



A publication of Bay Area Houston Economic Partnership

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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, 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 –

TriPort 8, a new industrial park of 881,521 SF, is underway along Beltway 8 at Grayson Road in **Houston**, not far from the Gulf Freeway and near **Ellington Airport** and the **Pasadena** Municipal Golf Course. Planned on 62 acres are five Class A buildings ranging from 137,000 SF to 250,000 SF. Industrial spaces ranging from 30,000 SF to 250,000 SF will be available for lease; delivery is scheduled for Q2 2026. Features include clear heights of 32' to 36' with flexible loading configurations. This development is a partnership between Alliance Industrial and Northwestern Mutual. Alliance Industrial was represented by Luke Hoyl / Virtue Real Estate Partners; Alix Fox / Qualified Properties represented the seller. [HBJ - TriPort 8](#)

Genoa Red Bluff II is under construction at Genoa Red Bluff Rd. and Beltway 8. This is a five-building industrial park totaling 156,641 SF on 12 acres. Three buildings will range from 22,775 SF to 27,966 SF; the other two will be 31,220 SF and 50,217 SF. Four are rear-load, and one is front-load. All are 32' clear height. Two of the buildings are under contract; completion is scheduled for year's end. Adkisson Group is the developer.

Baywood Logistics – 374,297 SF - broke ground on 34 acres at 8920 Red Bluff Road, just south of Genoa Red Bluff Road in **Pasadena**. Specs include 36' clear height, 62 dock-high doors, two drive-in ramps, oversized 235' truck court, ESFR sprinklers, 4,197 SF build-to-suit office, 3,000 amps of power, front load configuration, 52' x 52.6' column spacing and 60' speed bays. Completion is expected Q2 2026. Avera is the development company. <https://tinyurl.com/RNR-Indus>

Construction will begin soon on Constellation Genoa Red Bluff, a 240,041 SF spec industrial building at 2555 Genoa Red Bluff Road on 15 acres in **Pasadena**. The Class A building will feature 36' clear height, 158 car parking spaces and 20 trailer spaces. Ed Frantz, Savannah Smith and Joseph Smith / CBRE represented the seller, Woodmont Properties. Development is by Constellation Real Estate Partners. [HBJ - CGRB](#)

Red Bluff Business Center is under construction at 3374 Red Bluff Rd. in **Pasadena** – free-standing warehouse space! Planned are 10 buildings totaling 50,302 SF. All are 18' clear height, individually gated and secured, one-half mile from Beltway 8. Spaces are: 1,802 SF, 2,625 SF, 3,200 SF, 5,625 SF, 6,400 SF and 6,800 SF. Expected delivery is this November.

Sens Road Business Park, located at Sens Rd. and Spencer Hwy. in **La Porte**, has started construction on a 40,000 SF spec building; delivery is expected Q2 2026. Within the 300,000 SF development, there are build-to-suit sites available for lease from 20,000 SF to 40,000 SF in two sections. Planned for section A on 4 tracts are 40,000 SF multi-tenant spaces, divisible to 10,000 SF with 24' eave height and build-to-suit office. Planned for section B: 20,000 to 40,000 SF single-tenant, build-to-suit, 28' eave height and 20-ton crane ready with outside storage.

Davie Defense Inc. revealed plans for a \$1B transformation of the Gulf Copper shipyard on **Pelican Island in Galveston**. The American Icebreaker Factory would increase new U.S. shipbuilding capacity for decades. U.S. Coast Guard ships like the Arctic Security Cutter would be built at this facility. Davie's sister company at Finland's Helsinki Shipyard is the world's leading icebreaker builder; 100% of the complex polar icebreakers have been built there over the past 25 years. The company will invest in U.S. shipyard capacity and capability and recruit thousands of American shipbuilders to deliver the same level of Finnish production here in the U.S. Davie Defense could support over 2,000 skilled jobs at the Gulf Copper facilities in Texas and over 7,000 jobs statewide. A study by Impact Data Source shows this could generate a total state-wide economic impact of over \$9B. Construction is planned to start this fall. [PW - Davie](#) [GDN - Davie](#)

Work was completed on Port 225 Commerce Center at Beltway 8 and SH 225 in **Pasadena**. Built on a 26-acre site, there are two buildings totaling 484,000 SF. This is the first project in the area for GTIS.

The shell is complete for Junction's **Pasadena** Logistics Center, 5176 Red Bluff Road on approximately 10.8 acres near Beltway 8. This new development is approximately 139,655 SF.

Provident Industrial's Red Bluff Distribution Center is shell complete at 5475 Allen-Genoa Rd. on 10.51 acres. The property features 162,180 SF with 3,306 SF spec office.

Slabs are poured for Phase one of Gulfbelt Logistics Park on the northeast corner of the Gulf Freeway and Beltway 8 in **Houston** at 12524 Conklin Lane. The developer, Trammell Crow Company, plans a total of six buildings: 278,864 SF, 88,749 SF, 122,813 SF, 97,135 SF, 115,883 SF and 240,400 SF, 28' to 36' clear height. Phase one is three buildings totaling 499,000 SF; full build-out is 944,000 SF. Delivery is planned for spring 2026.

Having outgrown its existing facility in Galveston, work has begun on CenterPoint Energy's new service center being built in **Santa Fe** on the northwest corner of FM 1764 and FM 646. The building will be about 60,000 SF on 18 acres.

SCV Valve has a two-phase expansion going on in **Santa Fe** on the southeast corner of FM 1764 and FM 646. The first phase is adding 12,000 SF and approximately 50 employees as will the Phase two expansion.

Galveston LNG Bunker Port, a joint venture between Seapath, a U.S. maritime infrastructure company and Houston-based Pilot LNG, secured permits for the liquefied natural gas facility to be built on 140 acres at **Shoal Point in Texas City**. This represents a \$250M initial investment with up to 250 construction jobs and 25 to 50 permanent operations jobs. The terminal will have a total capacity of up to 720,000 gallons/day. It's expected to begin operations in 2028 as the first supplier of LNG bunker fuel providing e-LNG in North America. The site will serve major ports including Port Houston, Port of Galveston and Port of Texas City, to help power the growing number of LNG-fueled vessels in these areas.

Spearmint Energy, a Florida-based company, will begin construction on Red Egret, a 300-megawatt battery energy storage facility in **Texas City**. It's on industrial-zoned land near the Freeway Park substation. When it's completed, it will generate roughly \$47M in property taxes for the city over the project's 20-year lifespan, the company said. Construction will begin in late 2025 or early 2026 with commercial operations starting in late 2026 or early 2027.

Aerospace and Aviation News –

Seattle-based startup company, Interlune, will be the first tenant in Texas A&M University's \$200M Space Institute. A \$4.8M Texas grant is being used to facilitate the company's move to the institute where it will build a facility to develop and test imitation regolith, also called moon dirt. Interlune will create regolith simulants to test its helium harvester which is a vehicle designed to extract helium-3 from the moon's surface. The company has not decided where it will build its six-wheeled harvester. If all goes well, Interlune is envisioning several moon missions this decade. The \$200M Space Institute is well underway on Saturn Lane behind NASA Johnson Space Center. [HBJ - Interlune](#) [UPI - Interlune](#)

Intuitive Machines now has three more acres of land at the **Houston Spaceport** that will help implement a \$12M expansion including new production, testing and support facilities. Planned for completion by 2026 is a 16,500 SF spacecraft development and production space, an 8,000 SF warehouse and storage facility and more parking stalls.

Also making news ... Intuitive Machines subleased a 116,000 SF building that Collins Aerospace was occupying. This building will be used for testing and building satellites and other spacecraft. [Chron - IM](#) [HBJ - IM](#)

Venus Aerospace successfully completed the first flight test of its hypersonic engine in New Mexico at Spaceport America. This is the first American-developed engine of its kind. The company's next-generation rotating detonation rocket engine (RDRE) aims to enable vehicles to travel four to six times the speed of sound from a conventional runway. Read about it - [InnoMap - Venus](#)

SMART HTX, AI & Innovation in Houston's Medical, Energy and Aerospace Industries – The annual event, Pumps & Pipes, is December 8th at TMC HELIX Park. Visit [pumpsandpipes.org](#) for more information.

KBR landed a \$2.4B NASA contract – Human Health and Performance. The company supports NASA's critical work on long-duration space travel, including Artemis missions, while contributing to solutions that will help humans live and thrive beyond Earth. Read about it: [HBJ - KBR](#)

Intuitive Machines received a grant from the Texas Space Commission, valued up to \$10M, for the development of a new orbital transfer vehicle (OTV).

METECS was awarded \$150M for the Simulations and Advanced Software Services II contract (SASSII) that supports the ISS and Artemis programs. Major subcontractors for the award were Tietronix Software and Vedo Systems.

Arrow Science and Technology won a \$1.4M award to study low-cost methods of getting spacecraft to deep space.

Barrios Technology was awarded the Mission Technical Integration Contract (MTIC) valued at \$450M. Barrios will provide technical and management support to some of NASA's human spaceflight programs including Orion and Gateway, the ISS and possibly more initiatives.

The COSMOS (Contract for Organization Spaceflight Mission Operations and Systems) contract, valued at \$1.8B, was awarded to Ascend Aerospace & Technology. The company is a joint venture between Aerodyne Industries and Jacobs Technology Inc. The contract will provide astronaut and flight controller training for the ISS, Orion and commercial crew programs, including advanced simulators and mission-training environments. It will also deliver services related to the Space Vehicle Mockup Facility. [HBJ - COSMOS](#)

Axiom Space filed for a \$500,000 interior renovation and equipment fit-out of its 92,830 SF building at the **Houston Spaceport**. The renovated space will be used for light industrial and research activities. Project would wrap up in December. [HBJ - AXrenov](#)

- Axiom Space is expecting the arrival of its first Axiom Station module, the Payload Power Thermal Module, in Houston this fall. It's expected to dock with the International Space Station (ISS) in 2027 to be followed by at least four others to build a commercial space station in orbit. [HBJ-AXmodule](#)
- Read here how Axiom Space has teamed up with Prada on the new spacesuit design and Oakley on the visor. It's all about commercial economy in space – partnering with companies that are not traditionally aerospace companies. [HBJ-AXPrada](#)

Earlier this year, Starlab Space LLC received a \$15M grant to help develop a Systems Integration Lab in **Webster** which will aid in the creation of Starlab's commercial space station that is planned to launch in 2029. The company is building out 28,000 SF of lab space at 503 Forge River Road to allow for crucial software testing. Read more here: [HBJ-SL](#) <https://starlab-space.com/> [PRN-SL](#)

Texas legislators approved \$300M in grant money for the Texas Space Commission. This will enable the TSC to continue engaging with the existing private sector companies in Texas, leverage federally funded opportunities and continue to encourage more space-related businesses throughout the state. To help grow the state's space economy, these grants have been awarded to large Houston-area aerospace companies (Axiom Space and Intuitive Machines) and also several other local companies. KULR Technology Group (\$6.7M grant) is developing cold-temperature lithium-ion batteries for the moon and Mars; Venus Aerospace (\$3.9M grant) is developing its rocket engine and high-speed aircraft, and a \$347,196 grant for FluxWorks is to commercialize magnetic gear technologies. [Chron-TxSpace](#)

Acquisitions and Other Transactions –

- IRA Capital purchased Houston Physicians' Hospital in **Webster**, a 148,950 SF healthcare property on North Texas Avenue. At the time of the sale, the facility was 100% leased to a joint venture between the physicians, Memorial Hermann Health System and United Surgical Partners International. In the future, the new owner intends to develop a 10-acre parcel that's adjacent to the hospital.
- A five-building portfolio totaling 75,000 SF at the Rex Road Industrial Business Park in **Friendswood** recently sold. Partners Real Estate / Michael Keegan and Andrew Laycock represented the owner in the transaction and also represented tenants for two of the 15,000 SF buildings along with Travis Land and Braedon Emde / Partners.
- Junction Commercial Real Estate purchased 10 acres at 5535 S. Shaver St. in **Houston**. Plans are to develop a 160,000 SF industrial distribution facility. Negotiations were handled by Reed Vestal, John Erck and Quade Towers / Junction.
- TV Properties purchased 9.581 acres of land at 5034 FM 2004 in **Hitchcock**. Wayne Rutledge / Rutledge Commercial Real Estate represented the buyer; John Kaldor / The Kaldor Group for the seller.
- A six-acre property with 61,000 SF of office, maintenance and manufacturing space at 615 N. Sixth St. in **La Porte** recently sold to a real estate investment firm. The property is at the entrance to the Barbours Cut Terminal.
- Gas Innovations purchased the former Bank of America building at 815 SH 146 in **La Porte** to relocate its administrative headquarters that are currently on SH 225.
- Dana Safety Supply, based in Greensboro, North Carolina, opened a new 18,000 SF facility in **Hitchcock** at 8315 FM 2004, close to the Blimp Base area. The company's business is to provide equipment and expertise in public safety. The products and services include ballistic glass installation to basic light bars to complete emergency vehicle transformations.

Leasing and BTS Activity –

- Wholesale Electric Supply leased 74,880 SF at 615 E. Sam Houston Parkway South in **Pasadena**. Representing the tenant: Tyler Maner, Jon Farris and Jake Linderman / Stream Realty Partners; for the landlord: Holden Rushing and Chris Haro / Partners Real Estate.
- Bright Star Solutions leased 4,000 SF of industrial space at 2230 Pansy Street in **Pasadena**. Nick Ramsey / NewQuest represented the tenant. Alix Fox of Qualified Properties represented the landlord, Pansy Street Properties.
- Miba, a specialist for engine bearing applications and production, leased a 40,000 SF building at Sens Road Business Park in **La Porte**, Sens Rd. at Spencer Hwy. Jason Scholtz and David Falcon / Colliers for the tenant; Chase Spence and Ben Condara / Colliers for the landlord.

Expansion news -

Earlier this year, Calpine Corporation expanded by 41,900 SF at 9311 Bay Area Blvd. in **Pasadena**. Tyler Maner and Woody Hillyer with Stream Realty Partners represented the landlord, Principal Real Estate Investors. Heath Donica and Weldon Martin with Stream Realty Partners represented the tenant.

Swagelok just completed a \$3.6M office / warehouse expansion in **La Porte** at 10811 W Fairmont Pkwy.

Sulzer announced a \$11.7M expansion in **La Porte**!

Industrial Flow Solutions leased a 20,000 SF office / warehouse at 307 Deerwood Glen Dr. in **Deer Park**. IFS is a global company specializing in design, manufacturing, sales and service of wastewater pumps and controls.

International Cooling Tower expanded into an 18,000 SF office/warehouse at 313 Deerwood Glen Dr. ICT is one of **Deer Park's** largest employers. The company designs, manufactures and constructs a complete line of cooling towers for the petrochemical industry, power plants, refineries and more.

Healthcare News -

HCA Houston Healthcare is investing \$103M to complete an expansion of the hospital facility in **Webster** at 500 W. Medical Center Blvd. which includes:

- A Main Tower vertical expansion to add a 16-bed Intensive Care Unit, a 14-bed Progressive Care Unit, a 30-bed Medical Surgical unit, and a 30-bed shell space for future growth.
 - A Women's Services horizontal expansion to add 10 labor and delivery rooms and one C-section operating room.
- Groundbreaking is late September; the project is set to be completed in late 2026.

University of Texas Medical Branch (UTMB) announced the establishment of the Sealy Heart and Vascular Institute and the launch of a new Department of Cardiovascular Medicine. A \$30M grant from the Sealy & Smith Foundation will establish the heart and vascular institute on the **UTMB Galveston** campus, expanding access to advanced cardiac services, groundbreaking research and educational opportunities. The Institute will serve as a hub for advanced clinical services in addition to a myriad of clinical offerings and expanded patient access. Read all about it -- [UTMB](#)

Kelsey-Seibold opened its Bay Area Campus Cancer Center at 18833 Gulf Fwy. in **Houston**. This 32,000 SF facility offers hematology oncology, infusion therapy, radiation oncology, and eventually PET and CT scanning. A parking garage is also located here. The Bay Area Campus expansion is now complete and offers expanded services in primary and specialty care, including specialized care for cancer patients.

Dr. Thomas Investments broke ground on Thomas Manor Independent Senior Living at 2245 Thomas Trace in **Friendswood**. The 53,643 SF building will be three stories with four studio units and 16 one-and-two-bedroom units. Amenities include a putting green. Another building on this campus is planned – Thomas Manor Senior Living at 2277 Thomas Trace. This will be a 10,710 SF building for senior living with assisted care.

- Another project by Dr. Thomas will be opening real soon. The **Friendswood** Hospital at 3201 FM 528 is 24/7, has emergency care, a hospitalist, pediatric care, onsite laboratory, Xray, CT and Ultrasound.

Harris County Commissioners Court approved an agreement to purchase the former Dillard's property at **Pasadena's** mall on the northwest corner of the property closest to the intersection of Pasadena Blvd. and Harris Ave. It will be used to consolidate three Harris Health facilities into one large medical clinic that will be located on the first-floor unit. The second-floor unit will house another Harris County agency. The building is over 100,000 SF.

[Coming](#)

[Friendswood](#) - Gemini Urgent Care at 1111 S Friendswood Dr.

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

RETAIL / HOSPITALITY / MIXED-USE

Development News –

Main Street Commercial Partners closed on 17 acres for the next phase of The Shops at **La Marque** at the former Gulf Greyhound Park, Gulf Freeway and FM 1764. This project will bring a minimum of 100,000 SF of anchor space and three additional pad sites. The site is at a major regional intersection serving **La Marque, Texas City, Santa Fe, Hitchcock, and Bayou Vista**.

The Hilton Houston NASA Clear Lake hotel at 3000 E. NASA Pkwy. in **Nassau Bay** has been purchased by Ayrshire Corp. The hotel will be rebranded as a Compass Hotel by Margaritaville after renovations are completed. The top three floors of the 14-story hotel will become condominiums leaving the number of hotel rooms to 170. The current 5,000 SF ballroom will be doubled, and the existing outdoor pool will be replaced with an adult waterpark, lazy river and swim-up bar. The City of Nassau Bay allocated \$5M for Ayrshire's acquisition of the property. Read more -- [HBJ-Hilton](#)

In late July, **League City** published an RFP, a request for proposal for development of an entertainment district on city-owned land. Deadline for proposals is October 29, 2025. The location is 1251 League City Parkway which is currently home to the Chester L. Davis Sportsplex; the entertainment district will replace it. Key stipulation for the proposal is that the developer will be responsible for the replacement of the sportsplex – all of the fields and athletic facilities will have to be moved before development can begin on the tract. Find the information and RFP here: [LC-bid](#) Read more here: [GDN-LCbid](#) [Chron-LCbid](#)

In **La Porte**, 72 acres along Bay Area Blvd. at Fairmont Parkway, called Reserve 3, is available for general commercial uses such as retail, entertainment and dining. Reserve 1, comprised of 15.42 acres along W. Fairmont Parkway is zoned for Business Industrial as well as Reserve 2 with nearly 43 acres along Spencer Highway -- reserves 1 and 2 are currently under

contract. ODIA, an affiliate of the Avera Companies, owns the property and has been working with the City of La Porte to clarify permissible uses for the land.

Big announcement for the **Friendswood** City Center being developed by Tannos Development and Wolfgramm Capital -- B&B Theatres will open a 90,000 SF cinema complex with 14 auditoriums, a full-service restaurant, arcade, and immersive bowling alley. Included are four specialty large-format screens and another that's the largest ScreenX auditorium in the world. It's expected to open by spring 2027 after 16 months of construction. There's more to read here: [Chron-B&B](#)

Under construction in **La Porte** is Canadian Plaza on Canada Rd. between Spencer Hwy and Fairmont Pkwy. Phase one is 26,800 SF for commercial, office or retail tenants. Phase two is planned for build-to-suit from 8,000 to 20,000 SF. This development is across the street from the Pecan Park Sports Complex. Action Behavior Centers is a confirmed tenant.

Sterling Falls Venue, a luxury wedding and event venue, is planned in **Friendswood** at 2600 S. Friendswood Drive. There will be two primary structures, a banquet hall and a chapel, and an outdoor chapel. A walled courtyard and lots of landscaping will surround the buildings.

Masa Plaza is planned for 1796 and 1798 S. **Friendswood** Drive behind the Masa Sushi restaurant. The development will include one two-story building of 12,000 SF, and another that's 6,000 SF, single story.

Burlington Stores Inc. will open a new store in **Texas City** this fall on Palmer Hwy.

Potbelly plans new stores in the area in **Pasadena** and **Deer Park** and possibly **League City** and **Galveston**.

Home2 Suites will be built on Solomon Road in **Kemah**; TownePlace Suites, a 100-room extended stay hotel, will be built at Baybrook Commons on Rogers Ct. in **Webster**.

A new 18,372 SF retail center is under construction at the northwest corner of the Gulf Freeway and Holland Rd. in **Texas City**. The site is adjacent to Tanger Outlets and Buc-ee's; estimated delivery is Q2 2026. There are two drive-through opportunities. Lago Mar will have 4,000 homes upon completion.

In **Santa Fe**, approximately 17 acres are proposed for a new development that would include retail, patio homes, industrial flex space and park space. More on this one later!

Hardball Academy will be constructed at 2907 W. Parkwood Avenue in **Friendswood**. Specs: one-story, 15,000 SF with a baseball field behind the building for instruction.

No news yet but now that Joe's Crab Shack at the **Kemah** Boardwalk has closed ... the excitement is building to see what kind of renovation is planned for the boardwalk. <https://tinyurl.com/KemahBW>

Tannos Development plans to break ground in November on a new project at 12422 Space Center Blvd. Included are 95 office/warehouse units plus 3 retail pads. A MOTU gas station is also planned next to this project.

Restaurants, Cafés and More –

Kemah –

- Pizza King opened at 800 Bradford Ave.
- Aliberto's (Mexican cuisine) opened at 1355 SH 146.
- Coconut Grove Kemah will open at 207 Marina Bay Drive in September serving brunch, lunch, dinner and happy hour. It will feature food from both sides of the Gulf of America including fish tacos, wings and smash burgers.

Seabrook –

- Velvet Quarter Restaurant & Sip Lounge is in a soft opening phase; official opening is in late September. Location is 2234 E. NASA Parkway.
- Pomodoro's Cucina Italiana has proposed a new location at the Seabrook Town Centre on Hwy. 146 & E. Repsdorph Rd.

Deer Park –

- Urban Bird Hot Chicken is open at 8015 Spencer Hwy.
- Big Mouth Grub at 3602 Underwood Rd. at Pasadena Blvd.

La Porte – Wings Etc. Grill & Pub is open at 1023 S. Broadway St.

Pasadena –

- 7 Brew opened at 5932 Fairmont Pkwy.
- Layne's Chicken Fingers opened at 5000 Fairmont Parkway.
- Yama Kitchen (Japanese and Korean cuisine) at 4573 E. Sam Houston Parkway S.

Dickinson –

- 517 Burgers & More will open at the former DQ location on FM 517.
- Don Miches opened at 303 FM 517 Road West.

Texas City –

- Lercy's Diner, known for home-style cooking in Chambers County, has opened at 513 6th St.
- Tropical Smoothie opened at 4975 FM 1764.
- Dunkin' Donuts plans to open at 3310 Palmer Hwy. The store is taking 2,000 SF leaving 2,789 SF for other retailers.
- Mr. Taco opened at 3202 13th Ave. N.

Santa Fe –

- Fat Andy's (deli sandwiches and pasta dishes) is open at 13120 SH 6.
- Starbucks is open at 13530 SH 6.
- Koke's Burritos is open at 15626 SH 6.

La Marque – Tropical Smoothie Cafe has opened at 4975 FM 1764.

Houston / Clear Lake –

- Keke's Breakfast Café will open later this year at 140 El Dorado Blvd. – 4,116 SF endcap by Parry Pizzeria & Taphouse and Dave's Hot Chicken.
- The Rice Box plans to open a 3,435 SF, full-service restaurant at 114 El Dorado Blvd.
- Kaffeinated Crepes and Coffee is now open at 1507 W Bay Area Blvd.
- Jeff's Bagel Run is open at 923 Bay Area Blvd.
- Claro's Seafood Restaurant is open at 10904 Scarsdale Blvd.
- McDonald's is coming soon to the 10800 block of Scarsdale Blvd. FYI - This is the franchise owner's 31st McDonald's restaurant!
- Tommy's Restaurant Oyster Bar at 2555 Bay Area Blvd. is expanding event room capabilities, including advanced A/V technology and versatile private room arrangements.

Friendswood –

- Galveston-based Cooper's Landing opened a second location at 804 S. Friendswood Drive.
- Bakehouse Bakery opened at 622 S. Friendswood Drive.
- Perry & Sons Market & Grill, a 5,000 SF restaurant at 614 S. Friendswood Drive, has completely redesigned its space with modern rustic finishes, contemporary lighting, custom murals, a refreshed meat market and more.

League City –

- Tim Hortons (famous coffee café) will open at 1607 W. League City Pkwy. Did you know there are more than 29,000 Tim Hortons in over 100 countries?
- Aokicho Japanese Restaurant will open soon at 2800 Marina Bay Drive.
- Einstein Bros. Bagels will open at 1911 W. League City Pkwy. in the first quarter of 2026.
- Chipotle is planned for 1603 W. League City Pkwy.
- Whataburger is underway at 2121 E. League City Pkwy. Shout out to the orange and white!!!
- Adriatic Cafe Italian Grill is now open at 1804 FM 646. This is the sixth location around the greater Houston area.
- The Vibe League City is open at 3202 Marina Bay Dr.
- Healthy Wave at 2800 Marina Bay Dr.

Webster –

- Gauchos do Sul, an upscale Brazilian steakhouse, will build a 9,000 SF restaurant at Flyway – 415 Royal Tern Way. This will be the fourth location in the Houston area.
- Power Fit Eats opened a café at 3126 E. FM 528.
- Casa Matcha, serving matcha lattes and cold brews plus bakery items, is open at 1199 E. NASA Pkwy.

- This fall, Tifa Chocolate & Gelato will open at 1065 W. Bay Area Blvd. – Shops at Baybrook. This is the first location in the greater Houston area offering French-sourced chocolate, pastries, coffee and gelato options (including a Texas Breakfast Gelato).
- A first in Texas – KOYO Hand Roll Bar (sushi) is open at 18207 Egret Bay Blvd.
- BNX Burgers & Fries is open at 601 E. NASA Pkwy.
- 88 King Buffet will open Q1 2026 at 20740 Gulf Fwy. in the Clear Lake Center – 14,683 SF.
- Hash Kitchen is open at 1065 W. Bay Area Blvd.
- Ambriza is underway at 110 Osprey Drive at Flyway – 7,721 SF restaurant.

Hobby Airport –

- These opened in 2024: The Spot, Velvet Taco, Fat Cat Creamery, Dunkin Donuts, The Spot Bar, Starbucks.
- In 2025: Killen’s Barbecue, Spindle Tap Brewery, The Rustic, Throughgood Bistro, Chick-fil-A, Pei Wei opened. Common Bond Café and Yard House are underway.
- The final phase includes Dish Society, Pink’s Pizza, Jersey Mike’s, Wendy’s. Landry’s Seafood build-out is underway.

Leasing and other news –

Sprouts Farmers Market will open a new store next year in **Webster** at Baybrook Gateway; the grocer will be moving into a former Party City space of 23,024 SF. The address will be 1001 W. Bay Area Blvd.

Food Town is now open in **Santa Fe** at a former Arlan’s location, 12460 SH 6. The grocer is subleasing 31,675 SF.

Ethan Allen Design Studio is open at 1065 West Bay Area Blvd.; it’s 3,600 SF at Shops at Baybrook in **Webster**.

EOS Fitness leased at 19801 Gulf Fwy. in Center at Baybrook in **Webster** – 55,459 SF. Now open!

EOS Fitness leased 40,000 SF at 3721 Gulf Fwy. in **Texas City**, adjacent to a site that will be anchored by H-E-B. NewQuest represented the tenant in negotiations. Anticipated opening is 2027.

Mindful Health leased 6,500 SF at Grand Oak Village in **League City**, 925 Calder Dr. Brockway Commercial negotiated the deal.

Zero Latency VR, a virtual reality entertainment café, is open in Bayway Village in **Webster** at 20801 Gulf Freeway. The fun includes 360-degree arenas with escape rooms and video game-style play.

Spirit Halloween will fill up 25 storefronts in the Houston area this season including Baybrook at the former Conn’s at 1020 W. NASA Pkwy. in **Webster**. Two more are coming soon: in **Pasadena** at the former Party City, 4585 E. Sam Houston Pkwy. South and in **Texas City** at the former Office Depot, 9550 Emmett F. Lowry Expressway.

Burlington opened in **Texas City** at 3405 Palmer Hwy.

Good news for **Dickinson** – a local developer, Rahimali Vakaliay, plans to reopen Ziegler’s Foods this fall. A six-pump gas station has been added to the 2-acre property; inside the 17,500 SF grocery store, there will be a deli, fresh produce and meat. Location is 2308 FM 517 E.

Texas Flex Fitness leased 9,857 SF and BMWC Construction leased 2,465 SF in the MarineMax Marina at 3101 E. NASA Parkway in **Seabrook**. Derek Hughes / Zann Commercial and Josh Ghormley / Rutledge Commercial Real Estate brokered the deals.

Nassau Bay Service Center, 12,100 SF at 18000 Upper Bay Road, sold to a new owner. Wayne Rutledge / Rutledge Commercial Real Estate for the sellers.

Apex Gym is adding 12,000 SF to its existing 50,000 SF at 9701 Spencer Hwy. in **La Porte**. New services and upgrades!

Just for Fun!

Wings Over Houston Airshow – the 41st event! October 18-19th at **Ellington Airport**. <https://wingsoverhouston.com/> The lineup features multiple historic aircraft and the USAF Thunderbirds. Two significant flying exhibitions will be the B-29 Superfortress bombers – “Fifi” and “Doc”. Check the website for info and schedules.

First time in HTown! Fleet Week Houston, November 5–12th. It’s all about bringing naval vessels and aircraft, along with Sailors, Marines, and Coast Guardsmen, to community ports. The goal is for the public to meet service members, tour the

ships, and learn about the Navy and Marine Corps. **Here's the central place for information:** <https://fleetweekhouston.com/> Fleet Week Houston will also coincide with the city's Veterans Day celebrations and serve as the closing event for the year-long celebrations of the Navy and Marine Corps' 250th anniversaries. [CI-FleetWeek](#)

City of **League City** is sponsoring the 69th annual Village Fair hosted by the Lion's Club, Friday, October 3rd, 5 to 10 pm and Saturday, October 4th from 10 am to 10 pm at the Ballpark at League City. www.lcmusicfest.com

Pasadena Livestock Show & Rodeo, September 19 – 27th at the Pasadena Convention Center and Fairgrounds, 7902 Fairmont Pkwy. <https://pasadenarodeo.com>

Cruise News ...

Disney is launching an extended season of cruises from **Galveston** in late 2026 with itineraries running through spring 2027. There will be new four, five and seven-night sailings and new destinations, and the holiday cruises are back. Starting in 2027, Disney Cruise Line will begin sailing year-round from the port.

A key destination on Carnival Cruise Line for travelers leaving from **Galveston!** Carnival's exclusive destination – Celebration Key in the Bahamas – is now open. The four ships that homeport in Galveston are *Carnival Dream*, *Carnival Jubilee*, *Carnival Legend* and *Carnival Miracle*.

Royal Caribbean is hinting at bringing an Icon-size ship to **Galveston**. [Chron-RCI](#)

Two new Carnival ships are coming to the Port of Galveston: In May 2027, 4,000-passenger *Carnival Horizon* begins service from Galveston, and in October 2027, *Carnival Spirit*, a 2,100-passenger ship, begins service.

Coming Soon

League City – The Exercise Coach at 1455 FM 646. Beem Light Sauna (infrared sauna studio) at 2515 S. Gulf Freeway.

Webster – Bricks & Minifigs (reseller for minifigures, LEGO products, bricks and accessories. Buy, sell & trade.) at 20814 Gulf Fwy.

Pasadena - Today's Vision leased 1,800 SF at 2525 Southmore Ave.: Rutledge Commercial Real Estate / Wayne Rutledge and Josh Ghormley for the landlord.

Nassau Bay - Deon's Super Fit leased 1,600 SF at 18000 Upper Bay Rd.; Wayne Rutledge / Rutledge Commercial negotiated the deal.

Now Open

Baybrook Mall – Gorjana -- a luxury jewelry store -- (next to Zara). Pop Mart (character figurines, near JC Penney). Kendra Scott (near Dave & Busters) and Pandora (near Dillard's) completed expansions.

Seabrook – Aspire Aesthetics at 913 Hardesty Ave. Opulent Salon Suites at 3101 NASA Pkwy.

Friendswood – Peony Esthetics opened at 307 S. Friendswood Dr. APA Designs (floral shop and wine bar) at 405 Laurel. Get Well Spa at 405 E. Parkwood Ave.

House of Lanterns (spa) at 907 S Friendswood Dr.

Texas City – Marc Jacobs joins other designer brands at Tanger Outlets, 5885 Gulf Fwy. TCD Outfitters (beach-related) on the Texas City Dike.

La Porte – Resale Therapy at 902 S. 1st Street.

League City - Sonorous 5D -- yoga, sound healing and meditation studio -- opened at 915 W. Main St. **J5 Athletics**, a baseball training facility at | 1762 W. Walker St.

Dickinson - Ceramic and Pottery Center relocated to 2900 Dickinson Ave. Quench Nutrition at 3407 Gulf Fwy.

Deer Park – Smokestack Workplace at 2409 Maxwell Lane.

Webster – CLS Health Eye Care at 905 W. Medical Center Blvd. Batteries Plus at 599 W. Bay Area Blvd. The Chopping Block (meat market) at 18333 Egret Bay Blvd.

Sweet Southern Sass TX (boutique) at 4644 NASA Pkwy.

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

RESIDENTIAL DEVELOPMENT

Mapping it all out ... Homes, mixed-use, commercial, civic, industrial –

Maximizing the potential of the Grand Parkway -- **League City** recently adopted a 4,000-acre westside master plan – more open space and integrated infrastructure. Two of the goals are to increase the city's commercial properties for a more balanced taxation mix, and the other is to make sure infrastructure develop keeps pace with population growth. The plan covers about 4,000 undeveloped acres west of Hobbs road and north of FM 517.

- The approved master plan includes four districts with a mix of single-family residential, mixed-use, commercial, civic, industrial and green space. The Gateway will have a mix of properties; The Preserve is for parks and green space; The Groves, which will mainly be used for residential and mixed-use commercial, will brand the area using tree aesthetics to unify this district and The Quarry will feature ponds, parks and other water activities. It breaks down to 45% of the land will be used for open space, roads and detention requirements. One third of the remaining 55% will be for commercial use. Read more here: [CI-LCmplan](#) [HBJ-LCmplan](#)

Hines has proposed a new community in **League City** on 1,776 acres that would yield more than 2,600 single-family homes. The plan includes parks, schools and mixed-use commercial. The city's Planning and Zoning Commission is in the process of rezoning three tracts of land for this project. The area is north of FM 517, south of League City Parkway, west of Hobbs Road and east of McFarland Road.

- The master-planned community would be separated into three sections: Lloyd North, Central and South. Hines would develop Lloyd North (735 acres) and Lloyd South (796 acres); both would be mostly residential with lots at least 60 ft. wide. A 32-acre city park is planned near Muldoon Parkway in the South section. Lloyd Central is comprised of 245 acres and is planned for mixed use development including retail, commercial and potentially urban-style high-density apartments. **Clear Creek ISD** would have a school in the North section, and another is planned in the South section by **Santa Fe ISD**. [CI-LC](#) [HBJ-LC](#)

Update on Midline: a new community of 2,800 homes being built on 1,000 acres behind **Baybrook Mall**. Four builders will construct 271 homes in the first phase of the project -- upper \$300's to \$800's. They are Highland Homes on 45 ft. wide lots, Perry Homes on 55 ft. lots, Toll Brothers on 70 ft. lots and Brookfield Residential on 40, 50 and 60 ft. lots; Brookfield Residential is the co-developer of Midline. Model home construction starts this fall. The first section is west of Beamer Road between Fife Lane and FM 528/West NASA Parkway. Beamer Rd. is being extended from FM 528 to Fife Lane. Sales are expected to start early next year. [HBJ-Midline](#)

Friendswood Trails sections 3, 4 and 5 are ready for construction.

[Residential permits are up in Friendswood for FY 25. Did you know that the average new single-family home value in Friendswood this year is \\$841,880 compared to \\$723,470 last year ??](#)

Coming to **Santa Fe and Dickinson** ... Arcadia Station is a 338-acre master-planned community planned at FM 517 and Cemetery Road. There will be an update on this one later.

The Bristol is planned in **Friendswood** at 650 and 800 N Friendswood Drive. The project includes 232 units for people that are 55+. The one-and-two-bedroom units range from 790 to 1,161 SF. Two commercial buildings of 18,000 SF each will be built along FM 518.

Camp Margaritaville Resort at **Crystal Beach** has something new in the works. Beach bungalows ranging from \$825K to over \$1M, fully furnished in Margaritaville style, are now available for sale. The streets and infrastructure are complete as are model homes. Construction has begun on the 105 bungalows that are on 15 acres between the beach and the RV's resort amenity area. Offered are three and four-bedroom homes on two floors over a garage with 1,770 – 1,880 SF of living area.

INFRASTRUCTURE NEWS & EVERYTHING ELSE!

A DPS facility -- 7,000 SF -- is under construction in **League City** along SH 3 not far from the League City Pkwy.

The **Houston Ship Channel** is again ranked the number one waterway in the U.S., according to a recent report by the U.S. Army Corps of Engineers (USACE). The port moved 309.5 million short tons of cargo through the Channel in 2023 reflecting a 5.3% increase in total tonnage from the previous year and far more cargo than any other port in the nation. In fact, volumes along the Houston Ship Channel are so large that the tonnage gap between Houston and the second-ranked port is larger than 97% of ports in the country. [BIC-HouSC](#)

The *Sam Houston* tour boat at **Port Houston** will retire in 2026 after legendary service since 1958. Plans have been announced to build a new tour boat that's estimated to set sail on her maiden voyage in 12 to 14 months.

Port Houston announced \$131M has been designated for Houston Ship Channel construction and maintenance. The U.S. Army Corps of Engineers' (USACE) workplan includes \$33M allocated to the ship channel expansion (known as Project 11), construction and \$98M to operations and maintenance to keep the ship channel dredged. [BIC-PortH](#)

Port of Galveston received \$48M for a harbor dredging project. The dredging will restore the harbor depth to 46 feet. [HBJ-PortG](#)

City News –

Did you know that **Clear Lake Shores, Galveston, Houston, League City and Pasadena** are all designated as Music Friendly Texas Certified Communities?

The Music Friendly Texas program, managed by the Texas Music Office, aims to foster music business-related economic development and job creation in Texas communities. As of April, there are nearly 70 certified cities across the state.

Texas City – The 6th Street Community Plaza is now open for recreation, entertainment and community connection!

Houston – Planned at Sylvan Rodriguez Park at 1201 Clear Lake City Blvd. is a 12,000 SF community center. There is no construction timeline yet.

Dickinson – The City announced the reinstatement of its bond rating by S&P Global back to a “AA” which is just below the highest “AAA” rating. This verifies the city is operating effectively and is in good financial standing.

Kemah – Phase one and two of the 57-acre nature park just south of the **Kemah** Oaks subdivision has opened. 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. The additional phases will include boardwalks over wetlands, planting native grasses and constructing an amphitheater-style outdoor classroom and platforms for viewing wildlife.

Deer Park – The Dow Activity Complex (DAC) at 610 E. San Augustine -- 66,393 SF -- is now open! Facility highlights include an indoor exercise pool, pickleball, basketball, and volleyball courts, an indoor walking track, 4,500 SF fitness floor with the latest exercise equipment, exercise/dance rooms, and lounge.

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 – To enhance freight mobility and reduce roadway congestion, a new rail spur will be operational in September near the intersection of SH 146 and Red Bluff Rd. The City of Seabrook has started the application process with Port Houston for a Quiet Zone designation along the rail spur to minimize noise impacts and enhance safety for nearby residents and businesses.

La Porte – The City has launched a Livable Centers Study which helps reimagine the city’s central core. Key corridors will be transformed into dynamic, mixed-use areas that are safe, accessible and built for the future. The focused area is between SH 146 and S. Blackwell Street, including Broadway Street, Main Street and the Sylvan Beach corridor.

League City – Work is underway to construct a new kayak launch near the boat ramp off FM 270 and within the Dr. Ned and Fay Dudney Clear Creek Nature Center. The 148-acre park provides a home to a wide variety of flora and fauna.

Education News –

San Jacinto College is partnering with Intuitive Machines to develop a biopharmaceutical material handling program. This will prepare technicians to handle, inspect and transfer pharmaceutical payloads delivered by Intuitive Machines’ reentry vehicles. The program will be built using the existing curriculum from the National Institute for Bioprocessing Research and Training. Read more here: [SJC-IM](#) [CI-IM](#) [Chron-IM](#)

College of the Mainland received a \$324,916 grant that will enhance nursing education with advanced simulation equipment. This includes a MamaAnne maternal and birthing simulator, a SimBaby manikin and 25 hospital beds with built-in scales and alarms. Read here about these fascinating simulators! [COM](#)

San Jacinto College received a \$109,000 grant to train 20 students in radiologic technology.

Galveston College announced a new Bachelor of Applied Science in Business Administration degree program which will begin this fall. The college also offers a Bachelor of Applied Science in Healthcare Management degree and a Bachelor of Science in Nursing degree.

In response to the critical demand for oncology data specialists, **San Jacinto College** is extending its cancer data management program to students nationwide. Cancer registrars are data specialists who document the history, diagnosis, treatment and outcomes of U.S. cancer patients. This work advances research and treatment and improves prevention and screening. [SJC-CancerDM](#)

A co-enrollment program between **San Jacinto College and Texas State University** will enable students at SJC to attain a four-year degree. The focus will be on business degrees. Students will be able to be enrolled simultaneously at both SJC and Texas State University. [CI-SJC-TxState](#)

Road News –

Plans are moving forward on the **SH 99 / Grand Parkway** Segment B1 project. Three Design Build Teams have been shortlisted: Ferrovial, Fluor and Williams Brothers. The project will soon come to life during the construction phase and bring economic opportunities to the community.

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

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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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