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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 300 member companies, 19 cities, 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 –

A new distribution center, Baywood Logistics, is being developed by The Avera Companies on 34 acres at 8920 Red Bluff Road just south of Genoa Red Bluff Road in **Pasadena**. Plans call for the 401,154 SF front-load distribution building to have 36 ft. clear height, 60 ft speed bays, dock-high doors, ESFR sprinkler system and an oversized truck court. Groundbreaking is the first quarter of 2025 with completion expected in the fourth quarter. According to CoStar, this submarket is Houston's largest industrial submarket and one of the largest in the country with 116M SF of development accounting for approximately 14% of Houston's total industrial inventory. [Houston Business Journal](#)

Construction began on Gauge Southgate in **Houston** at 13415 Conklin Lane on ~ 12.65 ac. Specs: 3 buildings totaling 192,660 SF. Bldg. A - 33,600 SF, rear-load, 28' clear height, 15 dock-high doors, 1 ramp, 800 amps. Bldg. B - 77,160 SF, front-load, 32' clear height, 19 dock-high doors, 1 ramp, 800 amps (potential increase to 1,600 amps). Bldg. C - 81,900 SF, front-load, 32' clear height, 15 dock-high doors, 2 ramps, 800 amps with potential of 1,600 amps. All are ESFR and have some office space. Expected completion Q2 2025. Development is by Gauge Real Estate Partners.

Kobelco Compressors America broke ground on a 33,000 SF service shop expansion in **La Porte** at 11817 W. Fairmont Pkwy. The shop will feature enhanced infrastructure including six compressor overhaul stations, two drive-through loading bays, an extruder overhaul station, and specialized areas for hydro blasting, non-destructive testing and painting. The company started manufacturing in Japan in 1915 and has grown to be a global leader in compressor technology.

Starship Texas City LLC, owner of a 3.695-acre site at 5815 Old Highway 146 in **Seabrook**, plans a warehouse facility consisting of two 24,000 SF units. The development will include office space, reception area, and a private drive along with landscaping, lighting, signage, parking and security fencing. Based on its location and proximity to the Port, the developer is actively working with end users.

Metrohm (Instruments) has a new building underway at 11034 Bay Commerce at the Gulfpoint Business Park.

Chevron has completed retrofitting its **Pasadena** refinery to process more crude from the Permian Basin and also increased the processing capacity by about 15% -- from 110,000 to 125,000 barrels per day of crude oil. [Houston Business Journal](#)

The **League City** City Council has approved a BESS, a battery energy storage facility, to be owned and operated by Peregrine Energy Solutions. It will be built between SH 3 and Dickinson Avenue, south of Washington Avenue.

A special-use permit was granted for Stella Energy to operate a battery energy storage station (BESS) in **League City** near Caroline Street and FM 646. The City Council also rezoned 1.7 acres from general commercial to public/semi-public where the facility will be built.

The city of **Texas City** approved a zoning change for Alpha Omega Power, a BESS facility to be located on 6.7 acres at 701 SH 146. With the approval in place, the company has now entered the planning/permitting process. [Galveston Daily News](#)

Dataprana broke ground in **La Marque** for its 30 MW data center. This facility will contribute to the area's development by generating local employment opportunities and providing advanced infrastructure to support high-demand applications, including cloud services, Web3 applications, digital asset mining, and specialized customer use cases. This data center will be equipped with state-of-the-art immersion cooling technology **provided** by industry leaders Intelliflex and Arctic Systems.

A liquified natural gas facility is in the works for **Texas City** at Shoal Point, a \$150M+ project.

Aerospace and Aviation News –

Representatives from the Houston Airport System and also from Intuitive machines Inc. confirmed that Intuitive Machines will expand the capacity of its Lunar Production and Operations Center at the **Houston Spaceport** by 50%. Kansas City-based Burns & McDonnell will work with Intuitive Machines on the project; the company built the current lunar LPOC, which is owned by the city of Houston and leased to Intuitive Machines. Meanwhile, HAS is prioritizing finishing a \$16M taxiway at Ellington Airport to give tenants at the Spaceport direct access to international contractors for parts. [Houston Business Journal](#)

KBR won an estimated \$445M contract from the Department of Defense, which will span five years across multiple DOD locations. The contract will involve the Joint Mission Environment Test Capability program, which simulates test environments for systems that the DOD and its customers are evaluating. [Houston Business Journal](#)

Construction will start in January 2025 for the \$200M Texas A&M Space Institute to be built next to NASA's Johnson Space Center. The four-story facility will be owned and operated by Texas A&M University. The Space Institute is being built on a 32-acre site, part of the 240 acres that Johnson Space Center freed up for further commercial development. The remaining space was leased by Austin-based ACMI, which will develop and sublease office and lab buildings. Here's some catch-up reading: [Community Impact](#) [Houston Business Journal](#)

Intuitive Machines Inc. landed another NASA contract with a maximum potential value of \$4.82B. The **Houston**-based space company was selected this week to support NASA's lunar relay systems. As part of NASA's plan to establish a permanent human presence on the moon, lunar relay systems will provide communications services between the moon's south pole and Earth. [News | Intuitive Machines](#)

Axiom Space filed for a \$1.2M renovation at a building they lease in **Webster**, the former Fry's Electronics at 21300 Gulf Fwy. The building is known as the Space Station Development Facility. This is still preliminary and subject to change.

Interesting reading material: [Community Impact](#)

Acquisitions and Other Transactions –

- A deal is in the works to sell Independence Logistics Park, a six-building industrial property in **La Porte** totaling 2.3M SF. This would be the Houston market's largest warehouse deal since 2010. [Bisnow](#)
- Ascension Advisory has arranged the sale-leaseback of a 59,720 SF life sciences facility in **Webster**. The property was originally built in 1984. The acquisition of the facility comes as part of the buyer, mission-critical materials and chemicals manufacturer VION Biosciences, purchasing both the business operations and physical real estate of the tenant, Ansh Labs, including the Webster facility.

- Marcus & Millichap announced the sale of the 45,083 SF unoccupied Behavioral Health Hospital at 11500 Space Center Blvd. in southeast **Houston**. The facility was previously occupied by Sacred Oaks Behavioral Hospital. The buyer plans to repurpose the facility for medical use.
- A medical office building at 401 W. San Augustine in **Deer Park** sold to Deer Park Dental Group.
- An office building near NASA's Johnson Space Center has been acquired by a local investor. The six-story Atrium Crest office building is 107,529 SF, 79 percent leased and is located at 18333 Egret Bay Blvd. in **Webster**. Marty Hogan and the JLL Capital Markets team represented the seller, Fullerton Properties; the buyer, Kashi Atrium LLC, was represented by Patrick Hill / Colliers.
- Alterra IOS, a player in the industrial outdoor storage (IOS) sector that has acquired more than 270 properties nationwide, announced the acquisition of four IOS properties totaling 17 acres in the Houston metropolitan area. Included in the sale is 5100 Underwood Road in **Pasadena**, a five-acre site with 57,500 SF of warehouse space; the property has its own rail spur, providing access to national rail networks.
- A warehouse in **La Porte** at 10819 Fairmont Pkwy. was recently acquired. It's 8,400 SF and sits on 0.8 acres. The undisclosed seller was represented by Mike Taetz, Todd Moore and Connor Duffy / Colliers.

Leasing and BTS Activity –

- 74,000 SF - Industrial property located at 1300 E. Barbours Cut Blvd at **Morgan's Point** has been subleased. Jack Gowan, Devon Gasaway, and Peyton Easley / Titan Commercial represented Green Mile Logistics, Inc. in the sublease of their industrial property. The subtenant, National Road Logistics, LLC, was represented by Kyle Cheung and Will Clay / JLL.
- 16,000 SF – Aegis Aerospace leased at the Clear Lake Tech Center at 17146 Feather Craft Lane in **Webster**. [Houston Business Journal](#)
- 15,000 SF – Alliance Southern Carlson leased space at 11026 Bay Commerce Drive in Gulfpoint Business Park. William Alcorn and Jason Gibbons / Finial Group represented the landlord; Jack Perelman / Mohr Partners for the tenant.
- 13,000 SF - PG Sealing Technologies leased at 909 Shaver St. in **Pasadena**. Representing the tenant: Garth Plyler / Oxford Partners, for the landlord: Jason Kieschnick / Zann Commercial.
- The Crane Inspection & Certification Bureau is building a new training facility at the NWC of X Street and Battleground Road in Deer Park. The company's business is reducing asset risk and increasing productivity for those who work in the crane / lifting industry.
- 7,520 SF – An undisclosed tenant leased a building at 7003 'B' SH 225 in **Deer Park**. Katie Keys / Junction Commercial Real Estate represented the owner; Carolyn S. Fincher / Smith Raines Company for the tenant.
- Higher Up Texas has leased a building at 1911 FM 517 East in **Dickinson**. The organization teaches young adults life skills and guides them to their successful futures.

At Wycoff Development's NASA Bypass Business Park in **Webster** along NASA Parkway:

- Burrows Financial Holdings has a 5,110 SF build-to-suit underway at 224 Sandhill St. Burrows is the parent company for three specialized subsidiaries – capital, investment and business services.
- Airway Alliance Medical has a 4,500 SF build-to-suit under construction at 223 Ibis St.
- Reseda Properties LLC has a 6,185 SF build-to-suit underway at 229 Ibis St.
- Spec development underway: 512 E. NASA Parkway. 24,000 SF with great retail frontage, 18' clear height. Available in 12 months or less.
- Spec development underway! 206 Sandhill St. 9,450 SF, 12' clear height. Flex building.
- A seven-acre tract is available for an anchor tenant.

Healthcare News –

HCA Houston Healthcare Clear Lake is in the beginning stages of a \$40 million, three-story expansion to the main building at 500 Medical Center Boulevard in **Webster**. This project will encompass 125,000 SF, bringing 60 new beds and 10 new delivery rooms to the facility. This expansion is set to be complete in late 2026. HCA Houston Clear Lake is currently a 532-bed full-service, acute care hospital with a Level II Trauma Center, Level III neonatal intensive care unit, and a dedicated pediatric emergency center. It is also home to the only exclusive heart hospital south of the Texas Medical Center.

UTMB purchased a total of 4.5 acres of land at the northwest and southwest corners of Live Oak and Orchard Street in **Webster**.

Texas Oncology leased a 35,000 SF building, formerly Remington College, at the **Webster** Town Center. The location is 20985 I-45 South. Kevin Sims and Nick Ramsey / NewQuest represented the landlord; Nelson Udstuen and Lindsay Arbour / CBRE for the tenant.

A 5,000 SF compounding pharmacy is being developed at 1564 Live Oak in **Webster**.

A dialysis center will occupy the second floor of a new building that's planned in **Nassau Bay** at the corner of Upper Bay Road and NASA Parkway. The site is that of a former mechanic shop which is next to Chick-fil-A and a retail center. The first floor of the new building will be designated for parking and a small retail area. More details later.

Castle Biosciences has broken ground on its new building in **Friendswood** at 1500 W. Parkwood Avenue. Plans call for 30,000 SF of retail space and another 80,000 SF of commercial space. Castle Biosciences will occupy two floors of the four-story building. The total cost of the project is \$107M; another \$6M is going to public improvements in the area. The company designs cancer diagnostic tests, some of which can predict the likelihood of metastasis in patients with skin cancers. The preferred, high-quality talent in the area was one of the primary reasons the company chose to stay and expand in Friendswood. At the company's current headquarters at 505 S. Friendswood Ave, there are about 100 employees. There are additional company locations in Phoenix and Pittsburgh. Read more: [Castle Biosciences begins building new HQ - Houston Business Journal](#)

Shriners Children's Texas recently had a dedication and ribbon-cutting ceremony marking the completion of its new patient housing facility and parking garage in **Galveston**. The construction included a new state-of-the-art 40-unit housing facility and adjacent parking garage for increased accessibility and convenience to families for both outpatient and surgical visits, with ample space for patients, families and employees.

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 –

A dual-concept Marriott hotel -- TownPlace Suites and Fairfield Inn -- will be built in **La Porte** on 13th Street on the west side of SH 146. It will be in the same area as several other hotels. In fact, the developer of this Marriott is also building an 8,700 SF retail center in the middle of all the hotels and is actively seeking restaurants to serve the guests of the 435 hotel rooms.

Good news for **Texas City** - H-E-B closed on 15 acres along the Gulf Freeway in the Lago Mar area for a new store, the second H-E-B for Texas City. There will be more details later! [Houston Business Journal](#)

The Edifis Group purchased property, 2.97 acres, on the northeast corner of SH 146 and Fairmont Pkwy. in **La Porte**. The plan calls for three restaurants to be built there. Chipotle has been announced and will be located at 1001 N. SH 146. Two more restaurant deals are in the works.

Weitzman is in the process of exploring anchor tenants for the development of Phase II of the Junction at **Deer Park** retail center, which is currently anchored by H-E-B at 4701 East Blvd. They are looking for three anchor tenants, along with an expansion of pad site tenants.

The first-in-the-Houston-area Texan store will be built on a 10.5-acre tract in **La Marque** at the Gulf Fwy. and Vauthier Street. Based in Yorktown, TX, this travel center/convenience store is planned to be 25,000 SF with 56 gas pumps in the front and six diesel truck lanes in the back. The Texan founders said they were attracted to La Marque because the location is between Houston and Galveston, it's close to tourism and this metro area is fast-growing. A variety of food items will be offered as well as breakfast, lunch and dinner. Currently, there are 15 locations in the state.

Walmart plans major renovations at two locations in our area: 6410 on the Gulf Fwy. in **La Marque** and 1107 Shaver St. in **Pasadena**. The plan for the La Marque store is to remodel 23,230 SF and add 5,205 SF at an estimated cost of \$1.8M starting

in July 2025 with estimated completion in November 2025. In Pasadena, 208,000 SF will be remodeled, and 1,046 SF will be added at an estimated cost of \$4.17M starting in May 2025 with completion expected in August 2028.

Andretti Indoor Karting & Games plans a 97,000 SF building on 10 acres at 1307 Jasmine Avenue in **Webster**. The venue will offer indoor go-karts, ropes courses, laser tag, mini-golf and arcade games.

Cosmic Air Adventure Park & Arcade opened at 19801 Gulf Fwy. in **Webster** at Center at Baybrook. It includes a trampoline court, ropes courses, slides, zip line, foam pits and arcade.

Webster's 1,700-ft. Flyway Boardwalk overlooking Clear Creek is under development and should be complete in the first quarter of 2025. Pavilions, creek overlooks, and scenic walking paths are planned. Another entertainment venue, PopStroke, is being built next to Chicken N Pickle.

Waypoint 2 Space is in discussions to build a 35,000 SF training facility, called the Space Experience Center, at the new Exploration Park development adjacent to **NASA Johnson Space Center**. It would be open to the public for visitors to experience astronaut training, not as a space camp, but the curriculum would teach real skills for space training. [Houston Business Journal](#)

The Edge in **Seabrook** is moving towards a January-February 2025 groundbreaking. Owners are working with possible tenants for restaurant space on the parcels that face SH 146. We'll keep you updated.

What's going on at the NEC of E. **League City** Parkway and Egret Bay Blvd.?

- Already open is the Methodist Emergency Care Center. Bojangles, 3,300 SF, is under construction.
- The Shops at Tuscan Lakes by Ashton Gray Development is underway, about 15,000 SF of retail space at 1357 E. League City Pkwy. The tenant mix includes iCryo, a donut shop, nail salon and pilates studio. Remaining for lease is approximately 5,000 SF, and there is drive-through space available.
- Behind Methodist on six acres, the MPS Energy Group is developing office condos adjacent to the retail center – the Office Park at Tuscan Lakes. To be built on six acres, the 48-unit complex will include 11 office buildings totaling 61,000 SF. Individual units will be approximately 1,248 - 1,300 SF, in the \$400,000 range. Construction will start later next year. The target tenant mix is medical and business professionals, real estate, insurance and law offices.
- Nearby on the SWC of the League City Pkwy. and Tuscan Lakes Blvd., Noble Merchant Properties is planning two buildings and two additional pad sites. More later as the projects progress. [Houston Business Journal](#)

A local developer has a 24,391 SF building underway at 1320 W. **League City** Pkwy. It's a three-acre site bordered by Calder Rd., League City Pkwy. and Gulf Fwy.

The City of **Pasadena** continues work on the Pasadena Arena & Convention Center's renovation; the projected completion date is Fall 2025. The convention center has always been a place for trade shows, graduations, festivals, and more; this \$50M renovation project will expand on the existing facility to offer more gathering accommodations in a state-of-the-art venue. Key features of the renovated and expanded center include a seating capacity of 7,500 for concerts and performances and a spacious arena for conferences and exhibitions – all with modern amenities and technology.

In **League City**, there is still discussion with a prospective developer for the city's entertainment district that would cover more than 2.2M SF where the Chester L. Davis Sportsplex now stands at the Gulf Fwy. and League City Parkway intersection (southeast corner). The project will feature a hotel and convention center, retail, office space, multi-family housing and parking.

Work is underway on the concert venue in **La Marque** at the site of the former Gulf Greyhound Park. The developer, JMK5 Holdings, has expectations for completion in the second quarter of 2025. VIP suites and cabanas, all Las Vegas-style, are in the works along with an additional 60,000 SF being built, that will accommodate 12,500 people. Some of the property surrounding the arena was sold to other developers who are developing a commercial center; several new restaurants have already opened. Future plans include a hotel. We'll keep you posted.

Acquisitions –

- Gamal Enterprises Inc. sold seven acres at the intersection of **League City** Pkwy. and Lawrence Rd. to a local retail developer.
- Satguru Investments purchased the 63-key La Quinta Inn & Suites by Wyndham **Pasadena** North at 2205 Pasadena Fwy.

- Excellent Minds Academy acquired a 20,000 SF building on four acres at 2600 Stanley Lane in **El Lago**. John Gazzola and Frank Blackwood / Lee & Associates represented the seller.
- Headwall Investments purchased the Fairmont Crossing Retail Center in **Pasadena**, 29,114 SF.

Leasing and Other Activity –

- 10,384 SF plus 5,000 SF – Whiskey River plans to open a new dance place in **Webster**, complete with a mechanical bull, at 1030 West NASA Pkwy., formerly the Plaza Salons. It's 10,384 SF indoor and 5,000 SF for an outdoor patio.
- 3,081 SF – A building currently leased to Black Rock Coffee Bar recently changed hands. Brokers making the deal: Bob Conwell and Austen Baldrige / NewQuest for the seller and Craig Elster / Marcus & Millichap for the buyer.

Just for Fun!

Galaxy Lights is open at **Space Center Houston** until January 5th. It's a space-themed holiday light show!

Newly opened at **Space Center Houston** is the Gateway Habitat exhibit, donated by Northrop Grumman. The exhibit is called HALO ... Habitation and Logistics Outpost ... which is where astronauts would live aboard NASA's Lunar Gateway, a planned space station for orbiting the moon. Visitors will be able to walk inside a recreation of the astronaut living quarters.

Restaurants, Cafés and More –

Seabrook:

- Margarita Jones, a new Tex-Mex restaurant, plans to open at 1818 NASA Pkwy. A full-scale renovation is planned – the building was a former Hooters location for many years. This is the restaurant's second location; the flagship location is West Columbia, TX. April 2025 is the anticipated opening.
- Taco Bell will open very soon at the Miramar Shopping Center on Bayport Boulevard (SH 146). Currently, the center's parking lot is being renovated with new asphalt, lighting and landscaping.

League City:

- Retreats New Orleans Style Daiquiris & Eats at 1504 W. League city Pkwy is now open.
- Potbelly could be looking for a site. Stay tuned.
- Good Vibes Coastal Cantina is open at 3500 W. Main St. Tex-Mex with a Gulf Coast seafood twist.
- Rotolo's Craft & Crust (pizza and more) plans to open in spring 2025 at 4550 W. League City Pkwy.
- Reported in the Galveston Daily News Biz Buzz, there are several more restaurants coming -- Parlor Doughnut and Coffee Shop — 1601 W. Main St. • Barcenas Mexican Grill — 2660 Marina Bay Boulevard. • HB Mexican Kitchen — 2508 S. Gulf Freeway. • Pillo's Mexican Restaurant — 1740 W. Main St. And, maybe Tim Hortons, too! We'll keep you updated.

Webster:

- Ambriza Social Mexican Kitchen is under construction at Flyway with expectations to open next summer. It will be 7,000 SF inside including the dining area, bar and kitchen plus a 4,000 SF patio. The cuisine is authentic Mexican food.
- 88 King Buffet will open a 12,500 SF Chinese buffet at 20740 Gulf Freeway at the Clear Lake Center, formerly occupied by Tuesday Morning. The owners of 88 King Buffet also own the newly opened KPOT (Korean BBQ and Hot Pot) in the same center which is at the SWC of FM 528 (NASA Pkwy.) and the Gulf Freeway.
- Lobster & Beer is open at 20801 Gulf Fwy.
- Angry Chickz opens early in 2025 at 18207 Egret Bay Blvd.
- Vida Mariscos opened a 13,000 SF restaurant at Flyway, 210 Osprey Drive. Mexican seafood dishes are on the menu.
- Spice Wing opened at 400 W. Bay Area Blvd.

Houston:

- Dumpling World at 16630 El Camino Real.
- Trent's Pizzeria is open at 1602 Clear Lake City Blvd.
- Ay Caramba opened at 12031 Beamer Rd.
- Don Tono Mexican Bar & Grill at 15323 Gulf Fwy.

Dickinson:

- Novelli's Deli & Sports Bar opened at 3209 SH 3.

Pasadena:

- A new culinary duo will open -- Fat Boy's Pizza x Savvy Sliders at 3803 Spencer Hwy. The co-branded location will deliver a unique dining experience ... gigantic slices of pizza and gourmet sliders—all under one roof.

Texas City:

- Texas Roadhouse is under construction at 6131 Gulf Fwy. with plans to open in spring 2025.
- Hoppe's Sports Grill and Hoppe's Cantina are open at 10000 Emmett F Lowry Expy. in the Mainland City Centre.
- Whiskey Bay (sports bar and grill) is open at 522 6th St N.

Santa Fe:

- Whataburger is open at 4206 Warpath Ave.
- Hubcap Grill is open at 12405 FM 1764

La Marque:

- Chipotle is open at 2901 FM 1764.
- Church's Texas Chicken is open at 1901 FM 1765.

La Porte:

- Chipotle is starting construction soon at 1001 N SH 146 with an anticipated May 2025 opening.

Kemah:

- Lupe Tortilla is under construction on League City Parkway at SH 146. There is an available pad site next to this restaurant.

Coming Soon

League City – Courtside Fitness will open soon at 386 S. Egret Bay Blvd. Scooter's Coffee at 2030 E. League City Pkwy.

Webster – The Chopping Block Meat Market will relocate to the NASA One Business Center.

Texas City – Cole Haan will open at Tanger Outlets at 5885 Gulf Fwy. Doodle Me Up Grooming Salon and boarding opens Q1 2025 at 413 6th St.

Seabrook – Quack N Shine car wash at 2706 NASA Pkwy.

Now Open

Kemah – Bay Area Family Dentistry is open at 391 Columbia Memorial Pkwy.

Texas City – Scooter's Coffee at 2116 9th Avenue N. (Palmer Hwy.)

Deer Park – Hers & Mine Boutique at 4102 Center St. Dermabeh Skin Spa at 4914 Luella Ave.

Friendswood – DI Training at 709 W. Parkwood Ave.

Webster – East Bay Emporium, 13,800 SF at 1121 W. NASA Pkwy. Painted Tree Boutiques, 26,584 SF at 1003 W. Bay Area Blvd. Boot Barn, 18,000 SF, at 19431 Gulf Fwy. Prime IV Hydration & Wellness at 144 El Dorado. Brighter Tomorrow Pediatrics at 425 Henrietta St.

Houston – Tommy's Express Car Wash at 16602 El Camino Real.

League City – PJ's Coffee of New Orleans at 1120 Grand Oak Blvd. MINTBody Spa at 3725 E. League City Pkwy. Sole'd Out at 2800 W. Main St. Luxe Wellness and Aesthetics at 1108 Gulf Fwy. Dutch Bros Coffee at 6645 South Shore Blvd. Dayba Creations (sweet shop) at 139 Gulf Fwy. S. Pauline's Donuts at 201 E. Egret Bay Blvd. Nicole's Nook (antiques, home décor) at 1015 E. Main St. Daiso (Japanese inspired merchandise) at 1804 Fm 646 W. Aaron Dental at 2095 W. Main St.

Seabrook – Space City Cow (ice cream) at 4628 E. NASA Pkwy.

RESIDENTIAL DEVELOPMENT

Gulf Breeze, a residential project by developer Windy Hill, is moving forward in **Hitchcock**. Plans call for more than 700 homes to be built on FM 2004 on the west side of SH 6 near the former blimp base. There is land set aside for commercial development. Civil infrastructure will begin late spring / early summer. More details later.

Brookwater will be built on 50 acres on the east side of FM 2004 in **Texas City**. There are 201 lots that vary in size.

CastleRock Communities purchased 81 acres in **Texas City** including tracts off Willow Road between FM 1764 and SH 3. There are plans to develop a single-family subdivision. Harrison Kane, James Kadlick and Chris Hutcheson / Colliers represented the seller and buyer.

In **Seabrook**, Bayway's upcoming sections 4 & 5 will see 100+ homes to be constructed near the intersection of Red Bluff and Park Road.

Sylvan Beach Enclave, a Bayway Homes development, is being built on S. Broadway Street in **La Porte**. It will be comprised of 33 duplexes.

Update on Tres Rios, the planned Megatel development in **Santa Fe**: In November, City Council voted to create a municipal utility district which is a special government entity to provide services like water, sewer and drainage to rural or undeveloped

areas. The services are funded by fees on landowners in the district. As a refresher, Tres Rios is a lagoon community planned for 1,056 acres to include 2,844 single-family homes and around 1,200 multifamily units. The property is south of FM 517, and most is south of Dickinson Bayou. Much of the land is in an ETJ (extraterritorial jurisdiction) and will be annexed as it's developed, per the development agreement which was signed in December. The developer will set aside land for a fire station and SFISD elementary school. Tres Rios would connect via Tower Road to SH 6 to the south. Bay Area Boulevard would be extended from League City's Magnolia Creek subdivision south to FM 517. [Galveston Daily News](#)

A Houston Association of Realtors ranking of the "hottest" market areas in the third quarter finds that all but one of the top 10 are in the suburbs; **Deer Park** is #8 with 92 sales, an increase of 37%. The average price was up 2% to \$300,633.

Acquisitions --

Crenshaw Grand Apartments, a 264-unit property in **Pasadena**, was recently acquired by Buchanan Capital Partners.

Colliers facilitated the purchase of two sites totaling 81.2 acres near Willow Road in **Texas City**. The seller of half of the acreage was represented by Harrison Kane, James Kadlick, and Chris Hutcheson of Colliers. Colliers also represented CastleRock as the buyer on the purchase of the remaining land for the assemblage. CastleRock Communities plans to develop a single-family subdivision on the tracts.

INFRASTRUCTURE NEWS & EVERYTHING ELSE!

Norwegian Cruise Lines signed a 10-year contract with the **Port of Galveston**; the deal includes regular sailings from the port's new \$156M cruise terminal. The newest ... Norwegian *Prima* and Norwegian *Viva* ... will begin sailing western Caribbean voyages when the terminal opens in November 2025. Port officials anticipate nearly two million cruise ship passengers next year!

Carnival Cruise Line now has four ships sailing from **Port of Galveston**: *Miracle*, *Dream*, *Breeze* and *Jubilee*.

Did you know that Southwest Airlines will debut redeye nonstop flights during 2025's travel season?

Port Houston won a \$25M federal grant for agricultural infrastructure upgrades; the funding will support stormwater improvements, reducing emissions, and replacement of dated infrastructure.

City News --

Pasadena

The Armand Bayou Nature Center in **Pasadena** is expanding by more than a third. The 2,800-acre wilderness preserve, which operates in a public-private partnership with Harris County, has an additional 1,145 acres under contract with Exxon Mobil Corp. and expects to close on the land this month. The expansion will enhance the county's flood mitigation capabilities while preserving crucial green space that acts as a natural carbon sink for the region. The additional land stretches from Bay Area Boulevard up to Genoa Red Bluff Road along Armand Bayou. Currently, the preserve and nature center are located south of Bay Area Boulevard. Armand Bayou flows into Clear Lake, which flows into Galveston Bay. The Armand Bayou Nature Center was founded in 1974 on land acquired from the Friendswood Development Corp., the real estate arm of Humble Oil Co., now Exxon. Harris County owns the land, while the nonprofit maintains and operates the nature center. [ABNC](#)

Dickinson –

The City Council approved a \$36M contract for a Hughes Road pavement and flood-mitigation project expected to increase development in the southern edge of the city. The project will create a diversionary canal to funnel water into Dickinson Bayou. There are 47 acres in the zoning district; about 18 acres will be developed and about 12 acres will be dedicated public parkland including a fishing pier, kayak launch, trails, and a playground. Construction is planned to begin in January. [Galveston Daily News](#)

Kemah –

The new 57-acre park and nature facility has broken ground and will be developed in nine phases at a total cost of \$4.5M funded by the Kemah Community Development Corp. Plans include walking trails, picnic areas and bird watching areas.

Friendswood –

City staff are planning to present a few contracts in January for approval: a master drainage plan, implementation services for a ground storage tank, Annalea Neighborhood Infrastructure project, and utility relocation at Clear Creek Utility Bridge. [Community Impact](#)

WalletHub has identified six Houston suburbs on their 2024 list of the “Best Small Cities in America”, comparing over 1,300 U.S. cities with populations between 25,000 – 100,000 residents and based on 45 livability metrics. Leading the pack as the best small city in the Houston area is Friendswood! Read about it -- [Culture Map](#)

League City was named the No. 8 Top Place to Live in Texas by Consumer Affairs. The study analyzed five categories: affordability, safety, economy, healthcare and education, and quality of life. [Consumer Affairs](#)

Plans are in the works for improvements and upgrades to the 27.8-acre Elva Lobit Park at 1901 FM 646 in League City that will include pickleball courts and a soccer field. The park already has a baseball field, soccer fields and a basketball court. Bids are going out early in 2025 for various repair and upgrade items plus new improvements.

Education News --

Dickinson ISD is starting construction of its eighth elementary school at a cost of \$68M. The location is at the corner of Lago Crossing and Hughes Road, which is intended to accommodate population growth from the rooftop boom in Lago Mar and other Texas City developments. The school district covers 61 square miles; about 20% falls inside the Dickinson city limits and the remainder of the jurisdiction is in Texas City. [Galveston Daily News](#)

College of the Mainland broke ground on two new buildings at the **Texas City** main campus, each about 50,000 SF. The Corporate and Continuing Education Center will focus on programs such as maritime ship-to-shore operations, crane operations, and millwrighting. The Public Safety Careers building will accommodate law enforcement, fire protection technology and emergency medical service programs and will include a new firing range and training tower.

Road News --

North and south connectivity! Hobbs Road will be extended to FM 517 in **League City**, and then aligned with Cemetery Road in **Dickinson**. The City Council approved an agreement with **Galveston County** to provide \$2M for the extension. The design shows a 3,000 foot, four-lane, curb and gutter street at a cost of \$7.7M. The goal is to start construction by late 2026, after right-of-way acquisitions.

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