



Hot Projects in Bay Area Houston!

Ellington Airport and Houston Spaceport



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

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 is home to the Houston Spaceport, the 10th commercial spaceport in the U.S., and the only one adjacent to a metropolitan area.



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



A rendering of Texas Southern University's new facility.

TEXAS SOUTHERN UNIVERSITY



Intuitive Machines - 125,000 SF

Facility recently 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.



Intuitive Machines was awarded a **\$5B** contract to support NASA's lunar relay system.

Intuitive Machines was awarded a **\$116.9M** contract to build a lunar lander for a 2027 mission to the moon's south pole.

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.

Intuitive Machines will expand the capacity of the Lunar Production and Operations Center at the Spaceport by 50%. Houston Airport System is prioritizing the completion of a \$16M taxiway at Ellington Airport.

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.

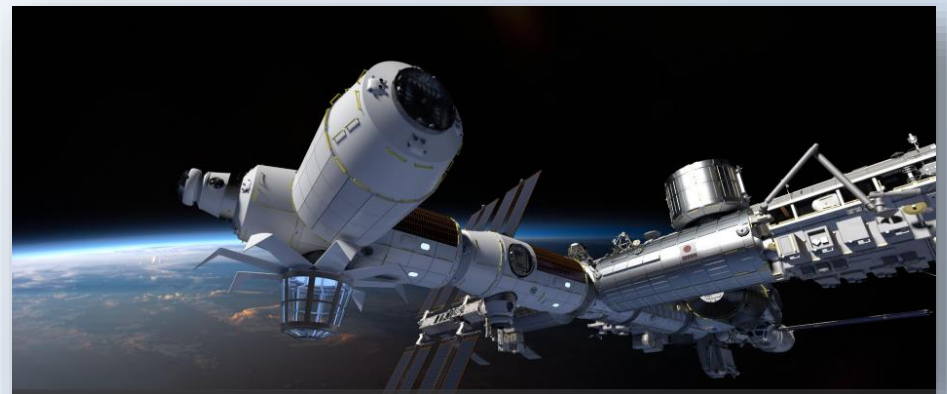
Additionally ...

- 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.)





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 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.





**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 Aerospace Support Center

Houston



Tannos Development plans a mixed-use project at 12422 Space Center Blvd. Will include 89 office/warehouse units, 1,250 SF each, plus 3 retail pads. A MOTU gas station and carwash are also planned next to this project.



40,000 SF Elite Pickleball Club coming to former Randall's building on Space Center Blvd. at Clear Lake City Blvd. Building has been totally renovated.



One of the largest Mercedes-AMG Customer Racing teams in the world! Winward Racing's new 40,000 SF building on Space Center Blvd.



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.

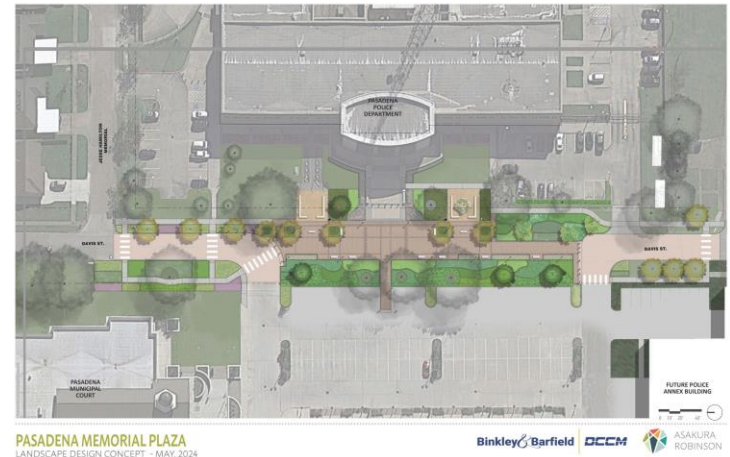
Pasadena



Ground broken for Legacy Pasadena Southmore Clinic, a 40,000 SF facility offering a full range of adult and pediatric primary care. Will employ 100 people. Location is 1951 Southmore Avenue. Expected opening is 2025.



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



Pasadena City Plaza will be a connecting plaza between the Pasadena Municipal Courthouse and the Pasadena Police Department. Along with serving pedestrians, the proposed Plaza will serve as a gathering area in front of the police department.



Coming to BW 8 next to Cheddar's

Pasadena



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



Hwy 225 Underpass Safety Lighting project planned to span 3 intersections near the Historic district.



Pasadena Arena & Convention Center Expansion and Renovation – \$50M project underway - on Fairmont Pkwy. across from San Jacinto College.

- A new multi-purpose, +/- 160,000 SF arena with 7,500 seating capacity will be added. It will be integrated with the existing convention center to form a complex totaling +/- 200,000 SF.
- The existing convention center will be remodeled to provide updated meeting rooms, restrooms, and finishes.
- The new arena will accommodate the event venue needs of regional educational partners and allow larger scale entertainment events and regional conferences.
- Expected completion date is spring 2026.

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!



Now open -- Hawthorne at Fairmont by Brownstone Group. 291 units. 4-story, elevator-serviced wrap design. Canada Road at Fairmont Parkway.

Two new developments ...

- Edifis Group plans three restaurants, including Chipotle, on 3 acres at SH 146 and Fairmont Plwy. 1001 N. SH 146. Two more restaurants are in the works.
- Dual concept **Marriott hotel (TownPlace Suites and Fairfield Inn)** and a retail center, 8,700 SF, is planned for 13th St., west of SH 146. Developer is looking for restaurants to serve guests of the 435 area hotel rooms.

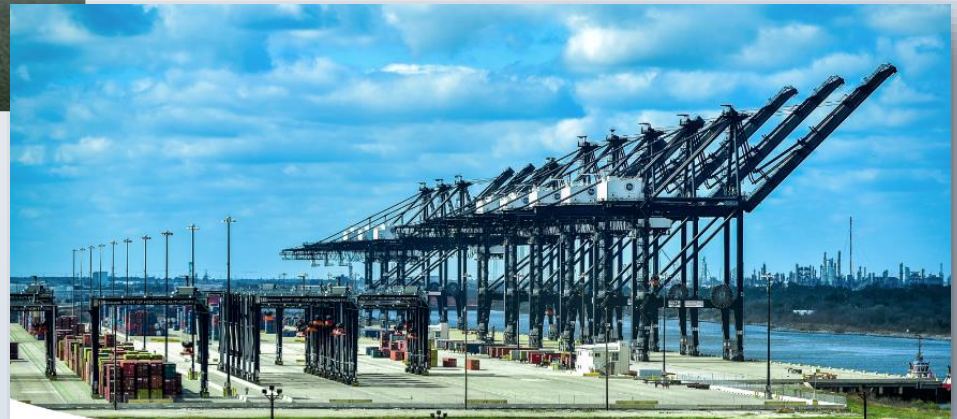
Maritime, Manufacturing and Industrial Activity



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 ...

Port 225 Commerce Center in Pasadena, Beltway 8 at SH 225 - 484,000 SF on 26 acres. Includes a 355,071 SF cross-dock building, 36' clear height, and 128,999 SF rear-load, 32' clear height. Construction underway; completion expected summer 2024. Development by GTIS Partners.



Baywood Logistics is planned by The Avera Companies in **Pasadena at 8920 Red Bluff Rd.** Construction starting 1Q 2025 on the 34-acre site with completion expected 4Q2025. Specs: 401,154 SF, front-load, 36' clear height, 60 ft. speed bays, dock-high doors, oversized truck court, ESFR.

Gulfbelt Logistics Park planned by Trammell Crow. **NEC Gulf Fwy and BW 8 in Houston.** Six buildings: 278,864 SF, 88,479 SF, 122,813 SF, 97,135 SF, 115,883 SF and 240,400 SF. Specs: cross-dock, rear and front-load buildings ranging from 28 to 36' clear height.





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. Development by Junction Commercial Real Estate.



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. Development by Woodmont Industrial Partners.



Pasadena Logistics Center. 139,655 SF on 10.8 ac. at 5176 Red Bluff Road in Pasadena. Specs: front-load, 32' clear height, 31 dock high doors, 2 grade-level doors, 130' truck court, ESFR sprinklered. Development by Junction Commercial Real Estate. Completion is scheduled for the first quarter of 2025.



Coming soon to NASA Parkway
at SH 146!



Warehouse facility – two
24,000 SF units at **5815 Old
Hwy 146 in Seabrook.**
Developer is Starship Texas
City LLC.



\$214M expansion project

Red Bluff Road
to FM 518 ~\$200 million project

More information here: www.SH146.com

SH 146 update:

- The southbound and northbound express bridges have opened.
- The remaining work on the overall project includes frontage roads, signals, railing, sodding, and drainage.
- This past August, TxDOT began widening a 5.5-mile section of SH 146 between south of FM 518 and Dickinson Bayou.

Seabrook

- 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.



SEABROOK TOWN CENTRE RETAIL BUILDING 1
A Master Planned Development

OVERALL AERIAL VIEW

SEABROOK, TX

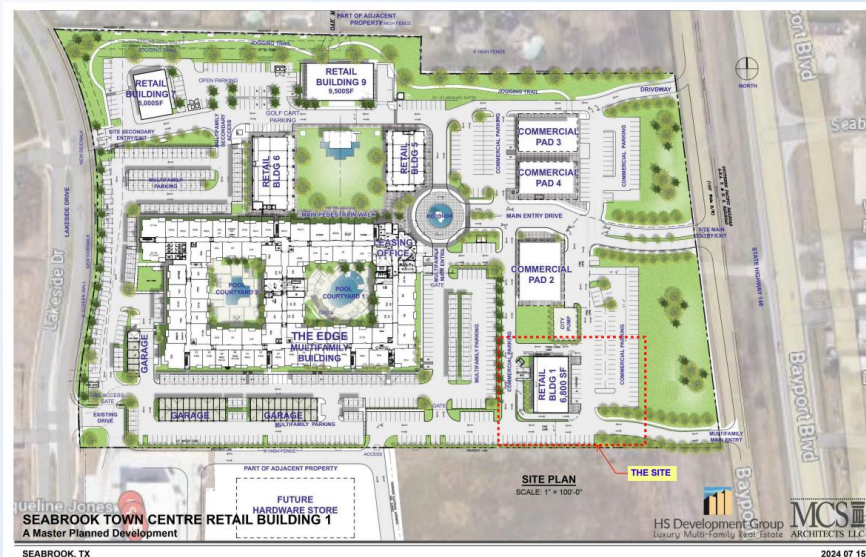
2024 07 15

Seabrook Town Centre – planned on 30 acres at the Repsdorf Circle



Retail bldg. #1 perspective

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 TOWN CENTRE RETAIL BUILDING 1
A Master Planned Development

SEABROOK, TX

2024 07 15

Seabrook & Clear Lake Shores



Good *opportunity* for a waterfront restaurant operator at Seabrook Marina & Shipyard. Upper level is 5,476 SF and 3,200 SF lower level. Ready to build-out.



Now open in Clear Lake Shores

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



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.



Kemah Crossing development -
Evergreen Memorial Pkwy extension in the works.



Coming soon!

HIBBETT
SPORTS

Planned --
6th Street
pedestrian
plaza is in
the works!
Bradford
Ave. to
Kipp Ave.



Recent completion: The Kippford
at Kemah Crossing – 1, 2 & 3
bedroom multifamily development.



Proposed -- Hilton
Home2 Suites on
Cien Road.

League City

Riverview at Clear Creek Wesley Drive at the Gulf Freeway

- 59 ac. Development
- 100-slip marina infrastructure work is ongoing.

Planned in Phase II ...

- Hotel
- Restaurant
- 285-unit multifamily project
- 53 townhomes
- Amphitheater, boardwalk and trails
- Retail space & restaurants

PAD-1	RETAIL / RESTAURANT FOR SALE	6.2 AC
PAD-2	ALLOFT HOTEL	100 KEY
PAD-3	RESTAURANT FOR SALE	6.6 AC
PAD-4	BUILT MULTIFAMILY PHASE - I	303 UNITS
PAD-5	MULTIFAMILY PHASE - II	287 UNITS
PAD-6	TOWNHOMES PHASE FOR SALE	8.2 ACRES
PAD-7	RETAIL FOR SALE	11 AC
PAD-8	GARDEN OFFICE PARK FOR SALE	3.8 AC
PAD-9	SENIOR HOUSING PHASE - I	109 UNITS
PAD-10	PARKING	6.8 AC



MULTI-TENANT RETAIL ANCHOR



LIGHT-INDUSTRIAL FLEX PROTOTYPE



The warehouses near Lilac Field will house more entertainment venues.
BCLR Architects

Lilac Field League City Pkwy at SH 146

- 25 ac. Development
- 70,000 SF for retail and restaurants
- 220,000 SF for BTS flex warehouse space
- Breaking ground in March.



Rendering of Lilac Field that will be developed by Alexander Grene Development.
BCLR Architects



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.



CONCEPTUAL RENDERINGS



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.



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



Under construction – The Shops at Tuscan Lakes. 15,000 SF retail space. Planned -- Office Park at Tuscan Lakes on 6 ac. 11 office condo buildings totaling 61,360 SF are planned: 7 with 5,200 SF and 4 with 6,240 SF. League City Pkwy. at Egret Bay Blvd.



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 at Pinnacle Park.

Construction starting -- 24,391 SF building at 1320 W. League City Pkwy. 3 acre-site bordered by Calder Rd. and the Gulf Fwy.

South of
Gulf Fwy & FM 646



Now open -- Grand Oak Village phase II: 6,000 SF. Slate Table + Bar and Forum Beauty & Wellness Studios are open. PJ's Coffee is coming soon.

Location is north of League City Parkway at the Gulf Freeway and Calder Rd.



Grand Oak Village

Residential development underway 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

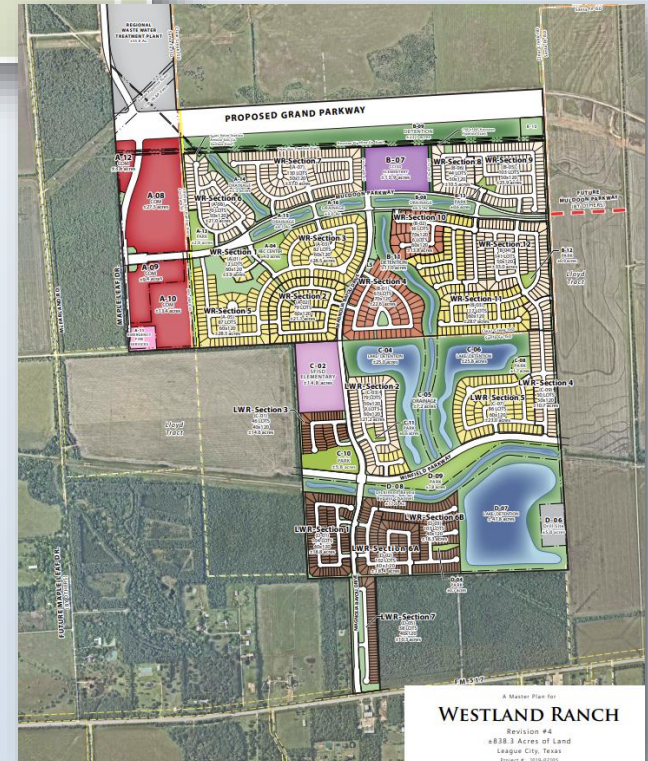
7 Georgetown

Acres: unknown
Homes upon build-out: TBD
Timeline: TBD

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



There are **11,000** homes in various stages of development in League City!



League City

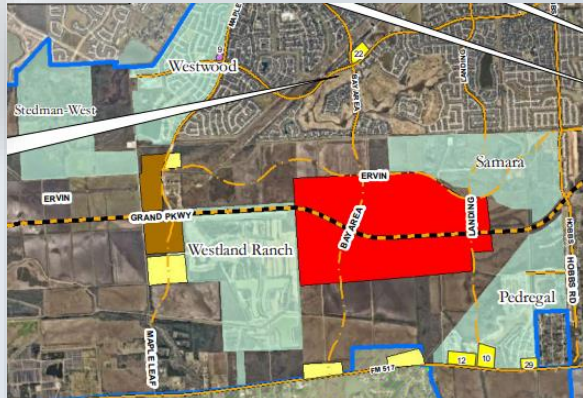
Legacy by Hillwood Communities – an 805-acre master-planned community of 1,630 new homes is under construction just south of the future intersection of League City Parkway and West Boulevard.

- 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.

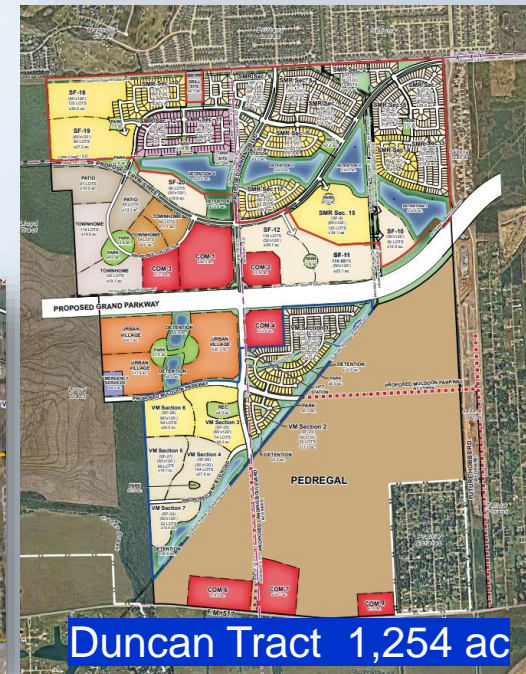


Westland Ranch, Samara, Pedregal,
Westwood, Legacy

Hillwood, a Perot company, will invest more than \$200 million and at full buildout the value of the community could be more than \$1 billion.



Legacy – 804.4 ac



Duncan Tract 1,254 ac

Grand Parkway SH 99 Segment B1 Project Overview

Project Name:
SH 99 Segment B1

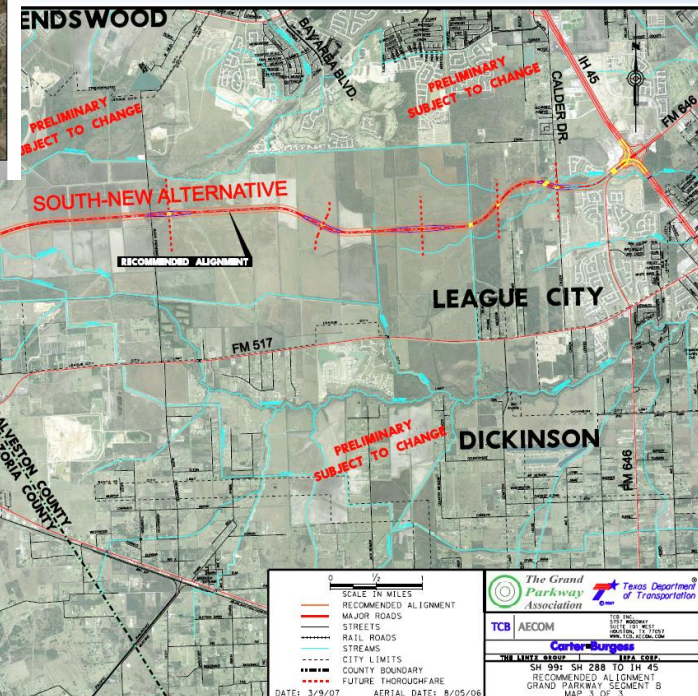
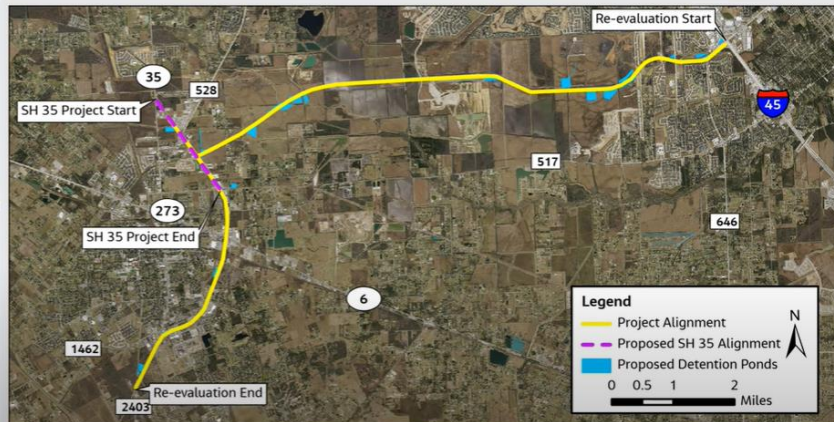
Project Length:
13.8 Miles

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

Redevelopment of church property by ELS Construction – on FM 517 near SH3.



Redevelopment of the sanctuary. Uses could include retail / restaurants.



New HQ for ELS Construction – 11,500 SF



Water Street -- \$87M development approved. Construction starting soon including parking garage.

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.

1st phase of new townhomes at Water Street



Dickinson



Bayou Village – Planned 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. Whispering Lane at FM 517. Looking to break ground July 2024.



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.



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.



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

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.

New retail!

- Commons at Lago Mar Towne Center, 100,000 SF shopping center – in the works. Space is available in Bldg. #1 and #2.
- NWC I-45 / Holland Rd. 18,392 SF retail center planned.
- Lago Mar Blvd. at Crystal View Blvd. 15,000 SF retail center planned.



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.

More homes planned ...

CastleRock Communities purchase 81 acres between FM 1764 and SH 3 for a single-family subdivision.

Brookwater will be built on 50 acres on the east side of FM 2004. 201 lots.



Texas City



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

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.



Planned: Library and Classroom building



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



Construction starting this summer on the Gulf Fwy. 7,926 SF. Spring 2025 opening planned.



H-E-B is planned on 15 acres in the Lago Mar area.

An LNG bunker port is proposed for Shoal Point in Texas City. If successful, the \$150M project could grow to \$250M. Other potential projects are also eyeing Shoal Point.

La Marque



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



Dataprana broke ground on FM 1764. The company specializes in land & power acquisitions, delivering cutting-edge data centers and supporting infrastructure for various applications.

\$66M La Marque High School replacement campus planned



La Marque's former Gulf Greyhound Park on 88 acres ... construction starting now on redevelopment by JMK5 Holdings. New restaurants have opened on pad sites. Expected completion is 2025.



\$13M health wellness center, a mental health crisis center, is under construction.



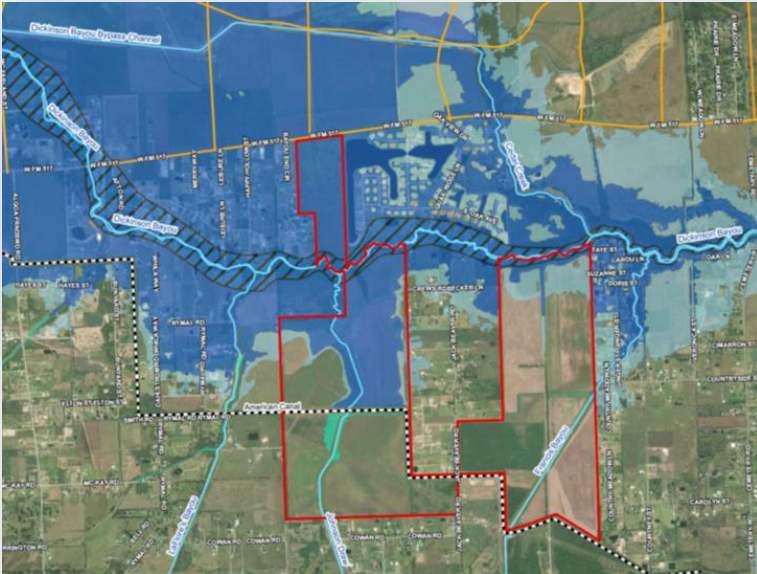
The Texan, a travel center store, will be built on 10.5 ac tract at Gulf Fwy and Vauthier St. 25,000 SF with 56 gas pumps plus 6 diesel.

Santa Fe

More new homes
coming to Santa Fe ...

Saint Barts— a new lagoon community by Megatel Homes! 2,800 homes, 1,200 apartments and a lagoon.

- Saint Barts is south of FM 517. Bay Area Blvd. will be extended from League City south to FM 517.
- City Council voted to create a municipal utility district. Much of the land is in an ETJ and will be annexed as it's developed.



It's open at 4206
Ave. T next to
HEB

Hitchcock and Galveston ...



- Proposed city center in Hitchcock – Hwy 6 at Main Street.
- Approx 1,675 homes in some stage of development
- **Gulf Breeze** development is moving forward. 700 homes on FM 2004 on the west side of SH 6 near the former blimp base. Commercial land set aside. Civil infrastructure begins by summer.



Work to begin on \$41M engineering classroom and research building at Texas A&M Galveston. Expected completion on the 54,000 SF building is fall 2025.

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



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.

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+



The Villas



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

Johnson Beach is planned a
few miles away: 30 homes with
15 facing the beach area from
the \$400's; second row from
\$200's. Developer is White
House Global Properties.



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!



Port of Galveston has broken ground for the 4th cruise terminal, 165,000 SF, plus a 55,000 SF parking garage to be located at Pier 16. MSC Cruises' *Seascope* will begin sailing from there in 2025.



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



Carnival Legend, 2,124 guests, arriving 2025.



MSC's *Seascope* – 5,632 guests. Arriving November 2025.



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

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! **380** cruises this year!



Regal Princess now sailing. 3,560 guests.



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



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



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

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



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



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 completion is early March.



Recent completion of Challenge Elite Sports, 28,000 SF on 10 acres at 14150 Beamer Rd. Includes 15 pickleball courts, 6 indoor volleyball courts, 12 outdoor sand volleyball courts, 4 basketball courts and 4 futsal courts.

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.

Real



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

Friendswood



TANINOS
WOLFGRAMM



The project includes a hotel, apartments, retail, medical offices, condos, entertainment areas, and a 52-acre park. (Courtesy Taninos Development Group)



Castle Biosciences Inc. plans a new 4-story headquarters building in Friendswood at 1500 W. Parkwood Ave. Includes 30,000 SF for retail space and 80,000 SF for commercial space. Castle Biosciences develops tests for cancer patients to improve their prognosis. \$107M project.

CASTLE
BIOSCIENCES

Ground breaking! Friendswood City Center is underway 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



Ellis Business Park at 16310 Beamer Rd.
Office/warehouse lease space located on 21 acres.



The Commons at Timber Creek -- Office / flex condominiums for sale have been completed at 4552 FM 2351 in Friendswood. Specs: 3,200 to 12,800 SF with loading door.



Rex Road Industrial Business Park on Rex Road in Friendswood. 8 buildings, each on 2 ac. With outside storage. All are freestanding and in the range of 15,000 SF, at least 20' clear height. BTS available.



Beamer Road Business Park – Planned are nine buildings along Beamer Road between FM 2351 and El Dorado Blvd. Buildings are between 10,000 SF and 22,750 SF, 10-ton and 20-ton crane ready with grade-level doors, and 24' to 28' eave height. The buildings are for sale or lease and will be available Q2 2025

Baybrook Mall



LUCCHESITM
BOOTMAKER



Now open!

**Tiny
Cantina**

**Melissa
(Brazilian
footwear)**



**European
retailer,
Mango**



Living Spaces (furniture) is now open at Baybrook Mall – the former Sears store – more than 165,000 SF

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



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

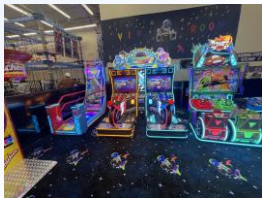
Shops at Baybrook, SEC of Bay Area Blvd. and Gulf Freeway. One pad remaining plus 1,500 SF of retail. Most are now open!



Planned for NASA Parkway at the Gulf Freeway.



Shops at Baybrook



Now open at Center Baybrook, 19801 Gulf Fwy.



\$40 - \$45M Andretti Indoor Karting and Games to be built in front of Costco on 10 acres. 100,000 SF! Construction starting next spring.

Webster



Texas Oncology recently leased 35,000 SF at Webster Town Center in space that was Remington College. 20985 Gulf Fwy South.

UTMB purchased two properties totaling 4.5 acres at the NW and SW corners of Live Oak and Orchard Streets in Webster.



HCA Houston Healthcare Clear Lake at 500 W. Medical Center Blvd. in Webster is in the early stage of a \$40M, 3-story expansion to the main building. This will bring an additional 125,000 SF, 60 new beds and 10 new delivery rooms. Expansion is set for completion late 2026.

FLYWAY

WEBSTER'S PREMIER DESTINATION DEVELOPMENT

2nd location in Texas!



Great Wolf Lodge is open!



PopStroke will open this year at 110 Blue Heron Drive!



It's coming!

1,700 ft. Flyway Boardwalk overlooking Clear Creek is under development.
Completion: Q1 2025. Pavilions, overlooks and scenic walk paths.



Ambriza Social Mexican Kitchen will open its flagship location at Flyway



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

Nassau Bay

Proposed for Nassau Bay!
Compass by Margaritaville, a boutique waterfront hotel

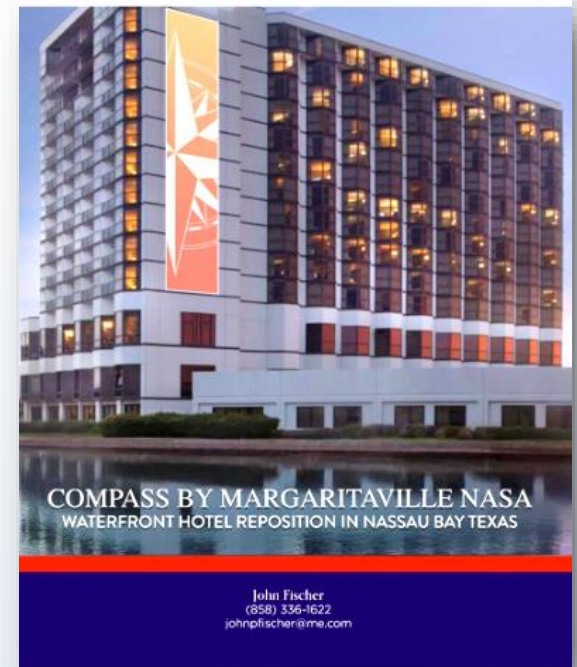


It's a work in progress ...
Fischer Acquisitions and Development proposes to double the 5,000 SF ballroom and replace the existing outdoor pool with an extended adult waterpark with a lazy river and swim-up bar.



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

The renovated hotel would consist of 170 rooms with the top three floors being converted to 30 condo units. The hotel would be closed for 12 – 18 months during construction.



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



NASA Johnson Space Center and Space Center Houston

Texas A&M Space Institute – 400,000 SF!
\$200M facility will be built on 32 acres at Johnson Space Center's Exploration Park. 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. Expected completion is 2026.



Space Systems Campus to be located at NASA's Exploration Park! American Center for Manufacturing and Innovation (ACMI) leased 207 acres of NASA-owned property to be used for both commercial and space defense manufacturing. More details as they come ...



The only one in the world!
The Shuttle and 747 Carrier exhibit is open at Space Center Houston's Independence Plaza!



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.

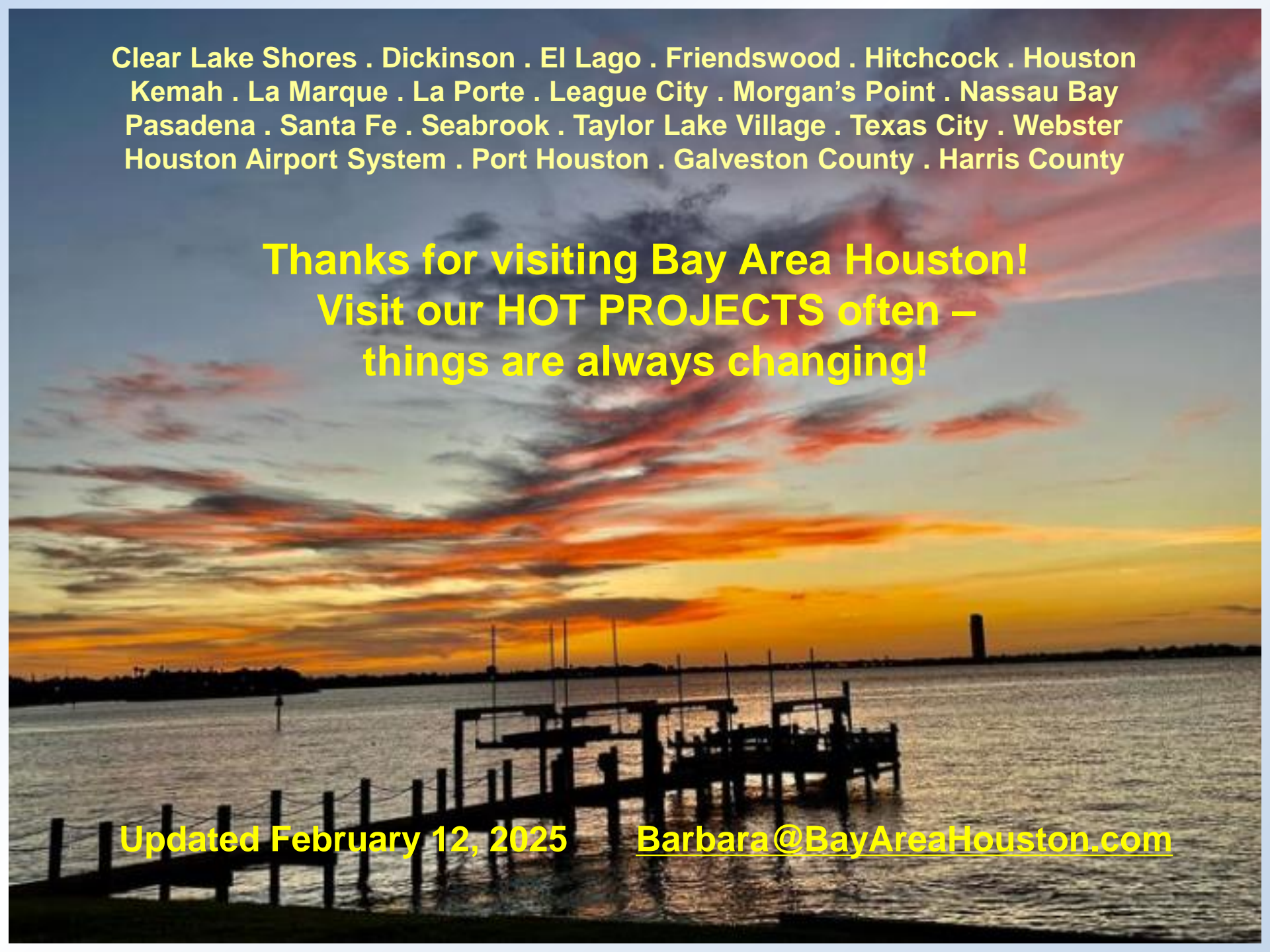


*6 condo buildings plus
retail / office on 1st floor*

The southern
development on
Clear Lake is
underway.



The southern development that fronts Clear Lake will have a floating barge with a restaurant, outdoor dining and entertainment, a 20-room boutique hotel. Four condo buildings of 40 units each will be 1,500 – 2,200 SF, low \$400's to mid \$600's. Forty-one 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!

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