



Hot Projects **in Bay Area Houston!**

Ellington Airport



U. S. Coast Guard Sector Houston-Galveston command center. \$57 million investment. 117,000 SF. More than 350 work at this regional facility.



Lone Star Flight
Museum
\$35 million, 130,000
SF project.



... a multi-purpose commercial and general aviation facility and also a joint reserve military base.

All five of the military branches are represented as well as the Texas Air National Guard.



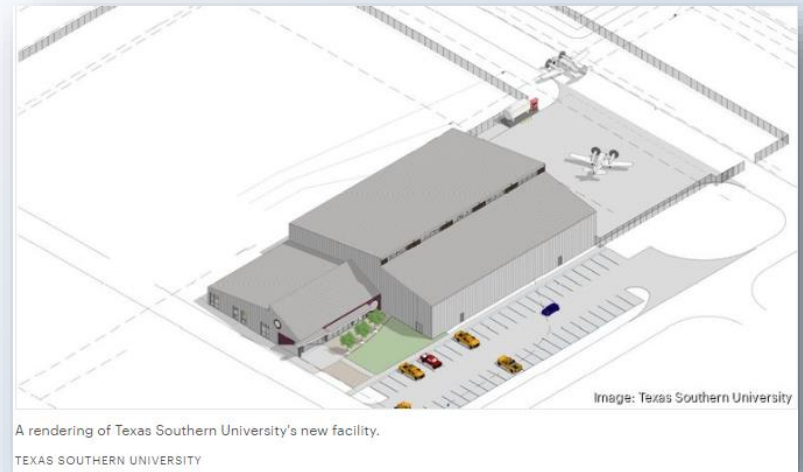
Ellington Airport



Approximately 658 acres available for development in Ellington Airport. Best uses: office, aviation, institutional and industrial.



The entrance to the SpacePort is on Space Center Boulevard near NASA's Neutral Buoyancy Lab.



New flight school! A flight academy will be constructed for Texas Southern University, a \$5.5 million investment. The 2-acre school will be located at Ellington Airport, 11602 Aerospace Ave.

Ellington Airport ...exciting opportunities!



Ellington Airport is home to the Houston Spaceport, the 10th commercial spaceport in the United States, and the only one adjacent to a major metropolitan area.

The mission of the Houston Spaceport is to create a focal point for aerospace innovation with a cluster of aerospace companies that will lead the nation in the transition from a government-driven to a commercially-driven space program.

The Future of Air Travel?

- **Suborbital Aircraft**
- **Hypersonic (Mach 5+) aircraft taking off and landing at Ellington.**
- **Ability to cut 11 hour flights (Paris to Tokyo) to less than 3 hours**

Axiom Space grand opening 23-acre campus – 430,000 SF

Headquarters for production of Axiom Station – a commercial module that will attach to the ISS.

At retirement of the ISS, the modules (housing, manufacturing, research) will detach from the ISS to become a commercial space station.

Additionally ...

- Axiom will train private astronauts
- Lead private and professional astronaut missions to the ISS.
- **Axiom Space will create 800 jobs.**

Collins Aerospace & Axiom Space were selected to provide the next generation of NASA spacesuits – a contract valued up to **\$3.5B** over a 15-year period.



First phase completion – 106,000 SF.
This is the Assembly Integration and Testing (AIT bldg.)



rendering



Just completed!

Intuitive Machines - 125,000 SF

Facility just opened on 12.5 acres at the Houston Spaceport. Includes office, laboratory, production, assembly and test space among other amenities.

- Planned Dept. of Defense-sponsored Sensitive Compartmented Information Facility (SCIF) -- the first of its kind in Houston for use by commercial entities. Used to process classified information.
- Innovation accelerators

The company will employ approximately 250.

Contract awarded to Intuitive Machines -- **\$77.5M** Contract to deliver four science and technology payloads to the lunar surface.

Intuitive Machines will provide lunar landers to the moon. **\$77.2M** contract!



Another NEW contract! Intuitive Machines landed a contract worth up to **\$719M** to work on NASA's Joint Polar Satellite System. This is a joint venture with KBR.



Collins Aerospace

Completed construction and moved in at its new **116,000 SF campus on 8 acres**. It will support spaceflight and host Houston's first spaceflight accelerator of 10,000 SF. Includes manufacturing & lab space. This phase I project will create **250 new jobs**.



Venus Aerospace -- relocated from California. In design: a next generation spaceplane that will travel **9 times faster than the speed of sound**, climbing to an altitude of 150,000 feet using rocket engines before gliding safely back to Earth. Grew to 55+ employees in one year.



On the Venus Aerospace webpage: Why Houston? We chose Houston, Texas as our headquarters because it's the world's first truly urban spaceport. Where else in the world can we fire rocket engines, fly drones, fly experimental aircraft and ultimately commercial aircraft, and still be Home for Dinner?



**HOUSTON
SPACEPORT**



Future state of Houston Spaceport based on planned developments by Axiom Space, Collins Aerospace, Intuitive Machines, along with a new EDGE Training Center in cooperation with area universities. These investments will total more than \$250 MM.

Future Taxiway Lima
With Access Points



The EDGE Center at the Spaceport

The EDGE Center is 1 of 3 CertTec certification testing centers in the U.S. and the ONLY one in Texas!

The San Jacinto College EDGE Center is partnering with the local manufacturing community to teach technologically advanced manufacturing training programs to meet the needs of the region's manufacturers.

Coursework and certifications in:

- **Composite** manufacturing technician
- Aerospace **electrical assembly** technician
- Aerospace **mechanical** structures technician
- Aerospace quality technician
- **Mechatronics** and industrial **automation** technician
- Manufacturing technician
(**hydraulics, pneumatics, CNC lathe, sheet metal work, fasteners, etc.**)
- Employment Skills

Tenants in the HASC building at Ellington:
Intuitive Machines and SJC's EDGE Center



Houston

The Reserve at Clear Lake City



372 acres for 740+ new homes, a recreation/community center and numerous parks and green belts. Villas to large estates.



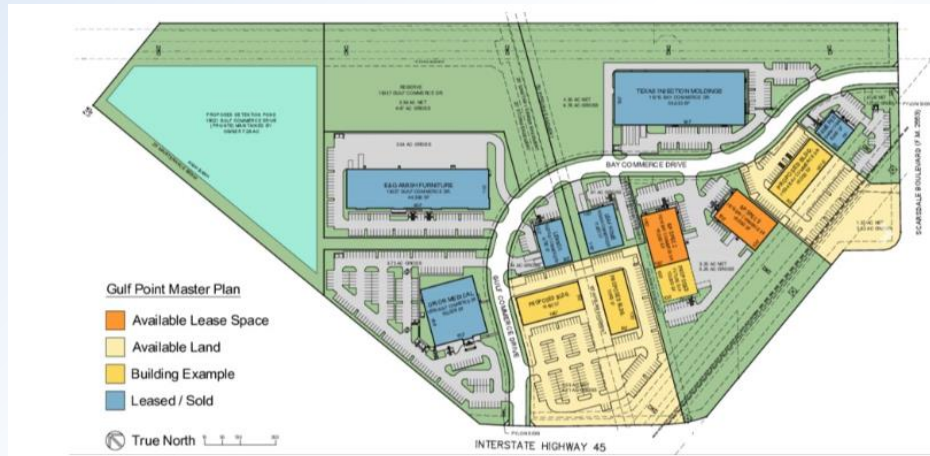
Clear Lake Marketplace



300,000 SF of retail when complete at Clear Lake City Blvd. and El Dorado Blvd.

Anchor tenant: 100,683 SF HEB
Commercial development at the entrance to
The Reserve at Clear Lake City

Gulfpoint Business Park by Wycoff Dev. & Const. 43 acres on Gulf Freeway at Scarsdale Blvd. Available sites for flex, distribution and single tenant users, 5,000 – 500,000 SF. Sale or lease.



Gulfpoint Business Park layout



Ellington Trade Center, Ph 2 on SH 3. BTS and preleasing available. 80,000 – 348,500 SF.



Pasadena



Done! \$27M Pasadena ISD administration building on Fairmont Parkway near Pansy St. 119,320 SF on 9.47 ac.

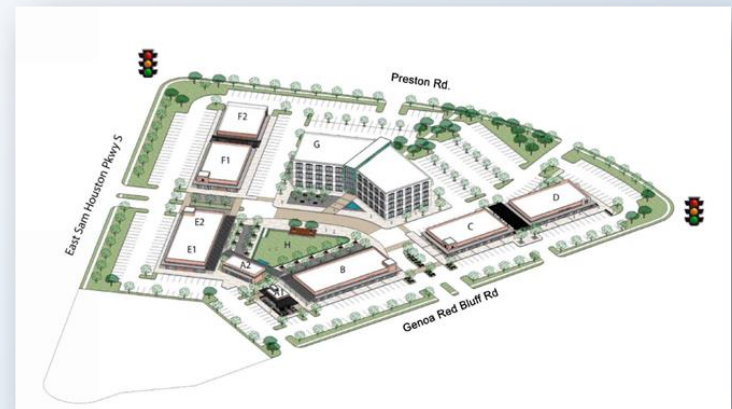


Shoppes at Fairmont Crossing, Phase II under construction at 7333 Fairmont Pkwy. Blazer Builders has a project on the adjoining 9 acres: 137 apartments for 55+ adults.

Hilton Home2 Suites



New campus of HCA Houston Rehabilitation Hospital Southeast now open at 4801 E. Sam Houston Pkwy. (formerly Kindred)



Proposed: **Preston Place** on 8.8 acres – BW 8 / Preston Rd / Genoa Red Bluff Rd. Ideal for restaurants, retail, medical and office facilities.

New construction on Beltway 8 in Pasadena



coming to the BW 8
next to Cheddar's



Pasadena



At San Jacinto College --
LyondellBasell Center for
Petrochemical, Energy, and
Technology (CPET) building –
140,000 SF.

Classes for –
process technology,
instrumentation,
nondestructive testing,
electrical, analyzer tech
programs



Pasadena Arena & Convention Center Expansion
and Renovation – \$50M project underway - on
Fairmont Pkwy. across from San Jacinto College.
New multi-use 68,000 SF arena with 7,500 seating
capacity. Integrated with the existing convention
center, the complex will total 102,000 SF.
The new arena will be able to accommodate the
growing event venue needs of regional educational
partners. It will also allow the city to host larger
scale entertainment events and regional
conferences.
Completion date is fall 2025.

La Porte

New development on 400 ac. - Bay Area Blvd. between Spencer Hwy. and W. Fairmont Parkway. 134 acres available for retail and commercial

Morgan's Landing -- 235-acres

- ~600 single family homes – Beazer Homes & Taylor Morrison. Mid \$200's - \$400's, 1,512 - 3,847 SF, 3 to 6 bedrooms
- Amenities: rec center, community pool, lap pool, splash pad, dog park.
- Domain at Morgan's Landing, a multifamily on 19 ac. is open!
- Senior living planned on 7.5 ac.



Under construction -- Hawthorne at Fairmont by Brownstone Group. 291 units. 4-story, elevator-served wrap design. Canada Road at Fairmont Parkway.

In the works -- Proposed \$25M project to revitalize Sylvan Beach Park. Lots of possibilities including outdoor dining, carousel, nature park, amphitheater, food truck station.



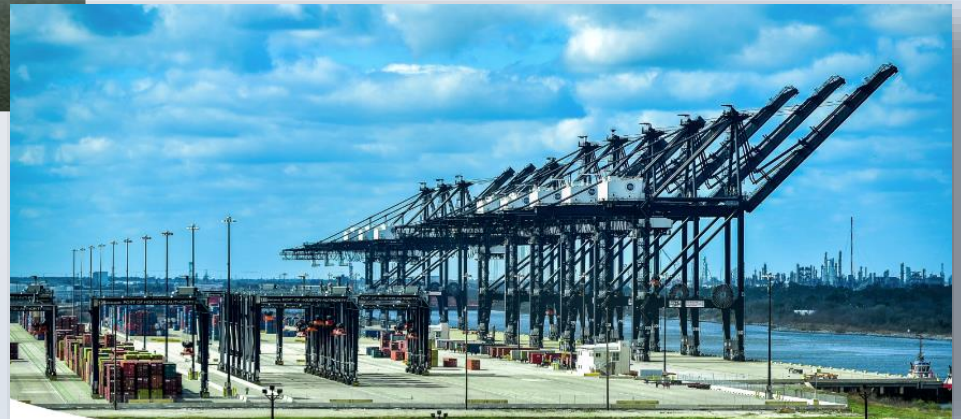
Maritime, Manufacturing and Industrial Activity



New Neopanamax cranes – nearly 30 stories high –able to load/unload vessels up to 22 containers wide.

Bayport Container Terminal & Barbour's Cut Terminal

- Freezer and refrigerated space
- Warehouse space – JUST IN CASE!



BILLION\$\$\$\$ of new projects are in the pipeline to be built along the Houston Ship Channel from Galveston to the Turning Basin. BAHEP's Specialty Chemical Industry is one of the fastest growing industries in the region.

specialty chemical - petrochemical - natural gas processing - manufacturing

- Major economic driver responsible for over 35,000 direct jobs.
- Recent plant expansions coming online will create opportunities for growth in the region
- Related areas of growth include advanced manufacturing, distribution/warehousing, and logistics
- **Approx. 6 indirect jobs are created for every 1 job in manufacturing!**



Texas Downstream Energy

Short-term:

- **90 petrochem projects** announced since 2010 (**\$70 bil.**)
 - $\frac{1}{2}$ completed & open
 - $\frac{1}{4}$ currently under construction
 - $\frac{1}{4}$ announced but not under construction yet
- **Construction labor force** is tight, but improving locally
 - Increasing **local tech training facilities**
 - Increasing **college credit in high school** for tech careers
 - **2 months to 2 years** out of high school to a technical job

Newest developments ...



3rd Red Bluff - 1050 Red Bluff Rd in Pasadena on 12 acres. Cold storage/refrigerated business park. Two cold/frozen buildings totaling 148,900 SF.



2602 Genoa Red Bluff, 146,595 SF BTS on 11.94 acres. 33 dock and 2 drive-up doors. 130' truck court. 31 trailer spaces. ESFR, 32' clear height. 3-phase power. Available Q1 2024.

225 Crossing Logistics Center at 310 Beltway Green Blvd. in Pasadena. Specs: 163,402 SF divisible to 70,000 SF, 32' clear height, rear load, 135' truck court, 2 drive-in doors, 12' x 14', 142 parking spaces, column spacing - 52' 6" x 52' and 60' speed bays. Expected completion for this master-planned business park is Q3 2024. Site work is underway. Developer: Alliance Industrial Co.



Newest developments ...

Gulfbelt Logistics Park on 72.5 acres. North corner of I-45 South and Beltway 8, 12524 Conklin Lane in Houston. Six-building class A business park. BTS opportunities. 88,749 – 278,864 SF



Bayport 146 Distribution Center,
5803 Old Hwy 146. 454,600 SF.
36' clear height, 74 trailer spaces,
180' & 150' truck aprons. Seabrook.

Newest developments ...



Southeast 45 Logistics Park, 169,677 SF on 11.83 ac. at **5115 S. Shaver** is under construction. Specs: 169,677 SF, 130-ft. truck court, 32 dock-high and two grade-level doors, and ESFR sprinkler. Delivery scheduled for October 2023.

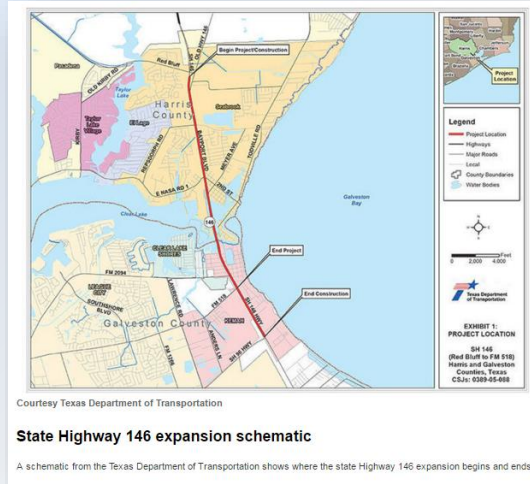


GR8 Distribution Center. 240,041 SF at **2555 Genoa Red Bluff Rd.** Specs: 48 docks, 4 drive-in doors, 60' speed bay, column spacing – 56'6" x 45'8, 36' ceiling height. Available Summer 2024.

Red Bluff Road
to FM 518

~\$200 million project

More information here:
www.SH146.com



What will it look like at completion?
Three lanes in each direction.
Two express bridges: one with 2 NB lanes and one with 2 SB lanes.



December

SH 146 construction update:

- It's expected that drivers will be able to travel across the 4 lanes of the new expressway bridge in late February.
- The \$214 million expansion project will increase the number of lanes along SH146 from 6 to 12.
- The remaining portion of the project (building frontage roads, sidewalks and traffic signals) won't be fully complete until spring.
- This past August, TxDOT began widening a 5.5-mile section of SH 146 between south of FM 518 and Dickinson Bayou.

Seabrook

At the Repsdorph Circle –

320 multifamily units

19,020 SF mixed-use space surrounding the multifamily development. Available pad sites up to 6,500 SF; retail space up to 8,840 SF.

Work set to begin soon.



The Edge at Seabrook Town Center –
planned on 30 acres



Within 3 miles of this location in Seabrook, there are nearly 2,000 new residential units proposed, planned or underway. (Taylor Lake, El Lago, Kemah and Seabrook)



Seabrook

Seabrook Plaza on NASA Parkway

Mixed-Use Waterfront Development on 15+ acres. Developer is Fischer Acquisitions and Development.

- 170-room Compass by Margaritaville hotel.
- 10,000 SF event center featuring a ball room overlooking the water plus an additional 10,000 SF of outdoor space contiguous to the hotel.
- 7-story apartment building including 76 1 & 2-bedroom condo units
- 20,000 SF of waterfront dining.

Parking on 1st and 2nd floors.



Compass by Margaritaville hotel will be part of the development.



Seabrook



Good *opportunity* for a restaurant operator

Waterfront restaurant - new construction - at Seabrook Marina & Shipyard. Upper level is 5,476 SF and 3,200 SF lower level. Ready to build-out.



Highland Center – mixed-use waterfront development by Highland Resources.

- 13-story, 238 units and single story 5,200 SF restaurant with 3,000 SF dining deck.
- Former site of Louie's on the Lake ... next to Villa Capri.
- Tower will have a 9,700 SF amenity deck with a pool on top of the garage.
- Parking is on 1st and 2nd floors.



Opportunity for developers!

A combined 67+ acre tract south of Red Bluff Rd. on the east side of SH 146. The site is ideal for multi-family in the back with retail and commercial up front

Kemah & Clear Lake Shores



Kemah Crossing, a patio home development by Meritage Homes at SH 146 and the League City Parkway – 515 homes on 89 acres. Patio homes up to 2,870 SF; townhomes up to 2,047 SF. Prices - upper \$300's.



- A multifamily project is completed.
- Flex commercial space is available.
- Easy in & out via a new north/south roadway: Evergreen Memorial Pkwy.



Now open in Clear Lake Shores

League City

Waterfront development: Riverview at Clear Creek

Wesley Drive and Gulf Freeway

59 ac. Development.

100-slip marina infrastructure work is ongoing.

Phase II --

- Hotel
- Restaurant overlooking the marina
- 285-unit multifamily project – The Riverview
- 53 townhomes
- Amphitheater, boardwalk and trails
- Retail space & restaurants



PAD - 1	RETAIL / RESTAURANT FOR SALE	6.2 AC
PAD - 2	ALOFT HOTEL	150 KEYS
PAD - 3	RESTAURANT FOR SALE	6.6 AC
PAD - 4	BUILT MULTIFAMILY (PHASE - I)	203 UNITS
PAD - 5	MULTIFAMILY (PHASE - II)	297 UNITS
PAD - 6	TOWNHOMES (PAD FOR SALE)	5.3 ACRES
PAD - 7	RETAIL FOR SALE	1.1 AC
PAD - 8	GARDEN OFFICE PARK FOR SALE	2.6 AC
PAD - 9	SENIOR HOUSING (PHASE - III)	109 UNITS
PAD - 10	MARINA	6.8 AC



League City

Planned: Plaza 96, a mixed-use development on League City Pkwy. near South Shore Blvd. 75,000 SF for retail, restaurants, medical office space and office warehouses. Breaking ground later this year.



Planned: West League City Crossing, 4550 League City Pkwy. One building is 11,283 SF; another is 11,625 SF.



New pad sites and 11,300 SF retail building available at Tuscan Lakes Market place: SWC League City Pkwy & Tuscan Lakes Blvd.

It's open - Kelsey-Seybold Clinic – South Shore Harbor, a 15,000 SF facility, will be built at 3625 E. League City Pkwy. Another new facility, two-story, 33,000 SF, is planned for W. League City Pkwy.





League City

UTMB Health League City

Latest completion is 5-story, 264,000 SF patient tower.

What's next?

Phase 3 expansion has been approved. South Tower will expand from 5 to 11 floors. Tower has 97 beds; expandable to 300 beds. Design work has begun. Project cost: \$250M.



Available for sublease – built for Amazon at 2455 Tuscan Lakes Blvd. 181,497 SF on 55.56 acres
36' clear height, 10,000 SF office, 17 dock doors;
16 grade level doors, 325 / 898 - auto / van spaces



UTMB Health League City campus on Gulf Freeway between League City Pkwy and FM 646. MD Anderson is also on this campus.

New townhouse development planned at marina site on Twin Oaks Blvd. 18.5 acres for 30 townhomes, gated community.



League City

Aura at Beacon Island

A developer plans 69 Patio Homes, 95 Townhomes, 250-350 Garden style apartments, 4.5 acres of parks, and 12,100 feet of trails. Beacon Island is on Lighthouse Blvd. off Marina Bay Blvd. in League City.



Houston Methodist Emergency Care Center



The League – a proposed \$125M mixed-use development by CJ Development.

The 1st phase of The League would include 230 multifamily units and 30,000 SF of retail and restaurant space.

This is a multi-phase development eventually bringing 630 residential units and 75,000 SF of commercial space. On FM 518 south of Five Corners.

Houston Methodist Emergency Care Center now open at S. Egret Bay Blvd. and League City Pkwy.



League City

Pinnacle Park – 100+ acre mixed-use town center development, Gulf Freeway between League City Pkwy and FM 646.

Cabela's, Memorial Hermann Convenient Care Center and Marriott Fairfield Inn & Suites anchor the development.

CityStreet Residential Partners plans a Class A multifamily development - 339 units.



Grand Oak Village next phase: 6,000 SF. PJ's Coffee and Slate Table + Bar are coming soon. North of League City Parkway at the Gulf Freeway.



The Spot is now open at
2502 Gulf Fwy. South



MiRu Seafood is now
open at 2490 Gulf
Fwy. South



Grand Oak Village

Residential development underway in League City –

Residential Development Lots

Name	Total Lots	Lots available
Beacon Island	168	96%
Coastal Point	560	62%
Cypress Bay	99	17%
Davis Harbor	90	100%
Pedregal	1,025	85%
Samara	1,291	100%
Stedmand West	1,410	100%
Town Harbour Estates	106	100%
Veranda Townhomes	218	67%
Westland Ranch	2,164	100%
Westwood	1,321	28%

There are **7,800** homes in various stages of development in League City!

HOME CONSTRUCTION

1 Westwood

Acres: 499

Homes upon build-out: 1,364

Timeline: early 2026 completion

2 Pedregal

Acres: 500

Homes upon build-out: unknown

Timeline: late 2025 completion

INFRASTRUCTURE DEVELOPMENT

3 Samara

Acres: 1,255

Homes upon build-out: unknown

Timeline: TBD

4 Westland Ranch Planned Unit Development

Acres: 838

Homes upon build-out: TBD

Timeline: TBD

PRELIMINARY ENGINEERING

5 Steadman-West tract

Acres: 800

Homes upon build-out: 1,700-1,800

Timeline: Phase 1 lots by summer 2024, completion by 2033

PLANNING

6 Lloyd PUD

Acres: 2,050

Homes upon build-out: TBD

Timeline: TBD

7 Georgetown

Acres: unknown

Homes upon build-out: TBD

Timeline: TBD

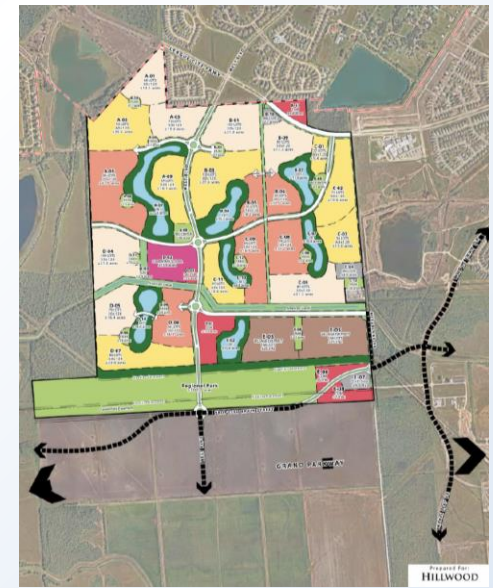
SOURCES: CITY OF LEAGUE CITY, TEXAS DEPARTMENT OF TRANSPORTATION, VARIOUS DEVELOPERS/COMMUNITY IMPACT



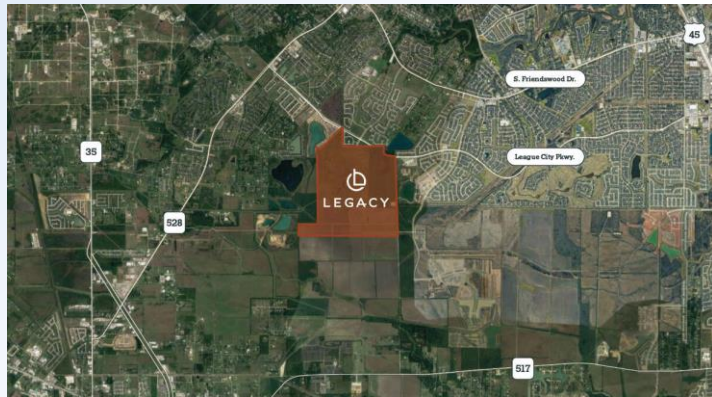
League City

Legacy by Hillwood Communities – an 805-acre master-planned community of 1,630 new homes is planned just south of the future intersection of League City Parkway and West Boulevard.

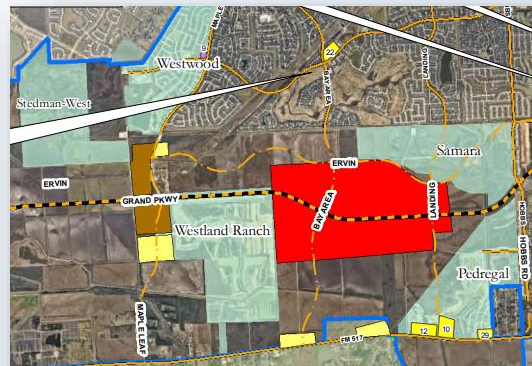
- More than 100 acres for a regional park
- Lot sizes of 80-ft and above
- Prices ranging from the \$300's to \$1M
- A new road connecting western end of League City Pkwy to eastern end of Friendswood Lakes Blvd. Expected completion next summer. After roadway completion, construction will begin on new homes.



Legacy – 805 ac



Westland Ranch, Samara, Pedregal,
Westwood, Legacy →



Duncan Tract 1,254 ac

Grand Parkway SH 99 Segment B1 Project Overview

Project Name:
SH 99 Segment B1

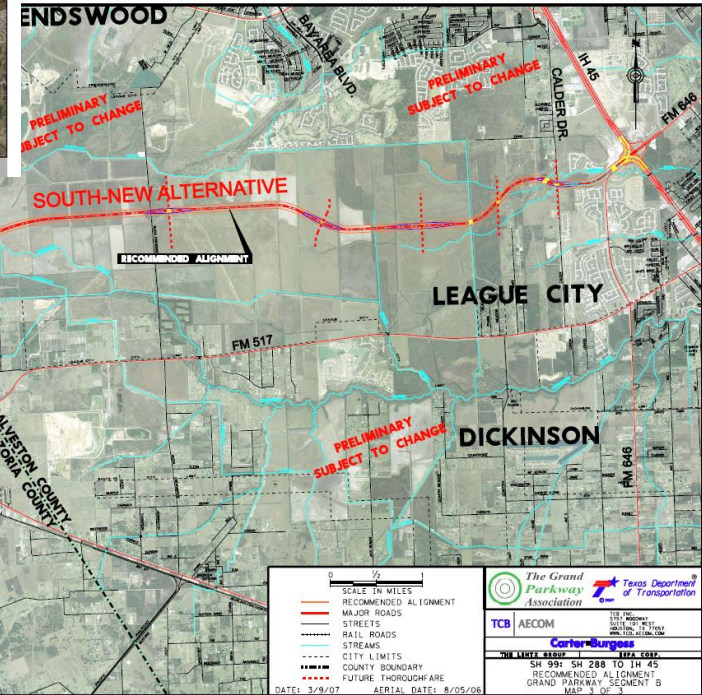
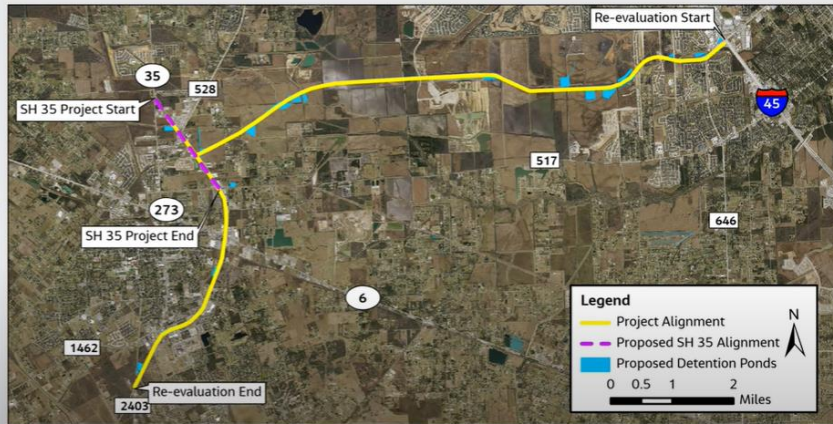
Project Length:
13.8 Miles

Project Limits:
From I 45 to North of FM 2403

Project Reference Number:
3510-01-001

Estimated Construction Cost:
\$950 million

Funding:
Toll Revenue Bonds



This Grand Parkway segment will meet up with the Gulf Freeway, at the FM 646 junction. SH 99 Grand Parkway segment B I-45 South to SH 288 (txdot.gov)

Update: Project development will begin the delivery of initial portion of SH 99 /segment B from I-45 in League City to FM 2403 in Alvin. Construction to begin in next couple of years. Project completion is estimated for 2030.

Dickinson

New homes!

Bayway Homes at Peacock Isle - 13.75 acres on FM 517 between I-45 and SH 3 for ~50 homes; 23 have access to the bayou. 1,778 SF-3,414 SF. From the \$325's. +/- 1 acre fronting FM 517 is available.

REME Companies plans the Cottages at Hughes Road, a luxury rental community on Hughes Rd., ¼ mile from I-45. 270 build-for-rent homes, approx. 650 SF-1,200 SF starting around \$1,300/mo.



1st phase of new townhomes at Water Street.

Water Street

Mixed-Use, 430,000 SF Water Front Development



Water Street -- \$87M development approved. Construction starting spring 2024.

Pre-leasing, sale, BTS / RBTS opportunities. 20 acres on SWC of I-45 and FM 517. Includes: boutique hotel, restaurants, townhomes, event center, office and retail. Construction underway on 10 townhomes starting in \$600's. Development partners: Nelsen Partners, REME Companies and William Cole Companies.

Dickinson



Bayou Village – Proposed by Collaborate. The plan: 14.7-acre mixed-use development across from two schools. It includes 20,000 SF retail plus pad sites, 4-story multi-family – up to 240 units, 40,000 SF grocery store, 23-acre park and more! Whispering Lane at FM 517. Looking to break ground July 2024.



Picnic Grounds

Dickinson 'Picnic Grounds' is planned for an area on FM 517 across from City Hall. Two buildings, a stage and picnic area are planned for hosting community events, festivals, vendor markets & entertainment as well as private events. \$2.2M project.

BACKYARD
Brewing Co. plans to open at 4418 Illinois just off SH 3 near FM 517.



Parkview, a mixed-use development is planned by Newfound Partners on ~27 acres, FM 517 and FM 646. The plan includes Class A apartments, retail and public park space. Construction expected to begin mid-2024.

Texas City



Approved PUD for approximately 483-acres. Southlake residential community. Along FM 3436 between FM 646 and FM 517.

There are **5,000** preliminary plats in the works for Texas City.



70-acre mixed-use development including a 12-acre **Crystal Lagoon pool** –THE LARGEST IN TEXAS.

35 acres will be sold to retail, hotel and condo developers.

Lago Mar homes --

Plat approved for 59 lots on 20 acres with a view of a 100-acre lake. More than 1,900 homes have been completed in Lago Mar with more than 4,400 planned. Additional 4,000 homes are planned for Lago Mar's east side. Including Beacon Point at Lago Mar, 800 homes.



Latitude Margaritaville is looking to build 55+ community in the area. Resort-style pool. Fitness Center. Up to 1,500 acres. Location TBA.

New retail!

- Commons at Lago Mar Towne Center, 100,000 SF shopping center – in the works. Details later.
- NWC I-45 / Holland Rd. 18,392 SF retail center planned.
- Lago Mar Blvd. at Crystal View Blvd. 15,000 SF retail center planned.

Texas City



6th Street Community Plaza, 718 6th Street. \$7 million, five parks in one



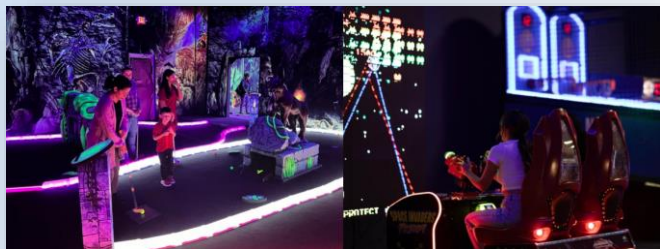
The nation's first! Sports Illustrated Resort to be built at Lago Mar next to the 12-acre Crystal Lagoon. 200 rooms, 9 stories. Groundbreaking Q3 2024.



Planned: Library and Classroom building

College of the Mainland – recent opening of a new Industrial Careers Building and completion of STEAM and Admin buildings. Four new buildings are planned including a library and 3-story classroom.

La Marque



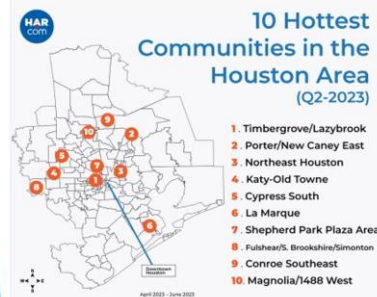
AR's Entertainment Hub ... coming to La Marque spring 2024 at Gulfway Plaza, 14001 Delany Road. arcade games, laser tag, mini golf, XR Arena and more.

There are **3,000** homes in various stages of development on the west side of the Gulf Fwy.



La Marque's former Gulf Greyhound Park on 88 acres ... watch for redevelopment by JMK5 Holdings! Seven acres sold – Chipotle, Raising Cane's and McDonald's are coming – more in negotiations.

La Marque Named Top Ten Hottest Communities in Houston Area



Rank	Community	Average Sales Price	Transactions YOY Change	Average Days on Market
1	Timbergrove/Lazybrook	\$654,236	47.7%	27
2	Porter/New Caney East	\$305,543	38.9%	42
3	Northeast Houston	\$210,956	36.2%	47
4	Katy - Old Towne	\$426,541	35.4%	55
5	Cypress South	\$511,423	23.9%	53
6	La Marque	\$221,764	17.4%	46
7	Shepherd Park Plaza Area	\$500,885	17.2%	33
8	Fulshear/S. Brookshire/Simonton	\$489,100	17.0%	48
9	Conroe Southeast	\$292,391	14.9%	47
10	Magnolia/1488 West	\$438,568	12.6%	65



\$66M La Marque High School replacement campus planned

Improvements continue in the historic Renaissance District



Pictured 418 Laurel Street, La Marque



Pictured Economic Development Corporation Building

Santa Fe

New lagoon community by Megatel Homes! Tres Rios - 2,800 homes, 1,200 apartments and a lagoon. South of FM 517. More details later.



More new homes coming to Santa Fe ...



Under construction:
FM 1764 & FM 646



Planned for
4206 Ave. T next
to HEB.



Coming soon to
12405 FM 1764



New medical facility on 17.5 acres – inpatient and outpatient – is in planning process. Available space also planned for 36,000 SF MOB and retail. On FM 1764 next to AMOCO FCU.



12,000 SF new construction.
Armadilleaux Cafe and doctor's
office on FM 1764.

Hitchcock and Galveston ...



- Proposed city center in Hitchcock – Hwy 6 at Main Street.
- Approx 1,675 homes in some stage of development plus 650 RV spaces at Enchanted Trails RV Resort

Margaritaville Resort soon under construction at 317 E. East Beach Dr. in Galveston. 334-room tower, restaurants, water park. 278 cottages, furnished and for sale, 780 to 4,500 SF.



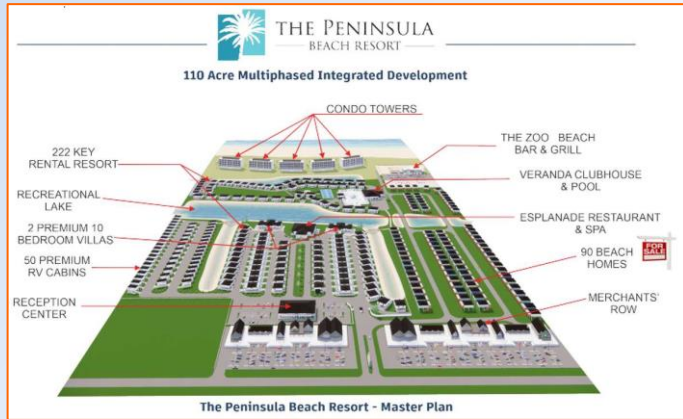
Coming – Leadership in Flight Training - aviation training academy at Scholes International Airport in Galveston

The Residences at Tiki Island and Boathouse Resort on six acres in Galveston. Restaurant, boat storage and yacht club.

- 70 condos from \$800's; 8 villas starting in low \$1M's.
- The Villas starting construction this summer, 2 stories atop a podium, 1,900 SF, \$1M+



Peninsula Beach Resort in Galveston County -- New development on 110 acres on the Bolivar Peninsula at Crystal Beach



Peninsula Beach Club-
Clubhouse is set to have 2
Olympic size pools



90 2 & 4-bedroom beach houses.
Set to begin Q2 2024.



Peninsula Resort Cottages: 114
units – up to 4 bdrms



50 extra-large RV sites
with private enclaves
overhead.



Five beachfront mid-rise condo
buildings comprised of 160 units – 1, 2
& 3 bdrms



Zoo Beach Bar, 41,000 SF
expected to open spring, 2024



The Pearl of East
Marsh, 32-unit gated
condo community on a
private peninsula is
planned on N.
Redfish St. \$599's+,
eight 3-story
buildings.

Planned is an FAA-
approved airport ...
this will be the only
fly-in beach resort in
the U.S. Construction
will begin in 2025.

Some of the newest cruise ships!



Galveston

Port of Galveston finalized plans for the 4th cruise terminal, to be located at Pier 16. MSC Cruises' *Seascope* will begin sailing from there in 2025.

Norwegian's *Prima* – 3,215 guests – Now arriving!



Royal Caribbean's *Allure of the Seas* – 6,780 guests - arrived in 2022



Port of Galveston is the No. 4 busiest port in North America & 7th **busiest** port in the world!



Carnival's *Jubilee* arriving Dec. 20th – 6,500 guests. Brand-new!



Royal Caribbean's *Harmony of the Seas* is here – 5,374 guests



Carnival Legend, 2,124 guests, arriving 2025.



Carnival *Miracle* - 2,124 guest capacity, coming October 2023



Regal Princess now sailing. 3,560 guests.

Carnival's Princess Cruises - 3,080 guests.
Ruby Princess



Royal Caribbean's new 161,300 SF cruise terminal is open at Pier 10 at Port of Galveston.



Disney's *Wonder* – 2,400-guest capacity

Norwegian *Viva* coming Dec. 2025 through April 2026 – 3,099 passengers



Royal Caribbean's *Adventure of the Seas* – 3,800 guests



Friendswood

Now under construction – **The Albritton**, a 147,000 SF residential project by Tannos Development Group at 408 S. Friendswood Dr.

Retail and restaurants on ground floor and 111 class-A residential units on upper three floors. Multi-level garage; pool and sun deck above garage.



Tannos Development Group – new office building at 1715 S. Friendswood Dr. 4-story, 106,000 SF. Construction is well underway.



Big City Manufacturing's 23,137 SF building is almost complete at 4472 FM 2351.

Friendswood



One Sixty One ... A new downtown Friendswood mixed-use development on 5.5 acres will be anchored by a 30-room boutique hotel and banquet room, 30 residential units and executive offices, restaurants, retail, collaborative spaces, and a roof top experience!

The main entrance will be between 306 & 308 S. Friendswood Dr.



30-room boutique hotel on S. Friendswood Dr.



Friendswood Community Hospital at 3201 E. FM 518. Micro hospital with 24 beds for emergency and short-term hospital stays.



Friendswood



TANNOS
DEVELOPMENT GROUP LLC

WOLFGRAMM
CAPITAL

City Center
Friendswood, TX
Aerial View



Just announced! **Friendswood City Center** is planned on a 106-acre tract along FM 528 at Blackhawk Blvd. near Bay Area Blvd. What's planned? 500-unit multifamily complex, 4-story medical /office buildings, 4-story mixed-use buildings with condominiums, multiple retail sites and entertainment.

There will be a 52-acre public park, walking and biking trails, and a fishing lake with pier. The ~\$700M project will also include a luxury hotel and convention center space accommodating 500 people.

Friendswood



The Estates at Wilderness Trail
Coming Soon! Approx. 41 lots along Wilderness Trail. The development will include constructing a portion of Friendswood Parkway.



Friendswood Heights – in the heart of old Friendswood . Modern 3-story homes starting in the \$750's.



Avalon at Friendswood
Section 3 - 123 lots on the east side of Friendswood Pkwy. Sections 1 & 2 are nearing completion...all sections are accessible from Friendswood Pkwy.



Sterling Creek Sec. 7 - 77 Garden Home size lots accessible from Friendswood Pkwy.

Friendswood Trails
Total of 182 lots.



Georgetown – Approx. 312 Lots in Friendswood and 71 lots in Alvin. The subdivision includes 2 access points from FM 528.

Friendswood and Houston



Rex Road Industrial Business Park on Rex Road in Friendswood. 7 buildings, each on 2 acres with outside storage. All are freestanding and in the range of 15,000 SF, at least 20' clear height.



Industry Park II at 4550 & 4552 FM 2351.

The plan includes 2 office/warehouse buildings and also a storage facility.



Ellis Business Park at 16310 Beamer Rd. - office/warehouse lease space located on 21 acres. Project includes 5 buildings and a crane-ready shop plus two 10,000 SF office/warehouse lease space buildings.



Exploration Green – 178-acre former golf course turned nature conservatory ... now open. Project began in 2005.



Baybrook Mall

The Burger Joint is open on the Baybrook Mall outer ring!



The Lawn at Baybrook Mall



Now open!

LUCCHESITM
BOOTMAKER

Now open - The Reserve at Baybrook – 291 units. 1-2-3 bedrooms.



Houston

Baybrook East at the Gulf Freeway and El Dorado Blvd. H-E-B, 106,000 SF, anchors the first phase.

Retail project includes 30,000 SF of multi-tenant retail and six outparcels. Most are open!



Construction underway for 3-building campus on 11 acres. Part of the expansion is a 4-story, 116,000 SF professional building to include ambulatory surgery center and a 2-story 32,000 SF cancer center. 300-space parking garage is coming.



Under construction:
Prose Broadstone
Baybrook, 380- unit multi-family project. Includes 5-story garage.

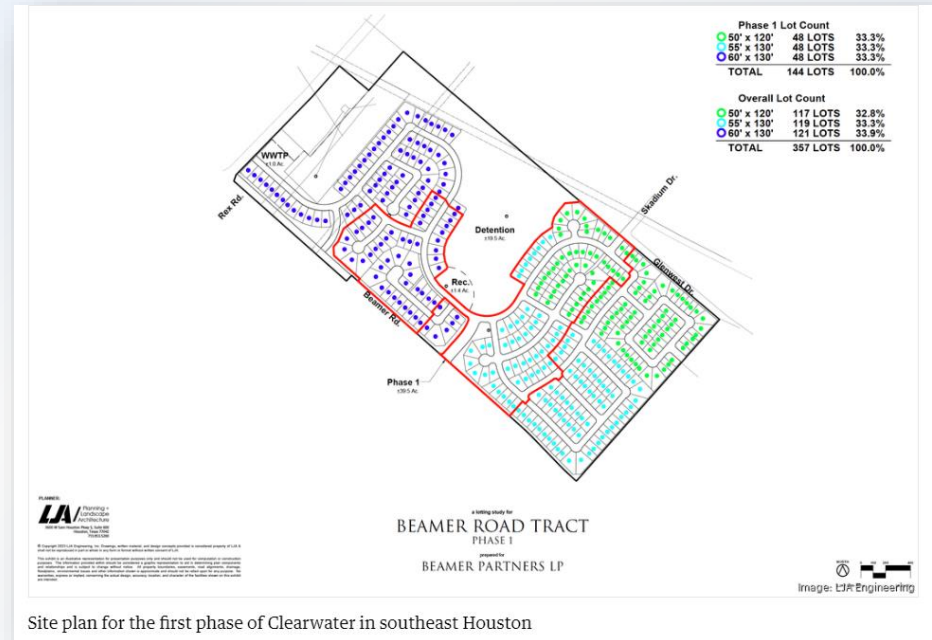


Recent completion: Lenox Bayside, 315-unit luxury multifamily complex. 4 stories - 1, 2 & 3 bedrooms. Location is Gatebrook Dr. and Retail Rd. adjacent to Baybrook East.

Houston



Big renovations are underway at 2525 - 2625 Bay Area Blvd, Corporate Plaza One & Two. Included are all new lobbies and common areas, and a new tenant lounge, conference room & more. Ready summer 2024!

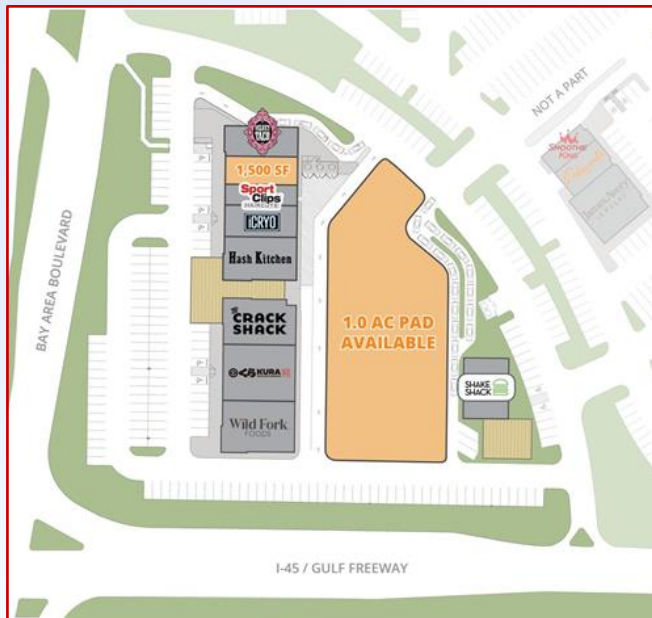


A new residential community ... **Clearwater**
New homes will be built on 134 acres along Beamer Rd., just north of El Dorado Blvd. The plan calls for 357 single-family homes on 50, 55 and 60-foot lots, \$350's to \$450's. Phase 1 is in design; groundbreaking could occur Q4 2024; lot delivery in mid-2025.

The real estate partners plan more land purchases with an option on additional tracts totaling 800 acres – northwest along Beamer Rd. to Dixie Farm Rd. This phase could include single-family homes as well as multi-family and commercial development.

Webster

Shops at Baybrook, SEC of Bay Area Blvd. and Gulf Freeway. One pad remaining plus 1,500 SF of retail. Several are now open!



Shops at Baybrook



TIRR Memorial
Hermann
Outpatient
Rehabilitation –
Southeast –
pediatric and adult
rehab. Open in
front of Costco in
Webster.



Webster

Axiom Space leased the former 146,000 SF Fry's Electronics building in Webster to house its engineering operations. 600 jobs!



Now open in Webster --



Proposed development at 18401 Egret Bay Blvd. in Webster. 36,000 SF mixed-use

Big new project! Redevelopment of **600 Gemini** – 365,000 SF!
Space available from 3,000 SF up.
AXIOM leased space to build space suits. 500 jobs!

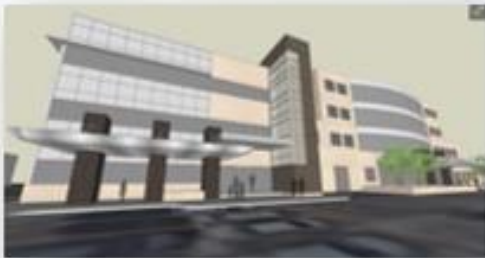


New medical office campuses are underway:

- **905 W. Medical Center Blvd.** | 100,000 square feet | CLS Health
- **507 N. Texas Ave.** | 60,000 square feet | Houston Physician's Hospital
- **750 N. Texas Ave.** | 20,000 square feet | Bayou City Dermatology and others
- **555 East NASA Parkway** | 60,000 square feet | Micro-Hospital—Dr. Kahn Le, Developer



555 East NASA Parkway Micro-Hospital Building



Houston Physicians' Hospital expansion project on Texas Ave. — now approx. 84,000 SF. Hospital starting soon on more projects on Texas Ave.



Webster's Flyway development

Great Wolf Resorts broke ground on Houston-area indoor waterpark in 2022.



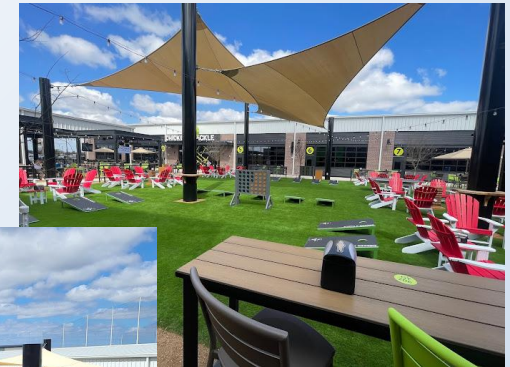
2nd Great Wolf Lodge in Texas!

- \$200M project
- 532 room resort , 95,000 SF indoor water park and 11,000 SF conference center on 27-acre site
- 600 construction workers
- 500 FT and PT jobs

Great Wolf Lodge in Houston



Vida Mariscos will open at Flyway! 13,000 SF on 2.11 acres



Chicken & Pickle – 3-acre indoor/outdoor entertainment complex is now open!

FLYWAY

WEBSTER'S PREMIER DESTINATION DEVELOPMENT



- 80+-acre destination
- Boardwalk, event lawn, and unique amenities
- Iconic entertainment, dining, recreation, and sports entertainment venues
- Anchored by the region's only **Great Wolf Lodge** indoor waterpark resort hotel and conference center

Nassau Bay



Houston Methodist Clear Lake expansion! New 6-story, 150,000 SF \$40M medical office building.

Townhomes
planned next
to Hilton in
Nassau Bay.
Dirt work
underway.



Moody Neurorehabilitation Institute at 1275 Space Park – 64,000 SF – for post-acute brain injury rehab. In / Outpatient. Just opened!

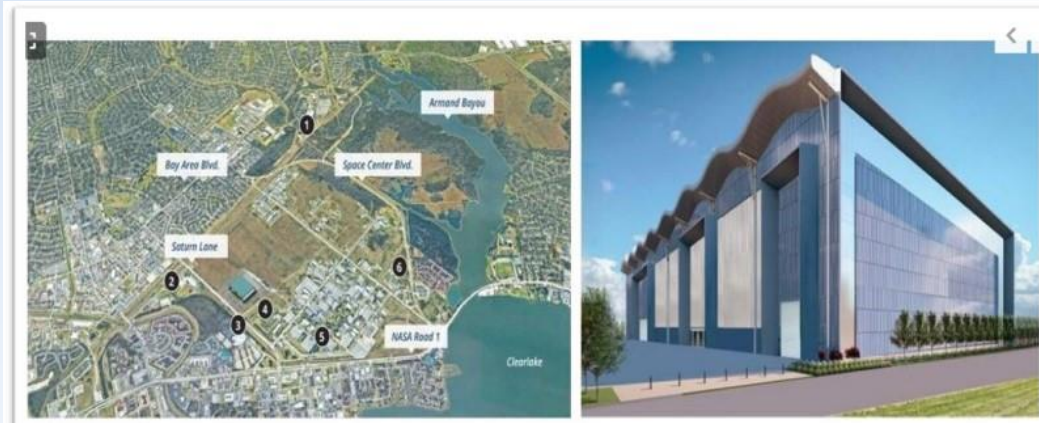


Pre-leasing! 80,000 SF medical office development. 3 stories. Structured parking. Saturn Lane at Space Park Drive



Ready for tenants - 13,987 SF retail center on NASA Pkwy. Between Wendy's & Five Guys, 82 pkg places

NASA Johnson Space Center and Space Center Houston



Regents approve Texas A&M Space Institute!
The \$200 million facility will be built at the Johnson Space Center to help ensure Texas remains a leader in space exploration. It will include labs, shops, classrooms, dedicated space for sample research, control rooms, and meeting space plus two large extraterrestrial testbeds, one emulating Mars and the other, the surface of the moon.



The Shuttle and 747 Carrier exhibit is open at Space Center Houston's Independence Plaza!

The only one in the world!

Space Center Houston is an international space museum and interactive educational center.



Taylor Lake Village and El Lago

\$90 million mixed-use development underway in Taylor Lake Village and El Lago. Modern living & walkability. Construction has started.



Taylor Lake Canals, the northern development:

- 6 condo buildings with 72 units, 24 will be 3-bedroom penthouses and 48 will be 2-bedroom condos. \$300's to \$500's.
- First floors of the condo building will have retail or office space. Two restaurants are also planned.
- Also under construction are 34 gated single-family homes.

The southern development will have a floating barge with a restaurant, outdoor dining and entertainment, a 20-room boutique hotel. Estimated completion is December 2023.

- 4 condo buildings of 40 units each will be 1,500 – 2,200 SF, low \$400's to mid \$600's.
- 41 townhomes priced from the \$500's - high \$700's.



Clear Lake Shores . Dickinson . El Lago . Friendswood . Hitchcock . Houston
Kemah . La Marque . La Porte . League City . Morgan's Point . Nassau Bay
Pasadena . Santa Fe . Seabrook . Taylor Lake Village . Texas City . Webster
Houston Airport System . Port Houston . Galveston County . Harris County

Thanks for visiting Bay Area Houston!
Visit our HOT PROJECTS often –
things are always changing!

Check back soon ...more news coming!

Updated February 29, 2024 Barbara@BayAreaHouston.com