



A publication of Bay Area Houston Economic Partnership

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www.bayareahouston.com

In this Edition...

Commercial/Office/Industrial
Retail / Hospitality Development
Residential Development
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 300 member companies, 19 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 –

Recently announced -- a multi-billion-dollar project! MPLX is building two 150,000-bpd fractionation facilities adjacent to Marathon Petroleum's Galveston Bay Refinery in **Texas City**, the Houston area's largest refinery. The fractionation facilities are expected in service in 2028 and 2029. A strategic partnership between ONEOK, Inc. and MPLX will develop an export terminal and an associated pipeline, which is anticipated in service in 2028. [HBJ - Marathon](#)

ONEOK recently opened an office at 1500 East Blvd. in **Deer Park**. The company specializes in gathering, processing, fractionation, transportation and storage services. ONEOK owns over 50,000 miles of pipeline networks to transport the natural gas NGL's, refined products and crude oil that help meet domestic and international energy demand.

Aerospace and Aviation News –

Construction has started on the \$200M Texas A&M Space Institute being built on a 32-acre site next to **NASA's Johnson Space Center**. The three-story facility will be owned and operated by Texas A&M University.

Defense manufacturer, ACMI (American Center for Manufacturing and Innovation), unveiled a 1.5M SF industrial plan for **Exploration Park at NASA's Johnson Space Center**. Groundbreaking could begin next quarter on the development. Exploration Park includes 22 buildings ranging from 15,000 SF to 500,000 SF and will be a hub for aerospace, advanced manufacturing, robotics, artificial intelligence and other hardware technology industries that are necessary for space commerce and exploration. [Bisnow - Exploration Park](#) [Community Impact - Exploration Park](#)

BAHEP would like to invite you to participate in our 33rd annual Citizens for Space Exploration advocacy trip to Washington, D.C., May 19 – 21, 2025. There is no cost to participate. However, you are responsible for your own travel costs. The purpose of this trip is to meet with members of Congress, or their staff, and advocate for human space exploration. Materials and training will be provided. Here's a link for the schedule of activities – [2025 D.C. Trip — Citizens for Space Exploration](#).

- *If you plan to participate, please register for the trip at <https://www.eventbrite.com/e/1106477577219?aff=oddtcreator>.*
- *We have a room block at the AC Hotel Washington DC Capitol Hill Navy Yard. You can reserve your room using the room block at [Book your group rate for Citizens for Space Exploration 2025](#). The room cost is \$319.00 per night plus tax. The hotel block will close on April 25, 2025.*
- *If you have any questions, please email kim@bayareahouston.com*

Acquisitions and Other Transactions –

- A 45,083 SF vacant healthcare building at 11500 Space Center Blvd. recently sold. The building is on 4.3 acres at the Village at Clear Point Crossing medical office park. Most recently it was Sacred Oaks Behavioral Hospital. Alex Wolansky and Gus Lagos / Marcus & Millichap represented the seller and procured the buyer.
- Partners Capital purchased the Dixie Farm Business Park, a 196,000 SF industrial flex property, at the Gulf Freeway and Dixie Farm Road. There are eight buildings, 96% occupied.
- CenterPoint Properties purchased a brand-new Class A distribution center at 2830 E. Pasadena Blvd. in **Deer Park**. TruePort Distribution Center is 254,705 SF and fully leased to Ironwear, a manufacturer of personal protection safety products. Brokering the deal was Trent Agnew, Charlie Strauss and Lance Young / JLL Capital Markets.
- Plant Process Equipment Inc. sold its 9-acre tract on Reynolds Avenue at Walker Street in **League City**. Transaction was brokered by Brockway Commercial; Penny Brockway represented the seller.
- Gas Innovations purchased a 7,755 SF building at 715 N. SH 146 in **La Porte** to relocate its administrative office.

Leasing and BTS Activity –

- 14,828 SF – National Technical Institute, a provider of vocational training services, leased at 13027 Gulf Commerce Drive in **Houston**. Jason Gibbons / Finial Group represented the landlord.
- 74,000 SF – National Road Logistics LLC subleased property at 1300 E. Barbours Cut Blvd. in **La Porte**. Dealmakers were Devon Gasaway, Jack Gowan and Peyton Easley / Titan Commercial and Kyle Cheung and Will Clay / JLL.

Office News

Tannos Development Group completed construction on its four-story, 106,000 SF office building at 1715 S. **Friendswood** Drive. The \$23M class-A building serves as the anchor to the recently established development by Virgata that includes many restaurants and retail businesses. UTMB leased the fourth floor of the office building for its Primary and Specialty Care Clinic. It includes 48 exam rooms and offers on-site care in cardiology, gastroenterology, neurology and orthopedics. There's also an on-site pharmacy and expanded imaging that includes two radiology rooms and ultrasound capabilities.

Coming

Friendswood - Rosebranch Dermatology at 308 S. Friendswood Drive.

Now Open

Houston - Memorial Hermann Community Resource Center is now open at 11914 Astoria Blvd.; provides a one-stop location where individuals and families can get help in signing up for health care and social services.

Nassau Bay - Houston Methodist Clear Lake Hospital's sleep center at 18123 Upper Bay Road.

League City - Success on the Spectrum at 3033 Marina Bay Drive; the clinic offers therapy option for children (18 months to 18 years) on the autism spectrum. Delta Chiropractic & Wellness at 211 FM 646 West.

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 –

Proposed for **Nassau Bay** - a boutique waterfront hotel. A developer is looking to acquire and renovate the Hilton Houston NASA Clear Lake hotel at 3000 E. NASA Pkwy. and reopen it as a Compass by Margaritaville hotel. Fischer Acquisitions and Development proposes to double the 5,000 SF ballroom and replace the existing outdoor pool with an extended adult waterpark with a lazy river and swim-up bar. The renovated hotel would consist of 170 rooms with the top three floors being converted to 30 condo units. More details are coming!

In **La Porte**, the 3515 - 3555 Canadian Plaza development is under construction on Canada Road between Fairmont Parkway and Spencer Highway. Phase one is 26,800 SF for commercial, office or retail tenants; approximately 17,000 SF is available with suites from 2,000 to 12,500 SF. Phase two is planned as build-to-suit with building sizes from 8,000 to 20,000 SF. This new development is across from Pecan Park Sports Complex and the recently completed Hawthorne at Fairmont apartment homes. Nearby is San Jacinto College central campus and the Pasadena convention center.

The Jimmy Burke Activity Center has broken ground in **Deer Park** at 500 W. 13th Street. Plans feature a 46,000 SF facility with flex event spaces, conference rooms, catering kitchen, the Deer Park Visitor Center & Museum and more. It's located adjacent to the Minchen Athletic Complex, a 43-acre softball and recreational complex. The expected completion is fall of 2026.

A new mixed-use development, planned to be a culinary and entertainment hub, is coming to **League City's** east side. Lilac Field, a development by Alexander Grene Development, will feature several retail buildings totaling more than 70,000 SF plus 220,000 SF for flex warehouse space. Groundbreaking is expected soon; the first phase calls for 20,000 SF of retail and at least 30,000 SF of warehouse space. The 24.5-acre project is at the intersection of League City Parkway and Isla Vista Drive, near SH 146. The transaction was handled by Isaac Saldana and James Brockway / Brockway Commercial for the seller; Ryan DeGennaro / Partners Real Estate for the buyer.

Eco tourism news – Construction has begun on the Gessner Center in **Kemah**. This is a 14,000 SF building on the Galveston Bay Foundation's 30-acre tract between SH 146 and Galveston Bay. The new building will include an observation deck, boardwalks, pier and walking trails. It will be a hub for education with indoor and outdoor classrooms. And it will also serve as a community gathering place with direct access to the water – a great opportunity for students and adults to learn and experience Galveston Bay.

Parkway Medical Plaza, a 25,000 SF medical and retail space, is planned to open this summer at 1320 W. **League City Pkwy.** at the Gulf Freeway. Tenants will include orthopedic, physical therapy, a pharmacy and medical supply businesses. More than 16,000 SF is available for lease.

Update on the **Pasadena** Arena & Convention Center – support pilings are being drilled over the next few weeks, then steel will start going up. At completion, the new arena will total 170,224 SF on 3 levels with a seating capacity of 7,644; the event floor is 28,800 SF. To complement the convention center and arena, opportunities are available on the city-owned property. There are four pad sites, each about 1.5 acres, on Fairmont Parkway that are available for lease to full-service restaurants with a full bar. At the corner of Fairmont Parkway and Red Bluff Road, a 26-acre tract is available for lease to a full-service hotel and conference center. To the east of the convention center, there are approximately 40 acres available for sports or entertainment-related tenants.

Home2 Suites will be built on Solomon Road in **Kemah**; Solomon Road is between FM 518 East and League City Pkwy (SH 96). The project will break ground in the near future.

Webster's 23rd hotel is on its way to Baybrook Commons. Planned is a 100-room extended-stay hotel on 2.5 acres. The site is next to Costco, Memorial Hermann TIRR, Holiday Inn Express, and Tru by Hilton. Andretti Indoor Karting & Games recently announced plans for a 97,000 SF building on 10 acres at 1307 Jasmine Avenue in front of Costco.

Coming soon - Devil and the Deep Brewery is moving production from **Galveston** to a building at 203 **League City Parkway**. It's being renovated for brewery and taproom needs. Soft opening is in April.

Ziegler's Foods plans to reopen in **Dickinson** under new ownership in late summer at 2308 Fm 517 Rd E.

Set for completion in the fall at **Webster's** Flyway development are the boardwalk and the park, a \$7.1M project. The boardwalk will include a pathway system, pavilions, decks, lighting and landscaping. The park will span 6.3 acres when completed. Features include wide sidewalks that contour a pond, color-changing fountains, a large pavilion and lit trees. Another project starting construction this spring at Flyway is PopStroke. It's a small-scale, 18-hole golf course designed by Tiger Woods.

Camp Margaritaville in **Galveston County's Crystal Beach** plans phase three to kick off soon, a \$10M project. After adding 15 acres with nearly 100 RV sites last year, this next phase will replace some of the 266 RV sites with 24 bungalows, two

bedroom / two bath, near the beach. One report said the resort has already booked 23,000 room nights for 2025. [HBJ - Camp Margaritaville](#)

A 53-acre site on Egret Bay Blvd. / FM 270 in **League City** is gearing up for development. Most of the property is proposed for flex buildings, but the 17 acres along the roadway is earmarked for retail. The entire property is available for sale; the 17-acre retail tract can be purchased separately. The property is adjacent to a 148-acre nature preserve.

An opportunity is coming up in **Dickinson** right on the Gulf Freeway -- Kroger is closing in June leaving a 55,000 SF retail space on the northwest corner of the Gulf Freeway at FM 517. On the southwest corner, the \$87M Water Street mixed-use project is ramping up. Planned on 20 acres is a boutique hotel, restaurants, event center, office and retail buildings. Construction is underway on 10 townhomes starting in \$600's. Bids on the Water Street two-story parking garage just wrapped up.

Auto Zone will open a new location on El Dorado Blvd. at SH 3. The new facility will be 34,000 SF of the 52,000 SF former Food Town space. Auto Zone will be a Mega Hub location and will act as last mile delivery for the neighboring trade areas. Remaining for lease is 18,000 SF.

Amazon is preparing to activate the 180,000 SF delivery station at 2455 Tuscan Lakes Blvd. in **League City**.

A new 14,034 SF driver's license office will be built at 1202 State Highway 3 in **League City**. The facility is expected to open in the fall.

*Did you know that **League City** is one of the fastest-growing suburban cities in Greater Houston? Its population increased from about 83,000 to 114,000 — about 37% — between 2010 and 2020, according to the U.S. Census Bureau. About 40% of League City is still available for development, mostly on the west side.*

Restaurants, Cafés and More –

Kemah –

- Lupe Tortilla is open at 5165 SH 96 (League City Pkwy).
- La Tormenta Coffee and Kitchen is open at 625 SH 146. The café serves specialty drinks and Latin-inspired dishes all day ... and it has a drive through.
- Coconut Grove, a Mexican fusion restaurant featuring Mexico's culinary regions – the Pacific coast, Gulf and Caribbean shores, is planned at 207 Marina Bay Drive.
- Trump Burger opened at 409 Bradford Ave. This ~5,000 SF restaurant will also be a live music venue, complete with dance floor.
- Patron Breakfast Diner is open at 1201 N. SH 146.
- Aliberto's Jr. will open at 1355 N. SH 146. They've been serving authentic Mexican food for more than 30 years.
- Pizza King is expanding with a new location in Kemah at 800 Bradford Ave.
- Monna Lisa Trattoria is open at 609 Bradford Ave., featuring authentic Italian and French cuisine.

Seabrook – Taco Bell is back at a new location, 2164 Bayport Blvd.

Deer Park – Shuko's Avenue 502 (Mexican, Puerto Rican and Central American food) is open at 3601 Center St.

La Porte –

- Round Table Pizza, established in 1959, is coming to 228 W. Main Street. Significant architectural updates and additions are being made to an existing building to support the pizza destination. Construction should begin in May with completion expected by this December.
- Ground has been broken for the new Chipotle at 1010 W. Fairmont Pkwy.

Pasadena –

- Just Love Coffee Café is open at 7219 Fairmont Pkwy.
- Star Burger and Shrimp Galley will open at 5145 Preston Ave.
- Chang Yai Thai Noodle and Café opened at 5409 Crenshaw Rd.
- Buffalo Wild Wings to Go leased space at Southmore Village near Shaver St. (NewQuest negotiated the deal – Bob Conwell and Austen Baldridge for the landlord and Shireen Owlia and Diandra Breen for the tenant.)

Dickinson – Los Mirasoles opened at 5828 FM 517 East.

Texas City –

- Texas Roadhouse, 7,926 SF at 6131 Gulf Fwy., is open.
- Front Porch Coffee at 2401 N. Logan St. is open.

Santa Fe –

- Driftwood BBQ is open at 3805 FM 646. The owners are partnering with 1836 Butchers to supply sausage and boudin.
- Mr. Taco is open at 3202 13th Avenue N.

La Marque –

- JLB Eatery is now open at 6402 I-45.
- McDonald's is open at 2701 FM 1764.
- Marble Slab Creamery and Great American Cookies opened at 2600 FM 1764.

Houston / Clear Lake –

- Jeff's Bagel Run is planned at 923 Bay Area Blvd.
- Sanabreh (Mediterranean restaurant) is open at 487 Bay Area Blvd.

Friendswood –

- Perry & Sons Market & Grill unveiled a new look at its 5,000 SF remodeled restaurant at 614 S. Friendswood Drive.
- Taquito & Co. opened at 214 S. Friendswood Drive.
- Pearland Coffee Roasters is open at 201 South Friendswood Drive.
- Cafecito, a Latin coffee shop, serves locally baked pastries and drinks at 106 Whispering Pines Avenue.

League City:

- Adriatic Café Italian Grill will open its sixth location early summer at 1804 FM 646.
- Florida-based Taco Works is open at 2456 Marina Bay Dr. serving Tex-Mex favorites. (1st one in Greater Houston area)
- Parlor Doughnuts will open soon at 1601 W. Main St.
- Frutta Bowls is coming to 2700 Marina Bay Drive.
- Pillo's Mexican Grill is now open at 1740 W. Main St. as well as Barcenas Mexican Grill at 2660 Marina Bay Drive.
- Louisiana-based Rotolo's Craft & Crust is open at 4550 W. League City Pkwy.
- Tim Hortons (coffee) will open at 1607 League City Pkwy. at Calder Drive.
- Scooter's Coffee at 2030 E. League City Pkwy.

Webster –

- Hash Kitchen just opened at 1065 W. Bay Area Blvd.
- At Flyway -- Ale & Ivy will open a 12,500 SF restaurant with an additional 23,065 SF patio. Ambriza Social Mexican Kitchen is working on its new restaurant, 7,000 SF indoors + 4,000 SF patio, with expectations to open later this year.
- At Marina Gate center on Egret Bay Blvd. near NASA Parkway – two restaurants are opening soon: Angry Chickz and KOYO Hand Roll. Paris Baguette will open its 4,480 SF bakery / café in the fall.
- Cherry Moon Coffee & Bakery opened at 2920 W. Bay Area Blvd.
- Bojangles is open at 510 Bay Area Blvd.

Acquisitions –

Baybrook Passage, a 189,334 SF shopping center in **Webster** anchored by Best Buy, Staples, Boot Barn, Sketchers and Memorial Hermann, was purchased by SLS Properties. CBRE / Mark Witcher, Jolie Duhon, Chris Cozby, Jim Batjer and Harrison Tye represented the seller, Gulf Coast Commercial Group.

Citymark Church purchased the 99,000 SF **League City** Towne Plaza at FM 518/Main Street and SH 3 on nearly 13.6 acres. The church occupies 36,740 SF. The center is 92% occupied and has 3.6 acres of vacant land to the west of the retail center. James Brockway / Brockway Commercial represented the purchaser.

The Market at Crenshaw, a 37,103 SF strip center at 4557 E. Sam Houston Parkway in **Pasadena**, sold to a national investor. The center is 77% leased - Academy Sports and Outdoors and Burlington are tenants. Kevin Holland and Britton Holland / Edge represented the seller.

Property at 115 **Pasadena** Freeway – 15,190 SF on 0.6 acre was sold. Simmi Jaggi and Lonna Jenks / JLL represented the seller.

Just for Fun!

- **Seabrook's** 29th annual Keels & Wheels Concours d'Elegance is May 3-4 at Lakewood Yacht Club. <https://keels-wheels.com/> The classic car and antique boat show will feature more than 200 cars and boats drawing thousands of visitors from around the country.
- **League City's** White Linen Night is Saturday, June 14 in the city's Historic District starting at League Park on FM 518. Live music, artists, food and drink and it's FREE. Check the website for details. [White Linen Night](#)
- Saturday, April 26th, 10am to 4pm, is the 2025 **San Jacinto Day Celebration**. This is a presentation of the San Jacinto Museum and the Texas Historical Commission. www.SanJacinto-Museum.org The Battle of San Jacinto comes to life in a reenactment at the San Jacinto Battleground. Enjoy a day of fun, living history activities, musket fire, booming cannons, food, artisans and more.
- 69th Annual Sylvan Beach Festival in **La Porte**. April 26th. [Sylvan Beach Festival](#)

Coming Soon

League City – U-Haul plans a \$5M climate-controlled facility at 510 Hobbs Road; work starts in 2025. Roman Empire Gym at 451 Spruce St. JetSet Pilates at 1340 E. League City Pkwy.

Houston – Volvo Cars Clear Lake is being built at 17970 Gulf Freeway behind the Jaguar Land Rover Clear Lake dealership; grand opening is expected later this year.

La Marque – No timeline on these but they're all coming soon! Tropical Smoothie Café at 1009-A FM 1764. P.J.'s Coffee of New Orleans at 4975-B FM 1764. The Texan at I-45 and Vauthier. Big City Wings at 1009-B FM 1764. Quick Quack car wash at I-45 & FM 1764.

Kemah – Verizon is breaking ground at 401 FM 518, at the corner of FM 518 and Evergreen Memorial.

Texas City – Marc Jacobs store will open at the Tanger Outlets at 5885 Gulf Freeway.

Pasadena –Delta Athletics signed a lease at 2825 Spencer Hwy.

Webster – Starbucks will open at 20971 Gulf Freeway; this was a former Eggcellence Café.

Nassau Bay – Saunawelt European Sauna House at 18313 Egret Bay Blvd.

Seabrook – Quack N Shine Carwash at 2706 E. NASA Parkway

Now Open

La Marque – My Executive Office (business suites) at 15009 Delany Rd.

Baybrook Mall - Crabmee, a Japanese-themed arcade at 19014 Gulf Fwy. on the outer ring road at Baybrook Mall.

Deer Park - Tyndale Factory Store (flame resistant clothing and accessories) at 1504 East Blvd. Black Unicorn Offroad (all about UTV/ ATV custom and repair and upgrades) at 1108 Center St Blushed By Grace Boutique at 5018 Luella. Another Vice Print Shop (women's and children's clothing boutique) at 1006 Center St.

Houston - Elite Pickleball Club & Academy opened in early March at 2323 Clear Lake City Blvd.

Friendswood – Friendswood Veterinary Hospital at 111 Woodland Trail Drive. Best Lesson Ever (music lesson business) at 3222 FM 528.

Kemah - Butler Longhorn Museum at 903 FM 518. Iron Keel Strength & Fitness at 903 FM 518.

Dickinson – Planet Fitness at 3465 Gulf Fwy.

League City – AMOCO Federal Credit Union at 4510 W. League City Pkwy. Magnolia Creek Animal Hospital at 4550 W. League City Pkwy. Clear Falls Animal Hospital at 3881 E. League City Pkwy. Smoothie Depot at 451 Spruce St. HOTWORX is open at 4550 W. League City Pkwy. Volkswagen Clear Lake at 3310 Gulf Fwy. Hometown Smiles dentistry at 4550 W. League City Pkwy. Dayba Creations is open at 139 Gulf Freeway South. (candy store)

Webster – Havertys (furniture/furnishings store) at 1519 W. Bay Area Blvd. Prettyin' Pottery at 20801 Gulf Fwy. Genesis car dealership at 20101 Gulf Fwy. Zero Latency (virtual reality gaming) at 20801 Gulf Freeway. Batteries Plus at 599 W. Bay Area Blvd. My Fit Foods at 1065 W. Bay Area Blvd.

Seabrook - Opulent Salon Suites at 3101 NASA Parkway.

RESIDENTIAL DEVELOPMENT

Midline, a new master-planned community! Work is starting on a 1,066-acre development near Baybrook Mall. Brookfield Residential Properties ULC is partnering with CDC Houston Inc. to build a 2,800-home community complete with 14 miles of trails and tons of amenities, plus future commercial developments. The first phase includes 271 homes ranging from the \$300's - \$700's on 40-to-70-foot lots. These will be built in an area between Beamer Rd. / FM 528 / Fife Lane. More phases will follow on each side of Beamer Road from El Dorado Blvd. to near Challenger Seven Memorial Park. Read more here: [HBJ - Midline development](#)

Have you looked at our flip book of HOT PROJECTS? [Hot Projects](#)

Davis Harbor - D.R. Horton affiliate Forestar has started construction on a 90-home neighborhood on 30 acres off Davis Road at Marina Bay Drive in **League City**. Home sales are expected to start in the fourth quarter. There's more information to come on the builders, lot sizes and amenities. The seller was represented by Chris Hutcheson, Harrison Kane and James Kadlick / Colliers.

There are seven residential areas in planning and pre-development in **Texas City**. These seven subdivisions cover a total of 1,900 acres for 4,110 lots.

East Meadows will build the last 50 homes in **Deer Park** between East Pasadena Blvd. and Spencer Hwy. This subdivision is a mix of custom homes and builder tract homes. This last phase includes 18 custom homes by builder, Dean Lawther. KHOV will start on the remaining 32 homes when the sites are ready. At completion, there will be a total of 350 homes.

Magnolia Living will open this summer at 540 Hobbs Road in **League City** for 55+ residents. Planned are one and two-bedroom units, some with an attached garage.

Things are moving along for Gulf Breeze, a 706-home, master-planned community in **Hitchcock** on FM 2004. Amenities include parks, trails and ponds. The plan includes 15 acres for commercial development.

Dakota Apartments, 229 units, is planned in **Kemah** on 11 acres at 2939 Lawrence Rd.

Proposed for **Friendswood** - 44 single-family homes on the west side of town. If approved, Falling Leaf Ranch would be built on approximately 117 acres.

Acquisitions --

RHP Properties purchased Pecan Plantation, a manufactured home community in **La Porte**, just off Spencer Hwy. at Canada Rd.

INFRASTRUCTURE NEWS & EVERYTHING ELSE!

Set to be built -- Taxiway Lima will connect the **Houston Spaceport to Ellington Airport**. This two-mile stretch of taxiway will open up possibilities for the spaceport including 400 acres of land for future development. Groundbreaking is the August-September timeframe with build out expected around 2026.

BAHEP member Burns & McDonnell opened a construction academy to address worker shortage. The company remodeled part of its building at 3014 S. Sam Houston Pkwy E. into a 14,000 SF classroom and lab space to assess and train new employees in different areas such as scaffolding, welding, pipefitting and electrical. [HBJ - Burns & McDonnell](#)

It's big and it's coming! Royal Caribbean's *Symphony of the Seas* is one of the biggest cruise ships in the world, and it will be sailing from **Galveston** starting in May 2026. Offered will be 6-to-8-day vacations to the western Caribbean. Features of the ship include a 10-story slide, a trio of waterslides, and two-story family suites. It measures 1,185-ft-long, about 30 meters longer than the largest military ships, the U.S. Nimitz-class aircraft carriers. The ship can accommodate 6,680 passengers and 2,200 crew members. Wow!

Experts say the future is getting rosier for Galveston's cruise industry, which is projected to grow by 10 percent in the next four years. [Houston Chronicle - Cruise Industry](#)

A new home for the *USS Texas*! **Galveston's Pier 15**, a short walk from Pier 21 and the Strand, is where the battleship will be berthed, targeted for later this year. The *USS Texas* was commissioned into the U.S. Navy in March 1914. After retirement, home was near the San Jacinto Monument for many years. In 2022, it was towed to Galveston for restoration at Gulf Copper Shipyard on Pelican Island.

The **San Jacinto Monument** will undergo a \$142M expansion. Some of the big changes will be made to the battlefield and the visitor's center, and several interactive displays will be added to guide visitors through the 18-minute battle that secured Texas' independence from Mexico.

Port Houston received a \$25M grant from the Department of Transportation to develop a hydrogen fueling station for heavy-duty trucks in the Bayport area. The refueling station will offer publicly available, pipeline-based fueling options to support the local supply chain development. Linde PLC will construct, own and operate the new facility.

City News --

Texas City – The city's 6th Street historic district is looking forward to the opening of the Community Plaza this summer. It's a food truck park, covered performance stage, playground, dog park, and splash pads and much more.

It's open! The Phoenix Business Accelerator is open for business at 607 6th Street; the Texas City Economic Development Corporation is looking for tenants! If you are a business within your first three years of operation and looking for affordable office space and other amenities, this is the place for you! <https://www.thephoenixtexascity.com/>

Pasadena - The new Pasadena City Plaza just opened – it connects the Pasadena Municipal Courthouse and the Pasadena Police Department. It will serve as a gathering place as well as a safer, more enjoyable walking space between the two municipal buildings where there is significant pedestrian traffic.

Hitchcock – These industries and projects are being targeted by the city of Hitchcock: Grocery store and other retail. Healthcare: clinics / hospital. Industrial: metal fabrication, small parts manufacturing, MRO, energy service and marine. Spec buildings. Master Planned Communities. Need more information? email econdir@CityofHitchcock.org

Dickinson – The Dickinson EDC has launched a new website with helpful information for brokers and developers: [Dickinson Economic Development Corporation](#)

La Marque - Under the resources tab on this EDC website, you can find commercial properties that are available for sale or lease. <https://ci.la-marque.tx.us/699/Economic-Development>

Kemah – The City is nearing completion of the second of nine phases at the 57-acre nature park just south of the **Kemah** Oaks subdivision. The property for the nature center is a thriving ecosystem, and that will not change. Currently, the city is looking for naming rights for this new park.

Deer Park – Under construction is the 65,000 SF Deer Park Activity Center at 610 E. San Augustine. The facility will include a gym, indoor pool, sports courts and more. Expected completion is mid-summer.

Friendswood – Officials are considering a master parks and trails plan to guide the development and maintenance of the city's parks over the next five to ten years.

Seabrook – In May, voters will decide on a \$22M bond proposal for the construction of a new \$4M community pool and an \$18M police station.

La Porte – The City officially broke ground on its new City Hall on Fairmont Parkway.

League City –

- New information has been added to the city web site about Development Services - <https://www.leaguecitytx.gov/4416/Development-Services> This is where you will find the [Development-Handbook-PDF](#). And, the newsletter is here: [League City Development Times | The League City Official Website!](#)
- The city has launched an Artist in Residence program, a nine-month residency that offers artists free space at 1220 Coryell St.
- A feasibility study is in the works for Fire Station No. 7; the area being considered is south of Muldoon Pkwy. on the city's west side. The construction phase is expected to cost \$15.65M.
- LJA Engineering, the administrator for the city's largely undeveloped west side, will present the westside land-use plan to the city's Planning and Zoning Commission, then the City Council will vote on it. [Galveston Daily News - LC Westside](#)
- Bay Colony Park is on track ... with a new name. To honor the city's former mayor and longtime resident, the Pat Hallisey Park will be built near the intersection of Calder Drive and Ervin Street on the city's west side. A 106-acre sportsplex will include five softball fields, four baseball fields, batting practice cages, two tennis courts, 12 pickleball courts and two soccer fields. The city will go out for bids this fall; construction will start in spring 2026 and last two years. The price tag is approximately \$44M.

Education News --

Hitchcock High School unveiled its new career and technical education and fine arts facility at 6629 FM 2004.

Dickinson ISD's Career & Technical Education Facility will break ground on May 1 at 3800 Baker Drive. The CTE will open in the fall of 2026.

San Jacinto College is launching a new degree starting in spring 2026 -- Bachelor of Applied Technology in global logistics and supply chain management. The U.S. Bureau of Labor Statistics projects a 19% growth in logistics jobs by 2033; median salary for logisticians in Texas is \$78,998.

Alvin Community College is starting two new associate degree programs. One is a degree in applied science in the area of marketing, advertising and sales. This program will train students in public relations, e-commerce, digital advertising and sales. The other degree is in applied science in the area of integrated technologies. This program teaches information technology focusing on IT infrastructure, network administration, software development, data security and programming.

- Also approved are new advanced technical certificates coming through the design engineering technology department – Pipe systems design. Civil structural design. Mechanical design.

Tuition waiver! To help offset the national shortage of maritime professionals, **Texas A&M Maritime Academy** has begun a tuition waiver initiative. This program offers in-state tuition for all U.S. undergraduate students who select a U.S. Coast Guard license program offered at the Galveston campus starting in the fall 2025. License options are offered for the following degree programs: marine transportation, marine biology, marine sciences and marine engineering technology. [Galveston Daily News - TAMUG](#)

College of the Mainland celebrated the groundbreaking of its new Public Safety Careers Building and Corporate and Continuing Education Center. These state-of-the-art facilities will provide cutting-edge training spaces to prepare students for high-demand careers in fields like maritime operations, public safety, and more.

Odyssey Academy, a public charter school, opened at 14650 Old Galveston Rd. (SH 3).

Road News –

TxDOT will begin a \$115M project in April that will widen FM 646 in **League City**, east of Edmunds Way to SH 146, from a two-lane to a four-lane roadway, and construct a bridge project to bypass the railroad track. The project will wrap up in 2029.

Two-part extension in **Galveston County**: Hobbs Road will be extended from Patagonia Street to FM 517. The second part is realigning Cemetery Road to connect it with the extended Hobbs Road. This is a \$7.7M project. Construction could begin in late 2026.

Here are the TxDOT key projects underway in **Galveston County**:

- I-45 South widening from FM 517 to FM 1764 Anticipated completion: Early 2025
- I-45 South widening from FM 1764 to FM 519 Anticipated completion: Mid-2026
- I-45 South widening from FM 519 to Texas City Wye Anticipated completion: Summer 2028
- I-45 South widening from Texas City Wye to North of Galveston Causeway to FM519 Anticipated completion: Summer 2027

This is an update on the progress of **SH 99 / Grand Parkway Segment B**:

- Project is on schedule to be “kicking dirt” in the Fall of 2026 or Spring 2027. Most likely, there will be significant movement in Spring 2027.
- The Request for Qualifications (RFQ) was posted on January 3rd in solicitation of a Design Builder (DB). The process is underway to confirm the short list. The final RFP (Request for Proposal) should be issued in July, which will start the clock ticking. Price proposals will be due January 2026.
- The conditional contract award is anticipated in March 2026 with contract execution in June 2026. The DB team will take some time to perform engineering studies/reports, as well as have designs developed to a point of review. The DB team will also need to set up its offices and laboratories.
- TxDOT will be here soon! In the interim, they will continue to communicate with area communities and constituents to provide project updates.

BAHEP is part of Facebook and Twitter, now X network, providing its members and followers yet another way to keep up with its activities.

Like us on Facebook at: <https://www.facebook.com/BayAreaHoustonEcon>

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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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