



A publication of Bay Area Houston Economic Partnership

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www.bayareahouston.com

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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, 18 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

New development / construction –

- 225 Crossing Logistics Center at 310 Beltway Green Blvd. in **Pasadena**. Specs: Building size – 163,402 SF divisible to 70,000 SF, rear-load, 32' clear height, 135' truck court, 2 drive-in doors, 12' x 14', 142 parking spaces, column spacing - 52' 6" x 52' and 60' speed bays. Expected completion for this master-planned business park is Q3 2024. Site work is underway.
- Big City Manufacturing has a new building underway at 4472 FM 2351 in **Friendswood**. Completion is expected soon. Since 1976, the company has been manufacturing metal and plastic safety ID tags, signs, and decals for operational compliance.
- RC Systems is building a new 20,000 SF facility on FM 1764 in **Santa Fe**. RC Systems, Inc. has manufactured Gas Detectors and Critical Alarm controllers since 1979.
- GR8 Distribution Center at 2555 Genoa Red Bluff Road in **Pasadena**. Specs: 48 docks, 4 drive-in doors, 36' height, ESFR, 60' speed bays, column spacing – 56'6" x 45'8". Available summer 2024.

Aerospace and Aviation News –

Texas A&M University's Board of Regents approved the construction of a new \$200M Space Institute next to **Johnson Space Center**. The facility will be owned and operated by Texas A&M. It will include labs, shops, classrooms, meeting rooms, control rooms, dedicated spaces for astromaterial curation and sample research, and two large extraterrestrial testbeds, one emulating the surface of Mars and the other, the surface of the moon. The institute will identify opportunities to work with local high schools and community colleges to promote science, technology, engineering, and mathematics education to build a pipeline of talent. TAMU is already well-versed in aerospace with four astronauts on faculty plus scientists and engineers who've participated in the NASA rover missions to Mars. The students, faculty, and researchers at the university are currently working on nearly 300 space-related projects across TAMU's 12 colleges and schools. More details as they emerge. [HBJ](#) [Houston Chronicle](#)

Texas Southern University plans to start construction in May 2024 on a flight academy at **Ellington Airport**. The two-acre site will feature a 24,000 SF aircraft hangar, 11,000 SF aircraft apron, 4,200 SF office, training and classroom space, and an aviation fuel tank. TSU is the only university in the state that offers a four-year aviation degree. In July, the university's aviation program was professionally accredited by the American Accreditation Board International (AABI). It's

one of the highest levels of recognition for an in-house aviation professional pilot program. The school reported that 156 students were enrolled this fall in the program. According to the Bureau of Labor Statistics, the median annual wage for airline pilots, copilots and flight engineers was \$211,790 in May 2022. Completion is expected in May 2025.

[HBJ](#) [ABC Channel 13](#) [Houston Chronicle](#)

Built right here in **Houston**, TX! Intuitive Machines spent the last four years building a 14-ft. tall lunar lander, the Nova-C. It's now in Florida at the Kennedy Space Center waiting for good weather to launch. It's hoped to be the first commercial spacecraft to safely land on the moon; this lunar lander will be a new and more affordable avenue to send science experiments, cameras, data, and other technologies to the moon.

Recently, Intuitive Machines held a grand opening of its 105,572 SF facility at the **Houston Spaceport**. The \$40M center spans 12.5 acres and includes 125,000 SF of office and production space, including 45-ft. cranes that moved the lunar lander product through the facility. Besides the Nova lander, the new center can assemble and process up to four spacecraft that can carry 1,500 kg of cargo each. Another upcoming craft that will come out of the center is the company's Micro Nova lunar drone. The company has grown to about 330 employees. [Houston Chronicle](#) [HBJ](#)

Axiom Space just held a grand opening of its new 106,000 SF Assembly Integration and Test Building, which will serve as the new headquarters for the Houston-based aerospace company. Axiom Space operates end-to-end missions to the International Space Station (ISS) while developing its successor, Axiom Station, and building next-generation spacesuits for low-Earth orbit, the Moon, and beyond. Further phases will include astronaut training centers, a mission control center, and engineering and development labs in addition to the Axiom Station production bays. The full campus will span 22 acres at the **Houston Spaceport at Ellington Airport**. [fly2houston](#) [Houston Inno](#)

You might want to know about this ...

The 2024 ASCENDxTexas date is set for February 14th and 15th at South Shore Harbour Resort and Conference Center in **League City**. ASCEND stands for Accelerating Space Commerce, Exploration, and New Discovery. This day-and-a-half event delves into the crucial role that commercialization plays in advancing space ecosystems and uncovers insights into the future of space stations and other pivotal programs shaping the next generation of aerospace. Here's more about it -- [Ascend events](#)

Have you checked out our MS4B website? <https://www.makingspace4business.com>

It's a central location for information to be presented about our region's aerospace ecosystem, including job opportunities and news within the industry. Local companies can submit aerospace-related content to be shared on the MS4B social media platforms to highlight things going on within the aerospace industry in our region. Check it out!

Acquisitions and other transactions –

- A 12,521 SF ambulatory surgery center at 444 FM 1959 in Houston, recently sold. Partners Real Estate represented the seller in the transaction.
- An undisclosed buyer purchased a 10,000 SF industrial building on two acres at 250 N. Witter St. in Pasadena. The buyer was represented by Katie Keys / Junction Commercial Real Estate, who also negotiated a long-term leaseback with the undisclosed seller, represented by Ed Frantz / CBRE.
- A family trust acquired a 4,700 SF medical office property at 404 W. Fairmont Pkwy. in La Porte. Partners Real Estate represented the seller and the buyer.
- Undeveloped land consisting of 29.4 acres fronting the Timber Creek Golf Club on FM 2351 in Friendswood was sold to a new owner. Kelly Hutchinson and Charles Herder / Colliers represented the seller.
- A 4,750 SF distribution building on 6.5 acres at 6110 Red Bluff Road in Pasadena changed hands. Trey Erwin III / Lee & Associates negotiated the sale.

Leasing activity –

- 15,000 SF – Morsco HVAC Supply leased at 11018 Bay Commerce Dr. at Houston's Gulfpoint Business Park. Jason Gibbons / Finial Group represented the landlord.
- 8,000 SF - Diamond Technical Services, Inc. leased at 413 Independence Parkway South in La Porte. Gerber Realty represented the tenant, Junction Commercial Real Estate for the landlord.
- 5,000 SF - Bison Lifting Equipment LLC leased at 425 Independence Parkway South in La Porte. Junction Commercial Real Estate / Katie Keys represented the landlord, Robert McGee, SIOR and Austin Bartula / Lee & Associates for the tenant.

- 3,000 SF - Bloodhound Tracking Device, Inc. has leased office space in Seabrook. The company has developed a next-generation supply chain tracking, visibility, and security tool which will provide 'no-touch' supply chain transfers without any human/system interface. The device can be affixed to ocean containers, trucks, trailers, rail cars or other physical assets requiring movement details that are critical for security.
- Titan Technologies opened an office at 1150 Gemini St. in Houston.
- V2X leased office space at 17225 El Camino Real in Houston. The company provides engineering and technical services.

Office and Mixed-Use -

Just announced! **Friendswood City Center** is planned on a 106-acre tract along FM 528 at Blackhawk Blvd. near Bay Area Blvd. On 54 acres, the plan includes a 500-unit apartment complex, 200,000 SF of office and medical office buildings and mixed-use buildings with condominiums, and 150,000 SF of retail space. A luxury boutique hotel and convention space for 500 people are part of the plan. There will be a 52-acre public park, walking and biking trails, and a fishing lake with a pier. Partnering on this \$700+M project are Tannos Development Group and Wolfgramm Capital. Plans are to break ground in January on infrastructure which includes connecting FM 528 with West Bay Area Boulevard. It's estimated that vertical construction could start in late 2024 with project completion within three years. [HBJ](#) [Community Impact](#) [Houston Chronicle](#)

Construction is well underway on a new \$23M office building at 1715 S. **Friendswood** Drive by Tannos Development Group. It's four-story, 106,000 SF. No word yet on the tenant mix, but we'll keep you posted.

Healthcare news –

Moody Neurorehabilitation Institute just opened in **Nassau Bay** at 1275 Space Park Drive. This new 64,000 SF facility is for post-acute brain injury rehabilitation -- residential, outpatient, and day services. Included are 40 private rooms, 15 Murphy-style beds for family accommodations, 10 private rooms with Jack and Jill bathrooms, spacious community living areas, and much more.

HCA Houston Healthcare Clear Lake broke ground in **Webster** at 200 Medical Center Blvd. on an on-site Early Childhood Education Center, a \$7M facility, exclusively for all HCA Houston Healthcare employees. The center will include infant, toddler, preschool and kindergarten preparatory programs and afterschool opportunities through a partnership with Bright Horizons. Plans are to open in the spring. The program will help employees balance work and family life and also support child development. Expectations are to open in spring 2024. The hospital at 500 W. Medical Center Blvd. has been redesignated as the only Level II trauma center in the Bay Area.

Thomas Manor Assisted Living broke ground on a 22-bed facility at 2277 Thomas Trace and San Joaquin Parkway in **Friendswood**.

Friendswood Community Hospital is under construction at 3201 E. FM 528 at Bay Area Blvd. in **Friendswood**, the former location of a Walgreens store. The new micro-hospital will include 24 beds for emergency and short-term hospital stays.

Sila Realty Trust sold the 199-bed UTMB Health Clear Lake Hospital in **Webster** to the Board of Regents of the **University of Texas**. The Board exercised a purchase option in the lease agreement. This hospital is 373,000 SF.

Now open

- Reunion Court of Clear Lake (assisted living and memory care) at 14101 Bay Point Ct. in **Houston**.
- Into Action Recovery Centers opened a 37-bed detox and treatment center at 17300 Mercury Drive adjacent to its 48-bed facility at 17250 El Camino Real. IARC acquired nearby 950 Gemini St. to expand services in early 2024.
- Kelsey-Seybold Clinic – Clear Lake opened its 27,000 SF expansion at the campus on the Gulf Freeway between El Dorado Blvd. and Bay Area Blvd. This location offers comprehensive primary care for adults and children plus specialty care, on-site imaging, diagnostic services, and a drive-through pharmacy.
- Houston MRI and Diagnostic Imaging at 1505 E. Winding Way in **Friendswood**.

Coming soon

One Medical plans to open a clinic at 144 El Dorado Blvd. in **Houston**.

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

RETAIL / HOSPITALITY / MIXED-USE

Development news –

Pasadena Arena & Convention Center Expansion & Renovation – The city of Pasadena and the Pasadena Economic Development Corporation (PEDC) plans a major overhaul of improvements to the existing Pasadena Convention Center & Municipal Fairgrounds. A new multi-purpose, 68,000 SF arena with a 7,500 seating capacity will be added. It will be integrated with the existing convention center to form a complex totaling 102,000 SF. With this \$50M project, the new arena will be able to accommodate the growing event venue needs of regional educational partners and allow the city to host larger scale entertainment events and regional conferences. This project will set the city up as a contender in the multipurpose venue category for the southeast Harris County region. The existing convention center will be remodeled to provide updated meeting rooms, restrooms, and finishes. The estimated completion date of this project is fall 2025. Groundbreaking is early 2024. [Pasadena EDC current projects](#) [Around LaPorte pg 8](#)

\$75M mixed use development - Newfound Partners has plans to develop Parkview on the west side of **Dickinson**, southwest corner of FM 517 and FM 646. The 27-acre development will include a garden-style apartment complex, a five-acre public park facing Dickinson Bayou, and a 12,000 SF retail center with two or three pad sites. The apartment complex will be comprised of 10 to 13 three-story buildings, one and two-bedroom units. It's in the design phase with construction planned to start in mid-2024. This is contingent on TxDOT's timeline to expand FM 517 from two to four lanes immediately west of FM 646. More details later. [HBJ](#)

Development firm, Collaborate, is planning Bayou Village, a mixed-use project in **Dickinson** on FM 517 and Whispering Lane across from a DISD school. The 14.7-acre project will include a 20,000 SF retail building, two pad sites, a 40,000 SF grocery store, and a four-story apartment complex. The apartments are planned for one and two-bedroom units with a garage on the ground level. The city plans a 23-acre park facing Dickinson Bayou with sports fields, trails, water features and a boardwalk. Approximately 50% of the retail building is leased. Dickinson EDC is working with Collaborate on the project design. Groundbreaking could occur next July. More details later.

Dickinson's Water Street project was approved by the city council; construction will begin in the spring. The \$87M resort-style destination will include upscale shops and restaurants anchored by a boutique hotel. Developing the project is REME William Cole, a joint venture company. A former furniture store site at 3820 Gulf Freeway South is part of the 20-acre development which also includes single-family homes, approximately 30,000 SF of office space, and a 25,000 SF event center. Construction on phase II of the elevated townhomes is starting soon. Construction is expected to be completed no later than E-O-Y 2029. More details later. [Galveston Daily News](#)

Commons at Lago Mar Towne Center, located west of I-45, south of Lago Mar Blvd., and east of Crystal View Blvd., is in the works for **Texas City**. Property is under contract to a developer who plans a large-scale shopping center, most likely over 100,000 SF. Not too many details yet ... stay tuned! https://www.galvnews.com/business/buzz/biz-buzz-sizable-shopping-center-planned-for-lago-mar-specialty-meat-market-opens-on-isles/article_19babaa9-2fac-5e2b-bbbc-3db05f25c7ed.html

Preparations are underway to start construction of the \$110M Margaritaville Resort in **Galveston**, 317 East Beach Drive. The resort will feature a 314-room tower, several restaurants and bars, and an expansive water park. The developer, Dallas-based RREAF, is partnering with Innisfree Holdings on the project. [Galveston Daily News](#)

At the NWC of I-45 and Holland Road in **Texas City**, an 18,392 SF retail center is planned; it will be adjacent to Buc-ee's and the Tanger Outlets.

A 15,000 SF retail center will be built at Lago Mar Blvd. and Crystal View Blvd. in **Texas City**. Available is 2,000 to 15,000 SF.

Exciting things are coming to Sylvan Beach Park in **La Porte**! Recently, Harris County Precinct 2 Commissioner Adrian Garcia delivered his 'State of the Precinct' address mentioning that a big project is in the study phase for improvements to Sylvan Beach Park. Since then, Commissioners Court approved the development. The estimated \$25M project will revitalize the park making it a county-wide destination. The development could include such things as outdoor dining, a carousel, an amphitheater, a nature park, a food truck station, an updated skate park, and an extended beachfront, among other amenities. Commissioner Garcia's team is also working on a 40-mile trail to connect Sylvan Beach, Partnership Park, Bay Area Park, and Clear Lake Park. [Around La Porte](#)

Backyard Brewing Co. plans a microbrewery / restaurant in **Dickinson** at 4418 Illinois Street, just off SH 3 at 45th Street. The craft brewery will be 4,700 SF with patio seating and a bar on the second floor. Hopes are to start construction in late 2024. The current building on the site will be torn down to make way for the new building.

Partners Real Estate is renovating the former Randall's at 2323 Clear Lake City Blvd., the Bay Pointe Shopping Center. A diverse range of suites are available, from 2,000 to 30,000 SF. Completion is near; the preferred tenant mix is that of restaurants, coffee shops, light medical, boutique fitness and special grocers ... and pickleball.

Marriott Residence Inn is under construction behind **Baybrook** Mall at 19170 Gulfbrook Dr. Completion is expected in September 2024 of the 123-room hotel.

Great Wolf Lodge, a \$200M project being built in **Webster**, is now taking reservations. The expected opening is November 2024, or maybe earlier.

Acquisitions and other transactions –

- A one-acre pad site was purchased by AMOCO Federal Credit Union for its 12th branch location. The facility will be 3,100 SF next to the new West **League City** Crossing retail center at League City Parkway and Bay Area Blvd.
- A two-story building at **600 Gulf Freeway** was purchased by Texas First Bank for the consolidation of its banking and insurance operations in the county. After renovations, approximately 125 employees will work at this location.

Leasing and other activity –

- Spanish Schoolhouse opened at 501 S. **Friendswood** Dr., offering the largest Spanish immersion preschool program in Texas. The Texas-based school has 18 locations in the state.
- Coming in 2024 - Riverstone Montessori School is building a 15,150 SF education center at 1610 West Blvd. in **Friendswood**.
- Coming in 2024 – James Avery will open a second location in **League City** at 3010 Gulf Freeway South at the League City Towne Center. The first location opened inside the H-E-B at South Shore Harbour.
- DG Market will open in the former CVS location on SH 3 and FM 518 in **League City**.
- A medical-related business purchased a 5,000 SF property at 3409 Spencer Hwy. in **Pasadena**.
- Frost Bank leased 2,691 SF in **Pasadena** at 142 Southmore Avenue. Representation: NewQuest / Bob Conwell and Austen Baldrige for the landlord, Scott Gardner / Main Street Properties for the tenant.
- Coming in 2024 – Five Below is building a new store at 172 S. **Friendswood** Dr.
- Fifteen Arlan's Markets have been acquired by La Michoacana Meat Market which operates more than 200 stores in Texas. Arlan's will retain its name and continue to carry traditional store items; renovations and improvements are planned. Stores in the region include one each in **Seabrook, Santa Fe and Galveston**.
- Moving to Baybrook Square -- Chair King Backyard Store is relocating in March 2024 to the former Pier One at 1255 W. Bay Area Blvd. The new space is 15,863 SF. The store's **Webster** location is #2 in the company's 22 locations.
- Sun & Ski Sports expanded and relocated to 1301 W. Bay Area Blvd., 20,000 SF, a former Office Depot store in **Webster**.
- AR's Entertainment Hub is coming to Gulfway Plaza in **La Marque** at 14001 Delany Road. Work is underway with plans to open in the spring. AR's is a family-friendly experience with arcade games, laser tag, mini golf, XR Arena and more.

Have you looked at our flip book of Hot Projects? [BAHEP Hot Projects](#) Check it out!

Restaurants, cafés and more –

La Porte:

- Ed's Bistro on Main has opened at 102 West Main – lunch & dinner.
- Walk-On's Sports Bistreaux is now open at 10003 Spencer Hwy.

Texas City:

- Johnae's Soul Food opened at 10,000 Emmett F. Lowry Expressway, Mainland City Centre.
- Legal Brew (coffee and bites) opened at 2505 23rd Street North.

Santa Fe:

- Armadilleaux Café is open at 13230 FM 1764.
- Bighorn BBQ is set to open January/February 2024 at 12611 FM 1764.

- Whataburger has begun demolition and clearing on property at 4206 Avenue T in **Santa Fe** (next to H-E-B) for its new restaurant.
- Starbucks purchased property for a new location – it's a former Church's Chicken site on SH 6 in Santa Fe.
- The owners of Pook's Crawfish Hole in Santa Fe plan to open an additional restaurant at the corner of 6th and FM 646.

League City:

- Slate Table + Bar will open in early spring at 1120 Grand Oak Blvd. The Italian-fusion restaurant is part of Grand Oak Village, a 16-acre development just north of I-45 and the League City Parkway. One building with Pet Suites is complete, and there are two more buildings under construction for various tenants including this restaurant, Forum, and Children of America Preschool.
- Miru Seafood is open at 2490 Gulf Freeway South.
- Not Your Ordinary Cakes is open at 189 Gulf Freeway South.
- The Spot, a longtime restaurant and bar venue on Galveston's seawall, opened a new location at 2502 Gulf Freeway South.
- The Tamale House has expanded at 1815 E. Main serving breakfast, lunch, and dinner. The restaurant also has a popular location in Pasadena.
- A second League City location at 2805 Gulf Freeway South is on the way for Tropical Smoothie Café. It serves smoothies, flatbreads, wraps, salads, and sandwiches. Expected opening is February or March 2024.

Webster:

- Boomer Jack's is underway next to Twin Peaks, and just opened are Walk On's Sports Bistreaux at 1250 Fairway Drive in front of Academy, McIntyre's at 806 E. NASA Parkway and Little Woodrow's at 20251 Gulf Freeway behind El Tiempo Cantina.
- Bonchon (Korean fried chicken) opened at 300 W. Bay Area Blvd.
- Scotty's Sports Grille opened at 1416 FM 528 at Odyssey Park.
- Water Oak Cafe and Bakery has opened at 19325 Gulf Freeway.
- Tenants are building out space at Shops at Baybrook, at the corner of Bay Area Blvd. and the Gulf Freeway in front of Barnes and Noble. Shake Shack, Crack Shack, Kura, Velvet Taco, and Wild Fork Foods are some of the tenants.

La Marque: Work has begun on Raising Cane's on the corner of FM 1764 and FM 2004.

Just for fun! Miles and miles of lights! *Galaxy Lights at Space Center Houston is open through January 7th for its beautiful annual holiday light display.* <https://spacecenter.org/galaxy-lights/>

Coming Soon

Baybrook Mall – Dave & Buster's reopened with a first-in-the-nation redesign! Fat Tuesday will open its 6th Houston location.

Pasadena – Carniceria Prime Meat Market – Pasadena has a 2,500 SF meat market under construction at 2536 Spencer Hwy. The Texas meat market chain offers Kobe beef, and Australian and Japanese wagyu beef among other varieties.

Webster – Dutch Bros Coffee at the Clear Lake Center, Gulf Freeway at FM 528.

Seabrook -- That VR Place at 2100 E. NASA Pkwy. opening early 2024 (play motion-tracking virtual reality games)

Houston – Construction is underway for Swig at 2409 Bay Area Blvd. Standing Ovation Theatre will open at 17380 El Camino Real offering a variety of shows including dramas, comedies, and thrillers.

League City – Tesla opened a showroom and service center at 400 Gulf Freeway. The Sweet Life of Confectionery at 100 Perkins Avenue; Black Rock Coffee Bar at 2494 S. Gulf Freeway. Tim Hortons (coffee) at 1607 League City Pkwy.

Now Open

Baybrook Mall – Mango, a Spanish fashion retailer, opened its 2nd Houston location in the mall; the store launched its flagship store in NY on Fifth Ave. Merchandise reflects contemporary Mediterranean-inspired trends. Best of Canvas opened in the mall.

Kemah – Luckystroke Putt Club at 609 Bradford Ave. (awesome food and an indoor Putt Putt course). Runway (athleisure and casual dress) at 609 Bradford Avenue.

Dickinson – Steam Kaffe at 1837 FM 517

Nassau Bay – Parlor Doughnuts at 1850 E. NASA Pkwy. Summer Moon Coffee at 1846 E. NASA Parkway.

Friendswood – Little Caesars Pizza at 501 S. Friendswood Dr. Great Harvest Bakery Café at 212 S. Friendswood Dr. Haute Home (home décor) at 306 S. Friendswood Dr. AutoMate Garage Boat & RV Storage at 4500 FM 2351

Houston – At Baybrook East: In-N-Out Burger, Dave's Hot Chicken, Parry's Pizzeria & Taphouse, Floyd's 99 Barbershop. Luce Avenue Coffee Roasters inside H-E-B, Donut Distillery at 1507 W. Bay Area Blvd.

League City – Hawaii Fluid Art Studio at 2945 Gulf Fwy. Pinoy Fiesta Food Market opened at 1101 W. Main St. offering Filipino food products and other Asian food specialties. Restore Hyper Wellness at 1720 FM 646. Dutch Bros Coffee at 1721 League City Parkway.

Webster – The Shard Yard (recycling glass to original art pieces) relocated to 315 Odyssey Drive (Odyssey Park)

Pasadena – HOTWORX (24-hr infrared fitness studio) at 4557 E. Sam Houston Pkwy S (BW 8)

Texas City – 5 new pickleball courts at World Gym, 10000 Emmett F. Lowry Expressway. The Gilded Gecko (boutique) at 413 6th Street N

La Marque - A dealer opened a new Bobcat Co. equipment and machinery business, 13,500 SF, at 320 Delany Road.

RESIDENTIAL DEVELOPMENT

- Legacy, a new master-planned community by Hillwood Communities, is coming to **League City**. Covering 805 acres, the tract is located east of FM 528 and south of South Friendswood Drive. Planned: 1,630 homes; 510 homes in the first phase called the Homestead - no builders have been announced. The developer has set aside 30 acres for commercial development and 15 acres for a possible CCISD campus. Planned are 60 acres of waterways with launch areas for kayaks and paddleboards throughout. Lot sizes are approximately 80 ft; home prices are expected from the \$300's to \$1M+. [Galveston Daily News](#)
- Clearwater – new community! A group of Houston real estate investors purchased 134 acres on Beamer Road, just north of El Dorado Blvd. near **Baybrook Mall**, to build a residential community called Clearwater. The plan includes 357 single-family homes on 50, 55 and 60-ft lots; from the \$350's to \$450s. Amenities include a splash pad, lake, and hike and bike trails. Builders: David Weekley Homes, Perry Homes, and K. Hovnanian Homes. The development is in design and could break ground in Q4 2024 with lots delivering in mid-2025. The group has an option to buy four additional tracts totaling 800 acres, northwest along Beamer Road toward Dixie Farm Road. Tentative plans for the future phases include mostly single-family plus commercial development and multifamily. Cushman & Wakefield represented the investment partners in the purchase and will also represent them in the sale of the commercial and apartment parcels to developers. [HBJ](#)
- A large developer is looking to build a new residential development in the ETJ of **Santa Fe** on approximately 1,000 acres. It would include at least 2,600 homes, 1,250 multifamily units, and a lagoon. The property is on the south side of FM 517. More on this later!
- **Santa Fe** residential update: Models are open, and residents are moving in at Mulberry Farms, a 170-lot community at FM 1764 and Avenue L. Construction is underway on two more residential developments: Centennial Oaks (99 lots) and Maple Landing (30 lots).
- Westland Ranch, a master-planned community on 838 acres on **League City's** west side, has opened. DR Horton, Ashton Woods, and KHovnanian are the announced builders, and there are model homes open. Around 1,500 homes will be built.
- The Duncan tract in **League City** is under development – approximately 3,600 lots. More details later about this new community. If you missed reading about the thousands of new homes coming to the west side of League City, here's a good article from earlier this year: [Community Impact](#)
- The Brownstone Group has another project coming up in **La Porte**. The Hawthorne at Fairmont is under construction on Canada Road at Fairmont Parkway. The plan includes 291 units, 4-story, elevator-serviced wrap design.
- **Harris County's** Community Services Department announced plans for its first mixed-income subdivision. Orchard Place, consisting of 54 homes on 8.4 acres off Vista Road at Westside Drive in **Pasadena**, will replace affordable housing stock lost by natural disasters. Approximately 50 to 75% of the single-family homes and townhomes will be affordable for households earning 80% or below of the area's median income. Prices will be under the \$300's. [Orchard Place](#)
- Work is underway by Tannos Development Group, LLC on The Albritton, a 147,000 SF building, at 408 S. **Friendswood** Drive. Class A apartment units will be on floors two, three, and four. On the ground level will be retail, office, and restaurants. The parking mezzanine will be between floors one and two.
- Prose Baybrook apartments are under construction on seven acres at 19101 Town Ridge Lane, next to Lowe's and across from **Baybrook** Mall. Leasing could begin next summer. The 380 one and two-bedroom units range from 650 to 1,225 SF. Amenities will include a pool and grill area, small and large dog parks, a fitness center, and an outdoor pickleball court. Prose Baybrook is next to two other new apartment complexes: the 347-unit San Palmilla developed by Sueba USA Corp., and the 315-unit Lenox Bayside by OHT Partners. All three are next to the H-E-B and adjacent 30,000 SF retail center and outparcels at **Baybrook East**, not to mention the large campus that's underway by Kelsey-Seybold.

Acquisitions –

- Amalfi at Tuscan Lakes, a 328-unit apartment complex at 1450 E. **League City** Parkway and Sorrento Tuscan Lakes at 1455 Louisiana Avenue, 204-units, both sold. Cushman & Wakefield represented the seller in both transactions.
- Clear Lake Apartments in **Houston** at 300 Cyberonics, 244 units with 1, 2, and 3 bedrooms, recently sold with Colliers representing the undisclosed seller.

- Tannos Development Group recently purchased 40 acres for an estate home community in **Friendswood**. More details about that later!
- JMK5 Holdings purchased 117 acres at Baker Road and Falling Leaf Drive next to **Friendswood** High School with plans to build an exclusive residential community of 37 lots, 2.5 acres each.
- The Moorings, a 201-unit apartment complex in **League City**, was recently acquired by Fogelman Properties.

INFRASTRUCTURE NEWS & EVERYTHING ELSE!

Port Houston celebrated the \$91.6M completion of Wharf 6, the Bayport Container Terminal expansion project, made possible by a \$21.84M grant from the federal government's Port Infrastructure Development Program. Part of this project was the completion of a new 1,000-foot-long wharf. Project 11, the Houston Ship Channel's massive expansion project, is expected to cost around \$1B, and more grants are being pursued. According to an economic study by Martin Associates earlier this year, the Houston Ship Channel generated \$906B of economic value to the U.S. in 2022. The marine cargo activity helped generate \$439B of economic value for Texas which supports 1.5 million jobs in our state.

Cruisin' News ...

Norwegian Cruise Line's *Viva* will homeport in Galveston in 2025. The cruise ship holds 3,100 passengers.

Carnival *Jubilee*, a brand-new cruise ship that holds 6,500 passengers, just arrived at her new home in Galveston and left on her inaugural cruise last week. Welcome to Texas!

Royal Caribbean welcomed *Harmony of the Seas* to Galveston this year. The sailings will be weeklong voyages to the Western Caribbean, Mexico, and Roatan, Honduras.

Carnival *Legend* will homeport in Galveston in fall 2025, carrying more than 2,000 passengers on four to 10-day cruises in the Western Caribbean and a few Panama Canal cruises.

The **Port of Galveston** is working on several projects including the proposed \$142M cruise terminal complex at Pier 16, the \$50.1M West Port Cargo Complex improvement project, the port's internal roadway, the 25th Street skywalk renovation, and the more than \$50M project to renovate and improve Cruise Terminal 25. [Galveston Daily News](#) [Port of Galveston grant - Galv Daily News](#)

Did you know? As of the end of November 2023, 318 cruises carried more than 1.3M passengers in 2023 departing Port of Galveston. In that same period, the port generated \$14.8M from passengers and \$20.1M from parking. Next year, there are already 389 cruises scheduled to depart Galveston.

Airport news –

Hobby Airport has a \$470M expansion planned to begin in early 2024, spanning two years. Overall, this will improve the west concourse baggage claim area and baggage system to meet the current and future needs of commercial traffic at Hobby. At completion, the project will have more space for retail, restaurants and art, among other things. For the second year in a row, Hobby Airport has been rated a five-star airport by Skytrax. It is one of 18 five-star airports worldwide and the only one in North America. [HBJ](#)

A commercial aviation training academy owned by Republic Airways is expanding operations to Scholes International Airport on Galveston Island. Leadership In Flight Training began operating this fall at the airport, 2115 Terminal Drive. City council approved a \$5.8M grant to pay for several upgrades paving the way for commercial airliners to operate at Scholes by 2028. The projects include a taxiway realignment, apron reconstruction, and drainage improvements. The development of the full-time flight training program will progress in several phases. The academy will begin with 15 aircraft; the total hangar and office space, after renovations and additions, will be 19,517 SF. Republic Airways is one of the largest regional airlines in the United States. https://www.galvnews.com/news/galvestons-scholes-airport-lands-commercial-pilot-academy/article_f3727bb2-668f-5d43-a5b7-7e14d75a56c3.html

City News ...

- **Texas City** – Renovations at the Phoenix Business Accelerator are nearly complete at 607 6th Street, and the Texas City Economic Development Corporation will soon be seeking tenants! If you are a business within your first three

years of operation and looking for affordable office space and other amenities, contact Economic Development Director Kristin Edwards for additional information at 409-739-7538. You also might want to know about the fun shopping in the downtown 6th Street area! The 6th Street Community Plaza is another project in the works that will bring five parks in one, a \$7M project.

- **League City** – The city's first visitor center is now open at 512 2nd St. in the historical GH&H railroad building that dates back to the 1890's. Soulfreak Railroad Café is a tenant in the visitor center.
- **League City** plans to invest up to \$90M to expand the city's water plant facility in preparation for the population boom. The plant is on 28 acres at 1551 S. Maple Leaf Drive on the city's west side, which is where much of the residential development is happening. [Houston Chronicle](#)

Did you know? **League City's** population was approximately 45,000 in 2000 and grew to 98,000 in 2015; it's now 115,000.

- **La Marque's** population grew from 4,000 to nearly 20,000 in the last eight years; seven housing developments were completed in that time frame. Recently, La Marque was named one of the 'Top Ten Hottest Communities in the Houston Area' by HAR.com, Q2 2023. [Galveston Daily News](#)
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- The **La Marque** Economic Development Corporation (LMEDC) announced another new incentive program to assist with business signage. This new program will help improve business exposure and, therefore, assist in retaining jobs. Once approved, LMEDC will pay 100% of the sign cost, up to \$5,000. More info here: [La Marque incentives applications](#)
- **La Marque's** Downtown Revitalization update -- Crews are working on renovations along the corners of First Street and Laurel Street to create a red-brick downtown complete with a clock tower, new light poles, and matching awnings. Exterior and interior renovations on 1130 1st Street and 418 Laurel Street have also begun. The goal is to attract private investment to this area. For more information: [La Marque revitalization](#)
- The City of **La Marque** and the La Marque Economic Development Corporation announced the designation of a new Historically Underutilized Business Zone (HUBZone) within its boundaries. The U.S. Small Business Administration (SBA) HUBZones are crucial tools for empowering small businesses and fostering economic development in underserved communities. The new HUBZone will serve as a catalyst for revitalization and prosperity within the community by providing federal contracting opportunities, job creation, investment attraction, and increased economic vitality. For more information: [U.S. Small Business Administration: HUBZone program](#)
- **Kemah** – Four million visitors in 2022! The tourist boom continues even with the SH 146 construction which will be complete in this area very soon.
- Construction will begin on land designated as a 57-acre nature park just south of the **Kemah** Oaks subdivision. The first phase is a play structure and an all-inclusive playground, lawn area, and walkways. Second phase is enhancement of the walking trails. The property for the nature center is a thriving ecosystem, and that will not change.

Education news –

The **Pasadena ISD** completed construction of its new administration building at 3920 Mickey Gilley Blvd.

University of Houston – Clear Lake and KBR signed a partnership agreement creating internship opportunities for students across multiple academic disciplines to gain valuable professional experience in the aerospace industry. [UHCL strategic partnerships](#)

UHCL now offers the newly-approved Master of Science in Nursing Education and Leadership program, and exploration has begun into a Bachelor of Science in Aerospace Engineering as well as a degree or concentration in commercial aerospace enterprise.

Hitchcock ISD broke ground on a building for career and technology education (CTE) and fine arts at Hitchcock High School. The construction project is part of an approved \$43.63M bond package. The CTE portion will have space for programs such as welding, culinary arts, and maritime. There's also space for a band hall.

New courses at **San Jacinto College** – autonomous vehicle (certificate), engineering technology (Associate of Applied Science degree), heavy diesel equipment/crane technician (certificate and A.A.S. degree), medical laboratory assistance

(certificate), and plumbing technology (certificate). In 2024, new spring courses are a Bachelor of Applied Science in education and biomanufacturing (certificate and A.A.S. degree). Courses are taught at various SJC campuses.

In the fall of 2024, a bachelor's degree in information technology with an emphasis on cybersecurity will be offered at **SJC**. In spring of 2024, a bachelor's degree in education will be offered in response to a statewide teacher shortage. [SJC programs](#)

As a top 10 finalist, **San Jacinto College** was recognized as one of the country's best community colleges by the Aspen Institute.

College of the Mainland unveiled a new plumbing program which will be offered at no cost to students. The Mitchell Chuoke Jr. Plumbing Certificate will collaborate with Plumbers Local Union 68 to provide individuals with entry-level knowledge and skill to pursue an industry apprenticeship. It's an 80-hour program covering residential and commercial aspects of the plumbing trade with an emphasis on safety. According to Texas Workforce Solutions, by 2028, the Gulf Coast region will need more than 15,000 plumbers, pipefitters, and steamfitters to support demand.

COM's Collegiate High School program is setting record enrollments, and there are two more programs, Early College High School and Dual Credit, also offered by COM. Check out these great opportunities! [COM high school programs](#)

The Aspen Institute named **College of the Mainland** as one of the top 150 community colleges in the U.S. that are eligible for the 2025 Aspen Prize of \$1M. It's all about recognition of high achievement and performance among the nation's community colleges.

Work is advancing on projects that were part of **Texas City ISD's** \$158.6M bond package, passed in 2022. The new Science, Technology, Engineering and Math (STEM) and Robotics Center at 1400 Ninth Ave. N. in Texas City will open in January. The new building is behind the district's industrial trade center. Construction on the new \$66M La Marque High School is expected to start around the beginning of the new year. It will be built in front of the existing building at 397 Duroux Road. The current school will be used throughout the construction. The new La Marque stadium will also be on the high school campus. Work on the Early Childhood Center will also begin early 2024 on the corner of SH 3 and FM 1764.

Road News ...

Update on Segment B / Grand Parkway: Construction will begin in 2027 for the portion of the Grand Parkway, SH 99 / segment B from I-45 in **League City** to FM 2403 in Alvin – a 13.8-mile route at a cost of nearly \$1B. Project completion is estimated for 2030 or 2031. Storm detention will now require more land for ponds than originally planned, and the route will need to shift around newly-built communities so the original footprint from 2016 has changed slightly. In total, approximately 170 acres of additional right-of-way will be needed. [HBJ](#)

Work could begin in 2024 for eight direct connectors at the Sam Houston tollway (Beltway 8) and SH 225 in **Pasadena**. Estimated cost is \$310M.

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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.

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