** out of high school to a technical job

Newest developments ...



3° Red Bluff - 1050 Red Bluff Rd in Pasadena on 12 acres.
Cold storage/refrigerated business park.
Two cold/frozen buildings totaling 148,900 SF.



2602 Genoa Red Bluff, 146,595 SF BTS on 11.94 acres. Dock and drive-up doors. 130' truck court. 32' clear height. 3-phase power. Available Q3 2023.



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



225 Logistics Center – planned in Pasadena. 403,066 SF. Cross dock, 36' clear height, 180' truck courts. Dock and drive-in doors. 25.7-acre site. Delivery estimated for Q1 2022.



Southeast 45 Logistics Park, 169,677 SF on 11.83 ac. at 5115 S. Shaver is under construction. Specs: 169,677 SF, 130-ft. truck court, 32 dock-high and two grade-level doors, and ESFR sprinkler.



Red Bluff Industrial Red Bluff Rd. & Pasadena Fwy. frontage road. Avera plans 2 buildings on 11.82 ac.: 58,693 SF and 95,692 SF, front load, dock high, 32' clear height.



Bayport 146 Distribution Center, 5803 Old Hwy 146. 454,600 SF. 36' clear height, 74 trailer spaces, 180' & 150' truck aprons.



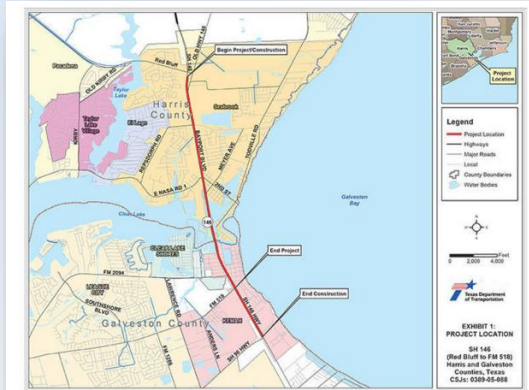
Beltway-225 Business Park - United Equities Inc. Phase II – 2 tilt-wall buildings, 22,000 SF and 24,000 SF, both expandable. 30' eave height.



Red Bluff Road
to FM 518

~\$200 million project

More information here:
www.SH146.com



Courtesy Texas Department of Transportation

State Highway 146 expansion schematic

A schematic from the Texas Department of Transportation shows where the state Highway 146 expansion begins and ends.

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.



<https://www.sh146.com/photos>

**SH 146 construction expected to finish
in fall 2023!!**

\$214M project

85% of construction done on the 2.5 – mile express bridge. Work complete on NB and SB frontage roads from NASA Pkwy to Red Bluff Rd.

At the Repsдорф Circle –

320 multifamily units

retail and office in 7 buildings
surrounding the multifamily
development.

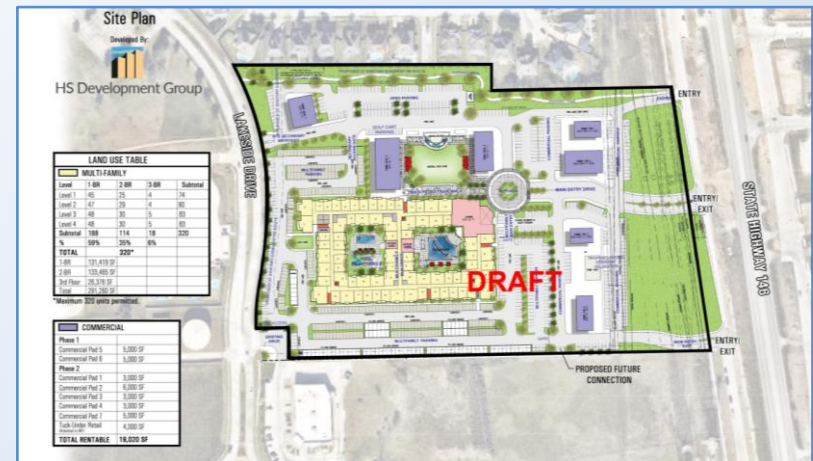
Entertainment plaza



**The Edge at Seabrook Town Center by
HS Development Group -- planned on 19.5 acres**



Within 3 miles of this location in Seabrook, there are 1,640 new residential units proposed, planned or underway. (Taylor Lake, El Lago, Kemah and Seabrook)



Seabrook

Seabrook Plaza on NASA Parkway

Mixed-Use Waterfront Development on 15+ acres. Developer is Fischer Acquisitions and Development.

- 170-room Compass by Margaritaville hotel which will connect to a ...
- 10,000 SF event center featuring a ball room overlooking the water plus an additional 10,000 SF of outdoor space contiguous to the hotel.
- 7-story apartment building including 76 1 & 2-bedroom condo units
- 20,000 SF of waterfront dining.

Parking on 1st and 2nd floors.



Compass by Margaritaville hotel will be part of the development.



Seabrook



Good *opportunity* for a restaurant operator

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



Highland Center – mixed-use waterfront development by Highland Resources.

- 13-story, 238 units and single story 5,200 SF restaurant with 3,000 SF dining deck.
- Former site of Louie's on the Lake ... next to Villa Capri.
- Tower will have a 9,700 SF amenity deck with a pool on top of the garage.
- Parking is on 1st and 2nd floors.



Opportunity for developers!

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



Kemah & Clear Lake Shores



Coming to Clear Lake Shores in 2022



Kemah Crossing, a patio home development by Meritage Homes at SH 146 and the League City Parkway – 515 homes on 89 acres. Patio homes up to 2,870 SF; townhomes up to 2,047 SF. Prices - upper \$300's.



Now open in Clear Lake Shores

- A multifamily project is planned.
- Flex commercial space is available.
- Easy in & out via a new north/south roadway: Evergreen Memorial Pkwy.



League City

Waterfront development: Riverview at Clear Creek

Wesley Drive and Gulf Freeway

59 ac. Development.

100-slip marina infrastructure work is ongoing.

Phase II --

- Hotel
- Restaurant overlooking the marina
- 285-unit multifamily project – The Riverview
- 53 townhomes
- Amphitheater, boardwalk and trails
- Retail space & restaurants



PAD - 1	RETAIL / RESTAURANT FOR SALE	6.2 AC
PAD - 2	ALOFT HOTEL	150 KEYS
PAD - 3	RESTAURANT FOR SALE	6.6 AC
PAD - 4	BUILT MULTIFAMILY (PHASE - I)	203 UNITS
PAD - 5	MULTIFAMILY (PHASE - II)	297 UNITS
PAD - 6	TOWNHOMES (PAD FOR SALE)	5.3 ACRES
PAD - 7	RETAIL FOR SALE	1.1 AC
PAD - 8	GARDEN OFFICE PARK FOR SALE	2.6 AC
PAD - 9	SENIOR HOUSING (PHASE - III)	109 UNITS
PAD - 10	MARINA	6.8 AC



League City

Planned: Plaza 96, a mixed-use development on League City Pkwy. near South Shore Blvd. 75,000 SF for retail, restaurants, medical office space and office warehouses. Breaking ground later this year.



Bay Colony Park is planned for 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.

Construction underway: Grand Living at Tuscan Lakes. Senior living for 186 residences including independent, assisted living and memory care options. The 211,805 SF, 4-story building is planned for completion in spring of 2023.



UTMB Health League City

Latest completion is 5-story, 264,000 SF patient tower.

What's next?

Phase 3 expansion has been approved. South Tower will expand from 5 to 11 floors. Tower has 97 beds; expandable to 300 beds. Design work has begun. Project cost: \$250M.



UTMB Health League City campus on Gulf Freeway between League City Pkwy and FM 646.

MD Anderson is also on this campus.



Available for sublease – built for Amazon at 2455 Tuscan Lakes Blvd. 181,497 SF on 55.56 acres
36' clear height
10,000 SF office
17 dock doors;
16 grade level doors
325 / 898 - auto / van spaces

Perfect for ... anything!



League City

Houston Methodist Emergency Care Center now open at S. Egret Bay Blvd. and League City Pkwy.



Houston Methodist Emergency Care Center

Gordon Food Service is entering the Texas market! The food service distributor sells to restaurants and to the general public. GFS has renovations underway in the former Palais Royal at 215 W. Main St. It's open!



It's open - Kelsey-Seybold Clinic – South Shore Harbor, a 15,000 SF facility, will be built at 3625 E. League City Pkwy. Another new facility, two-story, 33,000 SF, is planned for W. League City Pkwy.



New townhouse development planned at marina site on Twin Oaks Blvd. 18.5 acres for 30 townhomes, gated community.

Aura at Beacon Island

A developer plans 69 Patio Homes, 95 Townhomes, 250-350 Garden style apartments, 4.5 acres of parks, and 12,100 feet of trails. Beacon Island is on Lighthouse Blvd. off Marina Bay Blvd. in League City.

Construction underway on apartments.



The League – a proposed \$125M mixed-use development by CJ Development.

The 1st phase of The League would include 230 multifamily units and 30,000 SF of retail and restaurant space.

This is a multi-phase development eventually bringing 630 residential units and 75,000 SF of commercial space. On FM 518 south of Five Corners.



League City

Pinnacle Park – 100+ acre mixed-use town center development, Gulf Freeway between League City Pkwy and FM 646.

Cabela's, Memorial Hermann Convenient Care Center and Marriott Fairfield Inn & Suites anchor the development.

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.

Still planned at Victory Lakes:
Alamo Draughthouse - 10 screens
Gulf Fwy & FM 646

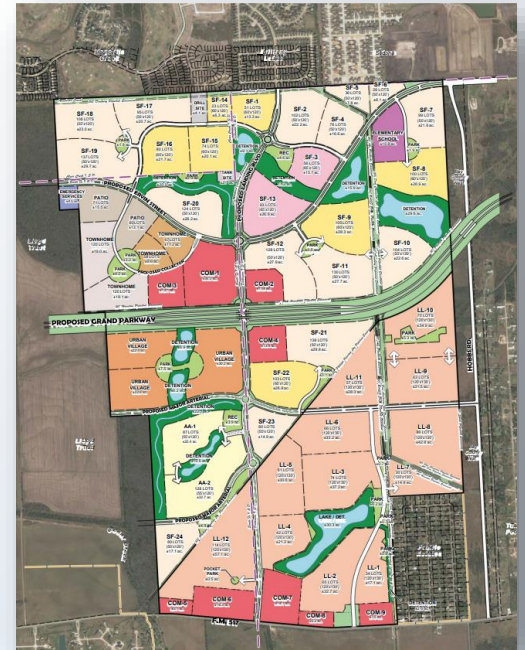
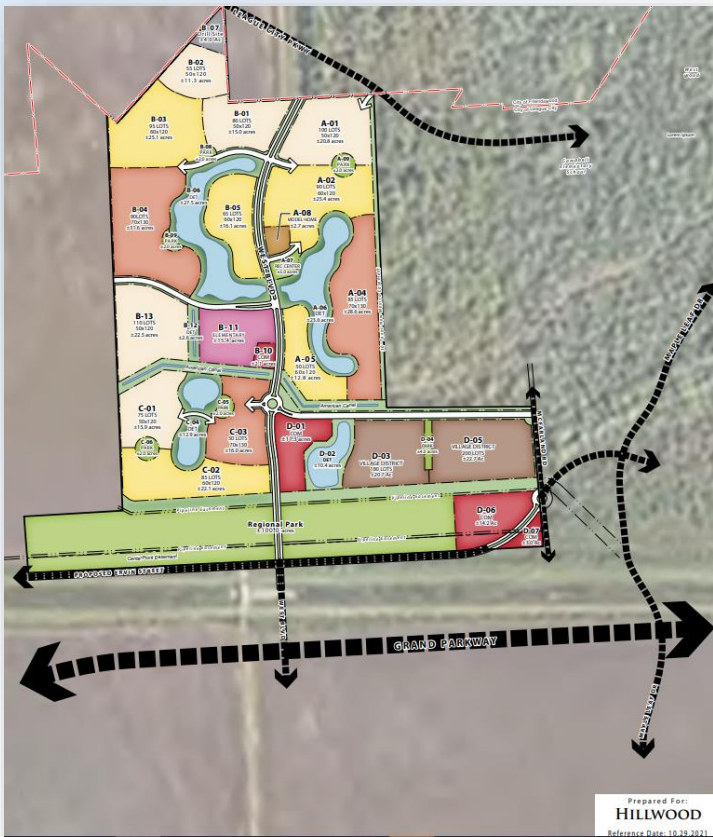


The Spot is coming !



Grand Oak Village next phase: 6,000 SF. PJ's Coffee and Slate Brick Oven are coming. North of League City Parkway at the Gulf Freeway.

Hillwood Communities – 1,770 single-family homes on 804 acres. Ranging from \$300's to \$800's. In addition, the developer will try to connect the western end of League City Parkway to Friendswood Lakes Boulevard.



Duncan Tract – 1,254 acres.

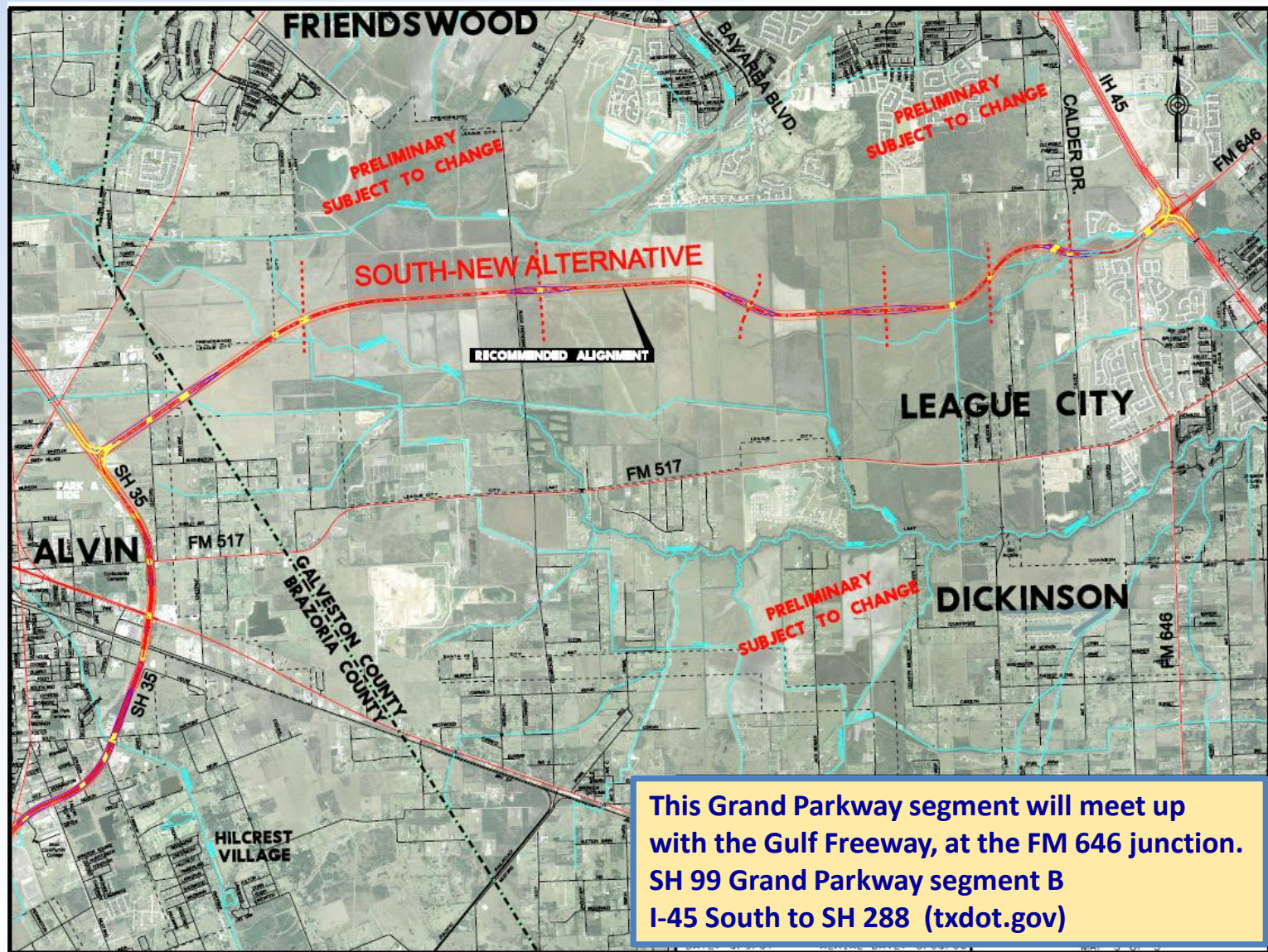


Residential development underway in League City –

Residential Development Lots

Name	Total Lots	Lots available
Beacon Island	168	96%
Coastal Point	560	62%
Cypress Bay	99	17%
Davis Harbor	90	100%
Pedregal	1,025	85%
Samara	1,291	100%
Stedmand West	1,410	100%
Town Harbour Estates	106	100%
Veranda Townhomes	218	67%
Westland Ranch	2,164	100%
Westwood	1,321	28%

There are **7,800** homes in various stages of development in League City!



Update: Project development will begin for delivery of initial portion of SH 99 /segment B from I-45 in League City to FM 2403 in Alvin. Construction to begin in next couple of years. Project completion is estimated for 2030.



Dickinson

New homes coming!

Bayway Homes at Peacock Isle - 13.75 acres on FM 517 between I-45 and SH 3 for ~50 homes; 23 have access to the bayou. 1,778 SF-3,414 SF. From the \$325's. +/- 1 acre fronting FM 517 is available.

REME Companies plans the Cottages at Hughes Road, a luxury rental community on Hughes Rd., ¼ mile from I-45. 270 build-for-rent homes, approx. 650 SF-1,200 SF starting around \$1,300/mo.



New townhomes underway at Water Street.



Water Street highlights -- \$120M development. 430,000 SF and a 6-story garage. Pre-leasing, sale, BTS / RBTS opportunities. SWC of I-45 at FM 517. Includes: hospitality, restaurants, townhomes, 175 multi-family units, and retail. Construction underway on 10 townhomes starting in \$600's.



The current iteration of the Water Street development.

Texas City



Approved PUD for approximately 483-acre Great opportunity!

re residential community: Southlake. Along FM 3436 between FM 646 and FM 517.

There are **5,000** preliminary plats in the works for Texas City.



Latitude Margaritaville may be coming! 55+ community. Resort-style pool. Fitness Center. On 1,000 – 1,500 acres. Somewhere



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

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.

Blue Lagoon Bar & Grill is open!



On the east side of the Gulf Freeway, a new section is planned: Beacon Point at Lago Mar, 800 new homes

Texas City



New construction: Industrial Careers building

College of the Mainland - new Industrial Careers Building opened last fall -- recent completion of STEAM and Admin buildings, and 4 new buildings are planned!

Planned 4 new buildings at COM:

- Library/classroom- \$96.19M;
- Three-story classroom- \$43.49M;
- Corporate & continuing education center- \$14.35M;
- Public services center- \$35.89M



Planned: Library and Classroom building



**Recent construction:
STEAM building**



**Recent construction:
Administration building**

Redevelopment at Mainland City Centre: 100,000 SF World Gym, 30,000 SF bowling alley, Aerodium indoor skydiving, 65,000 SF racetrack venue. 159,000 SF Texas Entertainment Xperience



La Marque



La Marque's former Gulf Greyhound Park on 88 acres ... watch for redevelopment by JMK5 Holdings! Mixed-use could include concert venue, retail stores, restaurants, entertainment, office and a residential component.

Trails at Woodhaven Lakes

- 82.5 acres
- 246 single-family homes
- 22 cottages for active seniors
- Assisted living
- 160-unit resort-style retirement
- 1,500 – 3,000 SF Commercial reserve



\$66M La Marque High School replacement campus planned

Trails at Woodhaven Lakes



Santa Fe



New medical facility on 17.5 acres – inpatient and outpatient – is in permitting process. Available space also planned for 36,000 SF MOB and retail. Planned for the future – a 4-story MOB. On FM 1764 next to AMOCO FCU.



12,000 SF new construction for pharmacy, diner and doctor's office. On FM 1764.



Coming: FM 1764 & FM 646



Whataburger planned for 4206 Ave. T next to HEB.



Hubcap Grill & Bar at 12405 FM 1764 will open by summer.

Hitchcock and Galveston ...



- Proposed city center in Hitchcock – Hwy 6 at Main Street.
- Approx 1,675 homes in some stage of development plus 650 RV spaces at Enchanted Trails RV Resort



Shriners Children's Texas \$25.5M patient housing facility and parking garage projects in Galveston.

The Cove at Galveston Yacht Basin: 5-story, 300 unit multifamily project on 6 acres. And 5-story garage.



The Residences at Tiki Island and Boathouse Resort on six acres in Galveston. Restaurant, boat storage and yacht club.

- 70 condos from \$800's; 8 villas starting in low \$1M's.
- The Villas starting construction this summer, 2 stories atop a podium, 1,900 SF, \$1M+



Peninsula Beach Resort in Galveston County -- New development on 110 acres on the Bolivar Peninsula at Crystal Beach



Peninsula Beach Club-Clubhouse is set to have 2 Olympic size pools



90 2 & 4-bedroom beach houses. Set to begin Q2 2024.



Peninsula Resort Cottages: 114 units – up to 4 bdrms



50 extra-large RV sites with private enclaves overhead.



Five beachfront mid-rise condo buildings comprised of 160 units – 1, 2 & 3 bdrms



Zoo Beach Bar, 41,000 SF expected to open spring, 2024



FAA-approved airport will be the only fly-in beach resort in the U.S. Construction will begin in 2025.



Galveston

Another cruise terminal is being negotiated with MSC Cruises !

Port of Galveston is the No. 4 busiest port in North America & 7th **busiest** port in the world!

So far this year, 600,000 have sailed from Galveston. 137 of 355 scheduled sailings have been completed. On track for 1.3M passengers!!!



Royal Caribbean's new 161,300 SF cruise terminal is open at Pier 10 at Port of Galveston.



Royal Caribbean's *Allure of the Seas* – 6,780 passengers arrived in 2022



Carnival's Princess Cruises - 3,080-passenger *Ruby Princess* coming December 2022 to April 2023.



Carnival Miracle- 2,124 guest capacity, coming October 2023

Carnival's *Jubilee* coming in 2023 – 5,400 passengers



Norwegian's *Prima* – 3,215 passengers - will begin sailing in 2022.

Disney's Wonder – 2,400 passenger capacity



Royal Caribbean's *Adventure of the Seas* – 3,800 passengers



Friendswood



Tannos Land Holdings office building at 1715 S. Friendswood Dr. 4-story, 106,000 SF. Construction has begun.



Another project planned to begin later this year by Tannos Land Holdings:
147,000 SF on S. Friendswood Drive. Retail and restaurants on ground floor and 111 class-A residential units on upper three floors. Multi-level garage; pool and sun deck above garage.

NEW HOMES ...

Avalon – 184 acres near Friendswood Lakes Rd. area. Under construction: 300 lots: 60 x 130, 70 x 130 and 90 x 130. 36-acre lake.

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

Friendswood Trails. Under construction: 130 lots.

Friendswood



30-room boutique hotel on S. Friendswood Drive

One Sixty One... a new Downtown Friendswood mixed-use development on 5.5 acres anchored by a 30-room boutique hotel and banquet room, residences and executive offices, restaurants, retail, collaborative spaces, and a green roof top experience!

Renovations are expected to start soon and new construction begins spring 2023.



Friendswood Heights – in the heart of old Friendswood . Modern 3-story homes starting in the \$750's.

Friendswood and Houston



Industry Park on FM 2351 near Hope Village Rd. Seven industrial-zoned parcels for land lease, BTS or purchase ranging from .8 to 2.5 acres in size. Several buildings underway for tenants.



Rex Road Industrial Business Park on Rex Road in Friendswood. 7 buildings, each on 2 acres with outside storage. All are freestanding and in the range of 15,000 SF, at least 20' clear height.



Ellis Business Park at 16310 Beamer Rd. - office/warehouse lease space located on 21 acres. Project includes 5 buildings and a crane-ready shop plus two 10,000 SF office/warehouse lease space buildings.



Exploration Green – 178 acre former golf course turned nature conservatory ... almost finished ... opening in September. Project began in 2005.



Baybrook Mall

The Burger Joint is open on the Baybrook Mall outer ring!



The Lawn at Baybrook Mall

Now open!



LUCCHESI[™]
BOOTMAKER

Now open - The Reserve at Baybrook – 291 units. 1-2-3 bedrooms.





Houston

Baybrook East at the Gulf Freeway and El Dorado Blvd. H-E-B, 106,000 SF, anchors the first phase.

Retail project just broke ground -- includes 30,000 SF of multi-tenant retail and six outparcels.



Construction underway for 3-building campus on 11 acres. Part of the expansion is a 4-story, 116,000 SF professional building to include ambulatory surgery center and a 2-story 32,000 SF cancer center. 300-space parking garage is coming.

Under construction:

Prose Broadstone Baybrook multi-family project. Includes 5-story garage.



Under construction: Lenox Bayside, 315-unit luxury multifamily complex. 4 stories - 1, 2 & 3 bedrooms. Location is Gatebrook Dr. and Retail Rd. adjacent to Baybrook East. Opening set for early 2023.

Webster

Under construction -- almost leased up! Shops at Baybrook, SEC of Bay Area Blvd. and Gulf Freeway. 9,350 SF in two buildings plus a 1-acre pad site.



Shops at Baybrook



TIRR Memorial Hermann Outpatient Rehabilitation – Southeast – pediatric and adult rehab.



Houston Physicians' Hospital expansion project on Texas Ave. – now approx. 84,000 SF. Hospital starting soon on more projects on Texas Ave.



Webster

Axiom Space has leased the former 146,000 SF Fry's Electronics building in Webster to house its engineering operations. 600 jobs!



Coming soon to Webster:



Proposed development at 18401 Egret Bay Blvd. in Webster. 36,000 SF mixed-use

Big new project! Redevelopment of **600 Gemini** – 365,000 SF!

Space is available to own or lease from 3,000 SF up. Each pod will have a separate lobby for business owners and guests. Work has commenced.

AXIOM leased space to build space suits. 500 jobs!





Webster

Great Wolf Resorts broke ground on Houston-area indoor waterpark in 2022.



2nd Great Wolf Lodge in Texas!

- \$200M project
- 532 room resort , 95,000 SF indoor water park and 11,000 SF conference center on 27-acre site
- 600 construction workers
- 500 FT and PT jobs

RENDERING THE RESORT

Great Wolf Resorts released renderings of the new Webster hotel, indoor water park and conference center set to open in mid- to late 2024.

PLANNED AMENITIES

- 27 acres
- 532-room resort
- 95,000-square-foot indoor water park
- 58,000-square-foot family entertainment center called Great Wolf Adventure Park

SOURCE: GREAT WOLF RESORTS/ COMMUNITY IMPACT

RENDERING COURTESY GREAT WOLF RESORTS

COMING 2023

Chicken & Pickle

FLYWAY RESTAURANT

Flyway development - Chicken & Pickle – 3-acre indoor/outdoor entertainment complex coming. Open late 2023.



Flyway – 120-acre master-planned development anchored by Great Wolf Lodge focusing on adult and family entertainment including 1.6M SF of retail and restaurant development.

Nassau Bay



Houston Methodist Clear Lake expansion! New 6-story, 150,000 SF \$40M medical office building.

Townhomes planned next to Hilton in Nassau Bay
Dirt work underway.



Moody Neurorehabilitation Institute at 1275 Space Park – 64,000 SF – for post-acute brain injury rehab. In / Outpatient. Opens early 2023.



Pre-leasing! 80,000 SF medical office development. 3 stories. Structured parking. Saturn Lane at Space Park Drive



13,987 SF retail center on NASA Pkwy. Between Wendy's & Five Guys, 82 pkg places

Space Center Houston

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



The Shuttle and 747 Carrier exhibit is open at Space Center Houston's Independence Plaza!

The only one in the world!



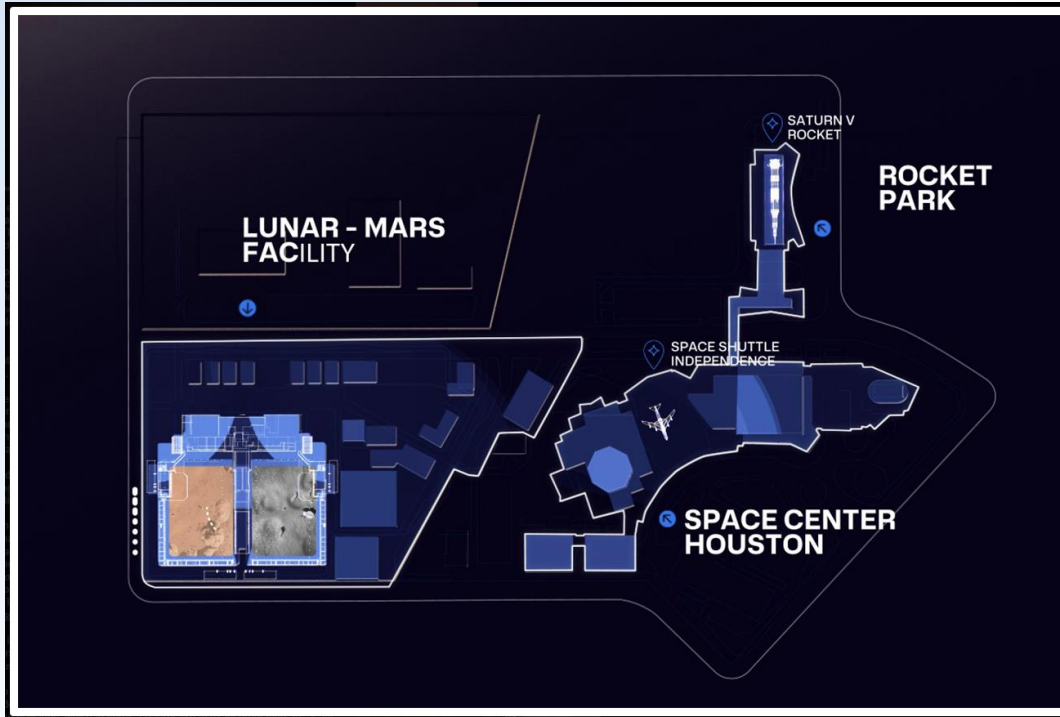
Historic 1969 Mission Control restored and open to the public!



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

Space Center Houston

Lunar Mars Immersive Experience and Learning Center



Space Center Houston plans to transform a 100-acre site which will include two massive structures for simulated terrains of the moon and Mars, modular surface labs and a STEM learning center.

Each facility would be on ~2.5 acres. HUGE!

- Facility would be used to design and test instruments and support testing of lunar and Martian rovers and allow engineers and astronauts to practice working in reduced gravity and conduct emergency procedures.
- The public will have a front row seat into the development of robotics, rovers, lunar landers and reduced gravity systems.

Taylor Lake Village and El Lago

\$90 million mixed-use development underway in Taylor Lake Village and El Lago. Modern living & walkability. Construction has started.



Taylor Lake Canals



Taylor Lake Canals, the northern development:

- 6 condo buildings with 72 units, 24 will be 3-bedroom penthouses and 48 will be 2-bedroom condos. \$300's to \$500's.
- First floors of the condo building will have retail or office space. Two restaurants are also planned.
- Also under construction are 34 gated single-family homes.

The southern development will have a floating barge with a restaurant, outdoor dining and entertainment, a 20-room boutique hotel. Estimated completion is December 2023.

- 4 condo buildings of 40 units each will be 1,500 – 2,200 SF, low \$400's to mid \$600's.
- 41 townhomes priced from the \$500's - high \$700's.

Clear Lake Shores . Dickinson . El Lago . Friendswood . Hitchcock . Houston
Kemah . La Marque . La Porte . League City . Morgan's Point . Nassau Bay
Pasadena . Santa Fe . Seabrook . Taylor Lake Village . Texas City . Webster
Houston Airport System . Port Houston . Galveston County . Harris County

Thanks for visiting Bay Area Houston!

Visit our HOT PROJECTS often –

things are always changing!

Updated June 13, 2023 Barbara@BayAreaHouston.com