



A publication of Bay Area Houston Economic Partnership

Issue 62 – December 22, 2016

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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 270 member companies, 13 cities, Galveston County, Harris County, Houston Airport System, and the Port of Houston Authority in southeast Texas to foster economic vitality through regional collaboration.

Commercial / Office / Industrial Development

Washington-based Auto Warehousing Co. is converting the former **Bayport** cruise terminal into an auto processing facility. The company will provide after-market upgrades to imported vehicles and deliver them to dealerships. Approximately 36,000 vehicles will be processed in the next 3 years. Initially, 25 jobs will be created ramping up to 150 by the time it's fully operational. Read more about it: <http://www.guidrynews.com/story.aspx?id=1000080860>
<http://www.houstonchronicle.com/business/article/Bayport-Failed-cruise-terminal-gets-new-life-10605077.php>
<http://www.chron.com/business/bizfeed/article/Port-Houston-receives-first-automobile-shipment-10795378.php>

Packwell, a Houston-based plastic resin business, plans more area expansion. The company is in negotiations to build a 500,000 SF facility, costing between \$30 and \$35 million, near the port. Read more about it: <https://www.bisnow.com/houston/news/industrial/packwell-in-negotiations-for-new-500k-facility-near-port-of-houston-68897>

A developer broke ground on 14,000 SF of office warehouse space for lease in **League City's** Lawrence Business Park, corner of Lawrence Road and Marina Bay Drive. Available for lease is 6,000 SF, 2,650 SF and 3,000 SF.

Webster's Magnolia Court Business Park has new activity: Developer is proceeding with a 10,000 SF building that's for lease or sale. Construction was completed for Olympus - 22,500 SF at 110 Magellan Circle. Resolute Oil purchased 6,600 SF of the 102 Magellan condo building. Tint World leased 5,000 SF at 145 Magellan. The last parcel remains for build-to-suit or design/build at 101 Magellan Circle.

Also in **Webster** at Odyssey Business Park, NWC of Gulf Freeway and FM 528 (NASA Parkway): One building, 6,500 SF, is a design/build for Victory Chiropractic, Embroidme, and Mary Kay Cosmetics and another - 6,000 SF – is a design/build for Molly Maids. Wycoff Construction will occupy 5,000 SF of a 24,000 SF flex building; the rest is for lease. And, a local company has a 10,000 SF design/build planned. Along FM 528, a 7,700 SF retail building will be for lease.

- **For a bird's eye view** of what's going on in Bay Area Houston, use the search bar to find "**HOT PROJECTS**" on our website: <http://www.bayareahouston.com/> You'll be glad you looked!
- **Don't be the last to know** – if you're a broker or developer, look here to find exciting real estate opportunities in Bay Area Houston. [BAHEP](#)

Recent lease transactions

- Bolttech Mannings Inc. leased 18,775 SF at Park 225 in **Pasadena**, 200 Beltway Green Blvd., to be closer to its clients in the port area. The company helped pioneer the industrial bolting services industry. Its customers are in the oil and gas refining, chemical processing, power and pipeline industries.
- Xterra Industries leased 24,000 SF at Bay Oaks Business Park on Genoa Red Bluff Rd. in **Pasadena**. Several more proposals are out. Only one five-acre tract remains in this business park.

Other real estate transactions ...

- SOLD - Industrial property at 3604 'B' Fairmont Parkway in **Pasadena**.
- SOLD - Gemini Business Park, three buildings totaling 142,000 SF at 902-930 Gemini Street.
- A multi-tenant medical property, 10,251 SF, at 150 Medical Center Blvd. in **Webster** sold to a private investor.
- Sold - Bay Terrace I, 91,800 SF at 17155 Feathercraft in **Webster**. The new owner plans to do a complete overhaul of the exterior. Available now: 36,658 SF.
- SOLD - 9,000 SF industrial building at 2227 Gulf Freeway South in **League City**.

Galveston County news ...

- The **Port of Galveston** cruise terminal's \$13 million expansion project is completed. The terminal expanded by about 60,000 SF, increasing the number of seats from 500 to 2,000. And, there are more check-in booths. A third cruise terminal is planned; groundbreaking dates have not been announced. This is the fourth-busiest cruise port in the country – 837,000 passengers in 2015 which is a staggering 30.5% increase from 2014!
- Shoal Point, a 1,000+-acre site just east of **Texas City's** major petrochemical complex, could one day see development as an LNG plant. There's lots of work to be done ... permitting, financing and the infrastructure takes years to develop. Read more about it: http://www.galvnews.com/news/article_2ecedffa-73bf-54fa-ac85-973174615c9c.html

Retail / Hospitality Development

New grocery store coming – Lidl announced it will build a 35,000 SF store at the **League City** Parkway and Tuscan Lakes Blvd. The Germany-based chain is new to Texas but has 10,000 stores in 27 countries. It's a low-cost grocer offering convenient shopping and deep discounts on groceries, household appliances, clothes and more.

Abuelo's Mexican Restaurant plans to build a really big restaurant – 7,600 SF – in Pinnacle Park along the Gulf Freeway in **League City**. Known for made-from-scratch cuisine, Abuelo's will feature a 2,000 SF climate-controlled patio. Construction will start early in 2017. This will be the second location for Abuelo's in the Houston area and the company's 40th nationwide. Developers for Pinnacle Park plan 32,000 SF of retail development to begin in January. Currently, dirt is moving on the 47,000 SF Memorial Hermann Convenient Care Center project that's just south of Cabela's.

A 12,000 SF retail center broke ground at 828 West FM 646 in **League City**. Kings BierHaus, a German restaurant, is the first tenant with 7,000 SF remaining for lease. Completion is expected March/April 2017.

Update on **Baybrook Mall's** 555,000 SF expansion-- The outdoor lifestyle center is nearly 95 percent leased; the power center is about 90 percent leased with only 25,000 SF available next to the soon-to-open Total Wine.

In the works for **Nassau Bay** -- A micropub is coming – location TBA. A hotel and convenience store is planned for four acres on NASA Parkway. Details later.

Just behind the Clear Lake Center on the Gulf Freeway at FM 528 (NASA Parkway) in **Webster**, a 30-acre land tract will be developed as a car dealership and as a community for active adults. The owner, Emmons Motor Co., sold 14 acres to a multifamily developer who plans 180 units for residents 55+. Groundbreaking for this project is summer 2017. Emmons Motor Co. will build a 48,000 SF dealership on the remaining 16 acres. This is a \$15 million project. The company is moving from Pasadena and will lease out that operation. Read more about it: <http://www.bizjournals.com/houston/news/2016/11/14/exclusive-car-dealership-sells-land-for-active.html>

Restaurant news ...

Opening soon -- Roux House leased 2,800 SF at 3202 Marina Bay Dr. in **League City**.

Now open ...

- Sloppy Nick's Brooklyn Deli at 2800 Marina Bay Drive in **League City** – a new restaurant by the owners of Pomodoro's Cucina Italiana
- El Pollo Loco at 2760 I-45 in **League City**
- Opus Ocean Grille at 1510 Marina Bay Drive in the Watergate Yachting Center in **Clear Lake Shores**

Reported in *Business Wire News*: Cinemark 18 in **Webster** plans to renovate and upgrade its theater at 20915 Gulf Freeway. "Luxury Lounger Recliners" will be added to all auditoriums, and there will be a lobby bar serving beer and wine; work commences this spring.

Nanda Plaza is under construction in **Webster** on NASA Parkway, just west of Sarah Deel Lane. Located there will be Cuisine India plus 5,000 SF of retail space.

Just for fun! Experience the thrill of deep-space exploration stand close to a real Mars rover have lunch with an astronaut ... see the Space Exploration Vehicle on display until January 9th ... at **Space Center Houston!**

Recent real estate deals ...

- Frost Bank acquired 1.788 acres near the southeast corner of Beltway 8 and Spencer Highway in **Pasadena** for its new bank ... and it's under construction. Marshall Clinkscales / Colliers represented the land owner.
- Fully occupied and sold! The 9,781 SF multi-tenant property at 145 Magellan Circle in **Webster** has a new owner.
- Allendale Shopping Center sold to an investor. The center is located at 2000 and 2131 Richey Street in **Pasadena**. Seller was represented by Marshall Clinkscales of Colliers International, a BAHEP member.
- Fidelity Investments has a 10,000 SF building under construction on a pad site fronting **Baybrook Mall's** power center (Container Store, Dick's Sporting Goods). Marshall Clinkscales / Colliers International for the tenant.
- Webster Point, 17926-16839 SH 3 in **Webster** recently sold.
- Clear Lake Marketplace, El Dorado Blvd. at Clear Lake City Blvd., has leased space to Emler Swim School - 5,500 SF and PhysiciansER - 7,182 SF.
- Artistic Smiles leased 2,772 SF at the Nassau Bay Town Square shopping center.

Coming Soon:

League City - Pure Barre and Menchie's at League City Parkway and S. Shore Blvd.

Pasadena - Freddy's Custard & Steakburgers at 4637 E. Sam Houston Pkwy.

Now Open:

League City - The Salted Hippie Boutique at 613 Main St.

Webster - Orange Theory Fitness at 136 Bay Area Blvd; Sub-Zero Ice Cream at 528 W. Bay Area Blvd.; Battle Rifle Co. at 17313 El Camino Real

Dickinson - DUO Winery & Cidery Tasting Room at 2150 Dickinson Ave.

NOTE: Please feel free to pass this e-newsletter along to others who would enjoy it, and kindly credit Bay Area Houston Economic Partnership.

Residential Development

- **Morgan's Point** – A former Governor's mansion that was modeled after the White House recently sold at an auction. Details have not been disclosed, however, the sale is said to be one of the highest in the area this year. Miramar, meaning sea view since it offers panoramic views of Galveston Bay, was built for Texas Governor Ross Sterling in 1924 at 515 Bayridge Road. It's 20,689 SF with nine bedrooms, 15 bathrooms, a grand salon, ballroom, library (and who doesn't love a good book?), rooftop terrace, and more! Read more about it: <http://www.bizjournals.com/houston/news/2016/12/12/white-house-look-alike-mansion-in-houston-sold-at.html?s=print>
- Work has begun at Lakes of Quail Point on 540 lots on 206 acres. The location is south of the **League City** Parkway and north of FM 646, east of South Shore Boulevard and west of SH 146. Prices will start in the mid \$200's

Infrastructure News and Everything Else!

Education news ...

- **University of Houston-Clear Lake** will offer a Bachelor of Science in Addictions Counseling beginning spring 2017, offering a strong first step to licensure and employment in a growing career field. The U.S. Bureau of Labor Statistics notes that jobs for substance abuse and behavioral disorder counselors are expected to grow by 22% from 2014 – 2024. To learn more, visit www.uhcl.edu/coe
- **College of the Mainland** now offers a pipefitting program to prepare students for a rapidly growing career in refineries, manufacturing and power generation. Pipefitting jobs are estimated to increase 27.4% by 2022 with a median salary of \$19.88/hr. Read more here: <http://www.guidrynews.com/story.aspx?id=1000080415>
- **San Jacinto College** is ranked second in the nation when it comes to education for science technologies and technicians, according to Community College Week's 2016 Top 100 rankings.

City News ...

A 57-acre tract of land in **Kemah** will soon become a nature area. The land, owned by Galveston County, is just south of the Kemah Oaks subdivision. Planned are walking trails, gathering areas and outdoor exercise equipment. The county will still own the land; the city will maintain it.

Calling all hotel developers! City of **Pasadena** has issued an RFP for hotel developers to partner with the city in developing a hotel adjacent to the city's convention center on Fairmont Parkway. Responses are due February 13th (extended from original date in January). See the RFP here:

<http://www.ci.pasadena.tx.us/users/0048/Bids/Pasadena%20Hotel%20RFP%202016%2011%2010%20FINAL.pdf>

Road news ...

- Proposed project: Reconstruction of Red Bluff Road from Kirby Blvd. to SH 146, adding two lanes, making it a four-lane roadway. Once completed, it will be an alternate evacuation route. More details later.
- Choate Road project: Reconstruction and realignment as a four-lane roadway from Bay Area Blvd. to SH 146 (Bayport area). Project bids in the second quarter of 2017. Once completed, it will be an alternate evacuation route.
- Design work for the expansion of the East Belt (Beltway 8) from the Gulf Freeway to SH 225 is 90% done and expected to be completed in March. When the project is completed, the roadway will be four lanes in each direction. Bids could go out in April/May; work could commence in fall/winter 2017. It's a 30 to 36-month project.

An update on TxDOT projects in Galveston County:

Current Projects:

IH-45 Segments--

- FM 518 to FM 517: Widen to eight main lanes, add two, two-lane frontage roads. Timing: Fall 2016
- NASA Bypass to FM 518: Widen from two to four lane divided, add overpass. Timing: Fall 2017
- FM 517 to FM 1764: Widen from two to four lanes, divided with overpass bridge. Tentative: Letting Fall 2018

FM 646: Widen from two to four lanes, divided with overpass bridge. SH 3 to SH 146. Tentative Letting 2023

SH 146: Widen from four to six lanes. Tentative Letting 2022

Future Projects--

Grand Parkway: Galveston County: Alignment to be determined. No Letting Date Yet

FM 517: SH 35 to FM 646, widen to four lanes. No Letting Date Yet

Did you **miss an issue** of the *Business Development Update*? Previous editions can be found here: [Newsletter Archives](#)

BAHEP is now part of the Facebook and Twitter 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>

Check out our tweets at <https://twitter.com/BAHEP>.



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 Lukee at 832.536.3255 or Harriet@bayareahouston.com.

[Clear Lake Shores](#) • [Dickinson](#) • [El Lago](#) • [Houston](#) • [Kemah](#) • [La Porte](#)
[League City](#) • [Morgan's Point](#) • [Nassau Bay](#) • [Pasadena](#) • [Seabrook](#) • [Taylor Lake Village](#) • [Webster](#)

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