


# Hot Projects

# in Bay Area Houston!

# Ellington Airport and Houston Spaceport

HOUSTON SPACEPORT

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.




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

It's open - a new flight school for Texas Southern University. $5.5M investment. The 22,000 SF hangar plus training and classroom space sits on 2 acres at Ellington Airport. TSU is the only university in the state offering a 4-year aviation degree.



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HOUSTON SPACEPORT

INTUITIVE MACHINES



Intuitive Machines **subleased a 116,000 SF building**. It will be used for testing and building satellites and other spacecraft.

IM also plans a $12M expansion for new production, testing and support facilities.

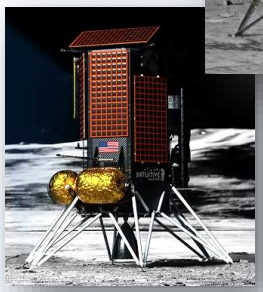


Intuitive Machines - **125,000 SF on 12.5 acres** at the Houston Spaceport. Includes office, laboratory, production, assembly and test space among other amenities. Company leads in space exploration, infrastructure and services.



Some of the IM work in progress





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Rendering of IM's expansion. New buildings are highlighted in blue.

# Axiom Space 23-acre campus – 430,000 SF

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



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





- Axiom will train private astronauts
- Lead private and professional astronaut missions to the ISS.




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




Venus Aerospace – Company is designing 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.

# 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.

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




BVI Machining is currently a tenant in HASC.

# Houston



Tannos Development plans a mixed-use project at 12422 Space Center Blvd. Included are 95 office/warehouse units plus 3 retail pads. A MOTU gas station and carwash are also planned next to this project.




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



40,000 SF Elite Pickleball Club is open on Space Center Blvd. at Clear Lake City Blvd. Building has been totally renovated.



**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




Now open - Legacy Pasadena Southmore Clinic, a 40,000 SF facility offers a full range of adult and pediatric primary care. Will employ 100 people. Location is 1951 Southmore Avenue.




In north Pasadena, there are plans to redevelop the former mall property encompassing more than 61 acres. It will be anchored by a new regional 141,000 SF Harris Health Medical Center, along with a grocery, entertainment, restaurants, office space, and a public park. The location is Pasadena Boulevard at Southmore Avenue.

QuikTrip is coming! BW 8 / Preston Rd / Genoa Red Bluff Rd.



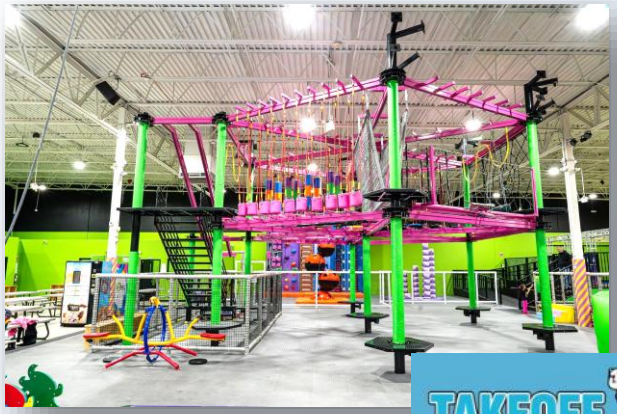



# Pasadena



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

New! TakeOff Adventure Park, a new concept from Fun City, coming to Pasadena, 60,000 SF at 5050 Fairmont Pkwy. Included will be a ninja course, foam pit, climbing walls, trampolines, arcade and party rooms. Plan to open late Q1 2026.




New! EZ Tag store on Beltway 8 next to Cheddar's



# Deer Park



Jimmy Burke Activity Center (JB Activity Center) is now open at 500 W. 13th Street. 46,000 SF facility featuring flex event spaces, conference rooms, catering kitchen, visitor center & museum.

Now open! 65,000 SF Deer Park Activity Center (the DAC). 610 E. San Augustine Street. This building has a gym, indoor pool, sports courts and more.



## And La Porte …

Canadian Plaza on Canada Rd. between Spencer Hwy and Fairmont Pkwy. Phase one is 26,800 SF for commercial, office or retail tenants. Phase two is for BTS, 8,000 to 20,000 SF.



# La Porte

## Morgan's Landing -- 235-acres

- ~600 single family homes
- Development on 200 ac. - Bay Area Blvd. between Spencer Hwy. and W. 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**) is ready to open. Next to it --a retail center, 8,700 SF, on13th St., west of SH 146. Developer is looking for restaurants to serve guests of the **435** area hotel rooms.

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

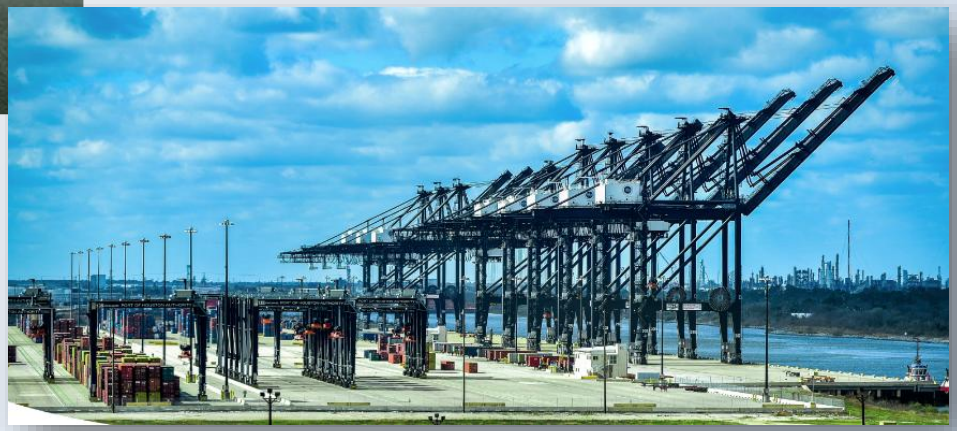
# Maritime, Manufacturing and Industrial Activity



Bayport Container Terminal &
Barbour's Cut Terminal

- Freezer and refrigerated space
- Warehouse space

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



**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!**



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# Texas Downstream Energy

**Short-term:**

- **90 petrochem projects** announced since 2010 **($70 bil.)**
  - ½ completed & open
  - ¼ currently under construction
  - ¼ 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

Source: Hector Rivero, President, Texas Chemistry Council

**New industrial space for manufacturing, assembly, fabrication, distribution, warehousing, and more …**




*Courtesy of Powers Brown Architecture*
A rendering of Prologis Port Crossing Commerce Center

**Port Crossing Commerce Center in La Porte along SH 146 south of Fairmont Pkwy.** Prologis has the last two buildings underway for the Port Crossing development -- 120,000 SF and 109,000 SF. Specs include 3,000+ SF office, 32' clear height, 56 x 45 ft. column spacing and 60-foot speed bays. One has 42 dock doors and the other has 39. At completion, the 300-acre campus near Port Houston will have 11 buildings totaling 2.7M SF. Delivery is slated for late this year.

**Fairport Logistics Park in La Porte, 11010 W. Fairmont Pkwy. & 11020 W. Fairmont Pkwy.**
Three Class A buildings are planned totaling 513,137 SF. Available for sale or lease. Up to 294,037 SF available. 32' clear height, ESFR. Dock high and ramp doors, car parks, trailer parks and shared truck court. Building A is 141,495 SF, rear load, divisible to 35,000 SF. Building B is 152,542 SF, front load, divisible to 57,000 SF. Third building is sold. Developer is Alliance Industrial Co.



**New industrial space for manufacturing, assembly, fabrication, distribution, warehousing, and more …**

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**Carson 225 Manufacturing District in La Porte at 12042 N. P St.** Two Class A manufacturing buildings are planned: 36,000 SF and 48,750 SF. Purpose built for fabrication, manufacturing, and industrial users requiring high-power infrastructure. PEMB construction, tilt-wall, 30' clear eave heights, ESFR, 1,200 amps, 20-ton crane-ready capability w/20' hook height. Oversized grade-level loading,

- 14 acres are available for BTS.
- Future outdoor storage yard opportunities





**Carson Fairmont is planned for 7501 Fairmont Parkway in Pasadena.** The Class A building will be 120,392 SF, 32' clear height on 9.37 acres. Other specs: front-load, auto parking and trailer parking spaces, ESFR, dock-high doors, drive-in ramps, office, and 130'-195' truck court. Estimated delivery is Q3 2027.

**New industrial space for manufacturing, assembly, fabrication, distribution, warehousing, and more …**

**SouthPort 45, Scarsdale Blvd., between SH 3 and the Gulf Freeway in Houston.** 668,000 SF. Under construction. Bldg. 1 is 96,080 SF, 32' clear height, front load with two drive-in doors and 18 dock doors; Bldg. 2 is 176,580 SF, 32' clear height, front load with two drive-in doors and 42 dock doors; Bldg. 3 is 395,611 SF, 36' clear height, cross dock with four drive-in doors, and 80 dock doors. All buildings will have 2,500 SF spec office, ESFR sprinkled. Expected delivery is August for Bldg. 3 and October for Bldgs. 1 and 2. Developer is Lovett Industrial.







**Red Bluff Crossing -- planned to be built on Red Bluff Road in Pasadena just NW of Genoa Red Bluff Road.** The Class-A 424,596 SF building will be 40' clear height with 79 dock doors, 4 drive-in doors, 56 x 50' column spacing, 86 trailer stalls, 3,549 SF office, ESFR, , 245 auto parks, 8000 amps and cross dock. No date yet on the construction start or expected completion. The building is for sale or lease. Developer is IDV.

BAY AREA HOUSTON Economic Partnership

**New industrial space for manufacturing, assembly, fabrication, distribution, warehousing, and more …**



**TriPort 8 at Beltway 8 and Grayson Rd. on 62 acres in Houston.** Five Class A buildings totaling 881,521 SF. Spaces for lease range from 30,000 SF to 250,000 SF; 32' to 36' clear heights. Flexible loading configurations. Expected delivery is scheduled for Q2 2026. Work is underway. Developer by Alliance Industrial Co.



Site plan of Adkisson Group's Genoa Red Bluff II industrial park in Pasadena.

**Genoa Red Bluff II at Genoa Red Bluff Rd. and Beltway 8**. Five-building industrial park totaling 156,641 SF on 12 acres. Three buildings range from 22,775 SF to 27,966 SF; the other two are 31,220 SF and 50,217 SF. Four are rear-load and one is front-load. All are 32' clear height. Developer is Adkisson Group.

**Sens Road Business Park at Sens Rd. and Spencer Hwy. in La Porte.** 300,000 SF development with BTS sites available for lease from 20,000 SF to 40,000 SF. Planned for section A on 4 tracts are 40,000 SF multi-tenant spaces, divisible to 10,000 SF with 24' eave height and BTS office. Planned for section B: 20,000 to 40,000 SF single-tenant, BTS, 28' eave height and 20-ton crane ready with outside storage. Clay Development & Construction Inc. is the developer.




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**New industrial space for manufacturing, assembly, fabrication, distribution, warehousing, and more …**




**Gauge Southgate in Houston at 13415 Conklin Lane** on ~ 12.65 ac. 3 buildings totaling 192,660 SF. Bldg. A - 33,600 SF, rear-load, 28' clear height, 15 dock-high doors, 1 ramp, 800 amps. Bldg. B - 77,160 SF, front-load, 32' clear height, 19 dock-high doors, 1 ramp, 800 amps (potential increase to 1,600 amps). Bldg. C - 81,900 SF, front-load, 32' clear height, 15 dock-high doors, 2 ramps, 800 amps with potential of 1,600 amps. All are ESFR and have some office space. Development by Gauge Real Estate Partners. Construction is complete!

**Red Bluff Distribution Center in Houston at 5475 Allen-Genoa Rd.** on ~ 10 ac. by Provident Industrial. Specs: 161,700 SF, BTS office, front-load, 32' clear height, 50 x 52 typical column spacing, ESFR sprinkler, 25 dock-high doors, 2 drive-in ramps, 90 auto parking spaces and 36 trailer parking spaces. 1,600 amp, 480V, 3-phase. 3,306 SF spec office. Construction complete!




BAY AREA HOUSTON
Economic Partnership

**New industrial space for manufacturing, assembly, fabrication, distribution, warehousing, and more …**

**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 complete. Development by GTIS Partners.





**Baywood Logistics in Pasadena at 8920 Red Bluff Rd** -- Construction complete on the 34-acre site. Specs: 374,297 SF, front-load, 36' clear height, 60 ft. speed bays, +/- 53 trailer parks, 2 drive-in ramps, 62 dock-high doors, oversized truck court, 52' x 52'6" column spacing, ESFR. 3,000 amps of power. Avera Companies is the developer.

**Gulfbelt Logistics Park** is under construction 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. Mostly shell complete. Spring 2026 completion is expected.



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**New industrial space for manufacturing, assembly, fabrication, distribution, warehousing, and more …**

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**Constellation Genoa Red Bluff** at **2555 Genoa Red Bluff Rd. in Pasadena** on 15 acres. Spec industrial building of 240,041 SF will begin construction Q3 2025. Includes: 36' clear height, 20 trailer spaces. Development by Constellation Real Estate Partners. Completion scheduled for Q2 2026. Construction in progress.

**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. Construction is complete.



**New industrial space for manufacturing, assembly, fabrication, distribution, warehousing, and more …**

**Camfield Partners near Old Hwy 146, north of Red Bluff Rd. in Seabrook.** 134,632 SF freezer warehouse now preleasing. On approx. 17 ac. Completion is anticipated Q1 2027 by developer, UCS Group.





**Gulf Port Logistics Park, 3105 Genoa Red Bluff.** 5 buildings ranging from 22,800 SF to 50,252 SF. All are 32' clear height with one drive-in ramp and multiple dock-high doors, ESFR sprinklered, office to suit, auto parks, and truck courts. Each site ranges from 1.82 to 3.52 acres. A project by Adkisson Group Development.

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



**Red Bluff Business Center at 3374 Red Bluff Road in Pasadena** by Revko -- 10 buildings totaling 50,302 SF ranging from 1,802 SF to 6,800 SF. 18' clear height. All buildings individually gated and secured. Construction complete!



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# Seabrook

**Seabrook Town Centre** – $85M project on 30 acres at the Repsdorph Circle

- 320 multifamily units
- 19,020 SF mixed-use space
- 5,000 SF office
- Pad sites range from 3,000 SF to 6,500 SF, some with drive-thru options.
- Retail buildings offer up to 8,840 SF per unit.
- HS Development Group broke ground January 2026.





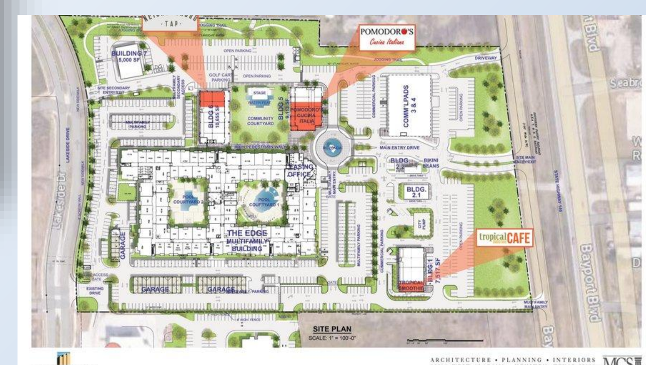








Thai Bistro



# Seabrook, Kemah & Clear Lake Shores

New! NASA Pkwy at SH 146

New! 3300 Bayport Blvd.




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.



City of Seabrook is looking for a developer for this property on NASA Parkway.
11 acres property is ideal for hotel, conference center, mixed-use office and retail.

The Marina Bay Harbor expansion is a joint project between Clear Lake Shores and Kemah. The existing 65,700 SF facility will be complemented by a new 63,990 SF dry storage facility featuring 288 slips; it will serve vessels up to 50 feet. It's planned to open in January 2027. Also, a new 5,000 SF ship store will open in May 2027.



# Kemah




Under Construction -- Hilton Home2 Suites on Solomon Rd.



The Dakota at Kemah under construction. 229 apts in ten 3-story bldgs.



**Kemah Crossing**, a patio home development by Meritage Homes at SH 146 and the League City Parkway – 515 homes on 89 acres, up to 2,870 SF; townhomes up to 2,047 SF.




It's open! The **Gessner Center**, 14,000 SF, Galveston Bay Foundation's headquarters building on the Bay. A place to learn about the diversity of Gulf Coast plants and wildlife, conservation, and science. In Kemah on SH 146 / Galveston Bay.



Project is underway on Anders Lane and FM 518. Seven free-standing office warehouses under construction on 6 acres. Specs: steel w/ stone veneer, grade level doors, 18' ceiling height, 6,000 to 8,000 SF. Buildings are for sale. Morrison Development, LLC project.

# Kemah

Now open

HIBBETT SPORTS



**Boardwalk Bay** water park -- opening Q1 2027!
On the former site of the Flying Dutchman restaurant, the pirate shipwreck-themed water park will feature 8 rides and a kids play area. The former Joe's Crab Shack will be an entrance to the water park. Aye, Matey!

**Kemah Town Center** -- City of Kemah is exploring a conceptual plan for a $71M destination development. on 30 acres that is in early planning stages. It would include:

- Phase I: sports / event / community center on 9 – 11 acres, 90,000 to 120,000 SF; 8 basketball courts, 16 volleyball courts, 24 pickleball courts. walkable spaces, direct access to park, and golf cart access.
- Phase II: 200,000 SF for hotel and retail space, walkable spaces, dining, golf cart access.

# League City



Rendering of the planned Hope Center Sportsplex in League City

Hope Center Sportsplex - $10M, 65,000 SF indoor sports facility - planned at 1821 FM 528. Property is next to future commercial development in the Midline community. It will be available to area youth – basketball, volleyball, indoor soccer and pickleball on 6 multiuse courts.


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



Rendering of the multitenant retail building at Lilac Field in League City

## 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 was in March.



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



Rendering of a flex warehouse building at Lilac Field

# 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.






**Complete! West League City Crossing**, 4550 League City Pkwy.  One building is 11,283 SF; another is 11,625 SF.




**Complete!** New pad sites and 11,300 SF retail building available at **Tuscan Lakes Marketplace**:  SWC League City Pkwy & Tuscan Lakes Blvd.

# League City

## UTMB Health League City - campus expansion

What's next?

- Construction is underway for a 6,600 SF outpatient clinic behind the hospital. It's planned to open fall 2026.
- UT System approved $300M expansion to include--
  - ❖ 40-bed Emergency Department.
  - ❖ Expanded inpatient pharmacy and renovated lab spaces.
  - ❖ Advanced diagnostic imaging capacilities.
  - ❖ Conversion of the 17-bed Emergency Dept. into a 20-bed Observation Unit.
  - ❖ Relocation of areas to make way for a 20-bed Medical-Surgical Unit.
- Overall, the expansion will span 177,000 SF including 32,000 SF of shell space.



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

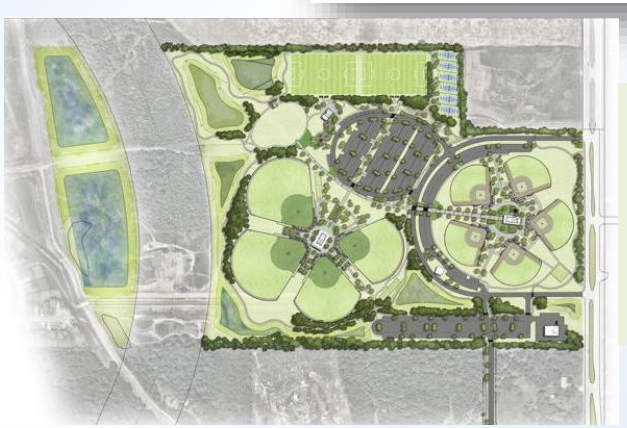



Planned -- **Office Park at Tuscan Lakes** on 6 ac. 11 office condo buildings. Units range from 1,100 SF to 6,600 SF. Will be delivered in shell condition. League City Pkwy at Egret Bay Blvd.

# 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.






**The League** – site work is underway - $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.

**Pat Hallisey Park** to be built near the intersection of Calder Drive and Ervin Street. A 106-acre sportsplex – 5 softball fields, 4 baseball fields, batting practice cages, 2 tennis courts, 12 pickleball courts and 2 soccer fields. Construction expected to start Spring 2026.

# League City




Grand Oak Village – League City Pkwy at the Gulf Freeway and Calder Rd.




Yes! **Amazon** is preparing to open in 2026!




**Parkway Medical Plaza,** 24,391 SF, at 1320 W. League City Pkwy. 3-acre site bordered by Calder Rd. and the Gulf Fwy.




3310 Gulf Fwy. -- the largest working Volkswagen dealership **in the world**, spanning over 78,300 SF with more than 45 service bays.

ADRIATIC CAFE
Italian Grill

**Now open at Bay Colony …**

# 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

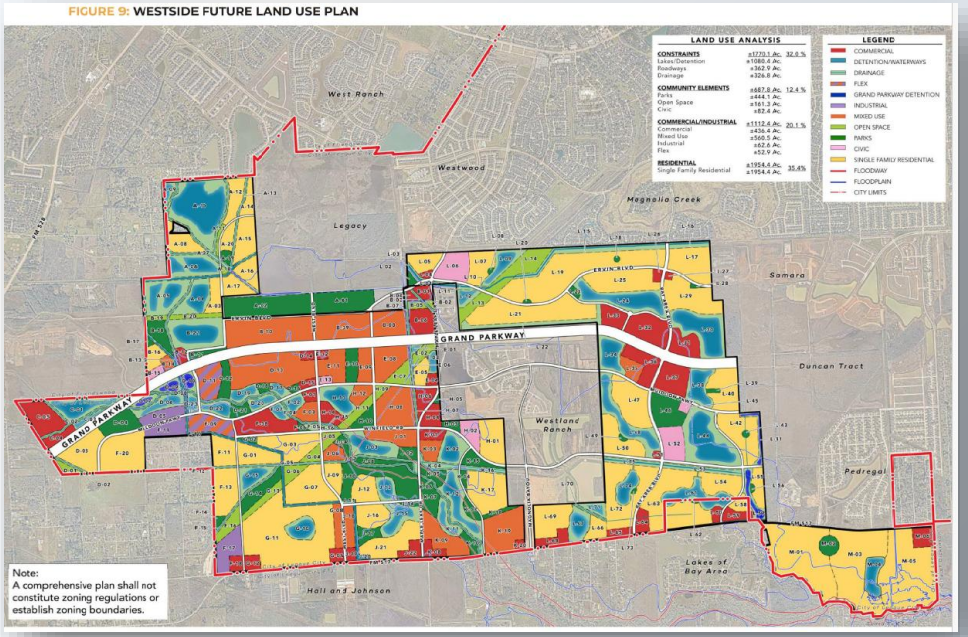
## PLANNING

**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

Westside Future Land Use Plan




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



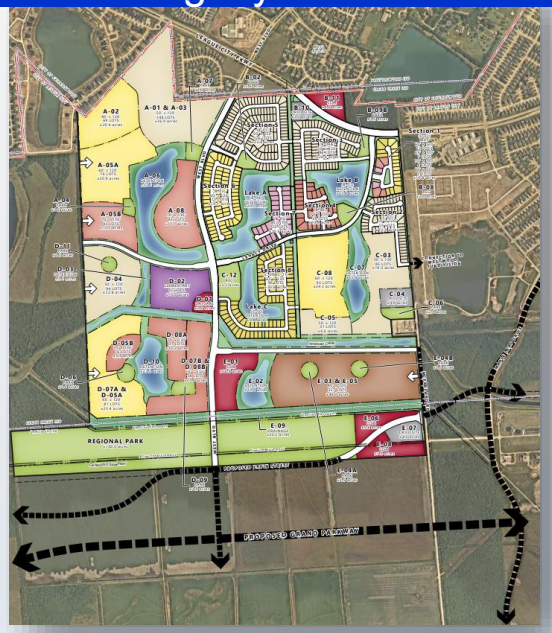


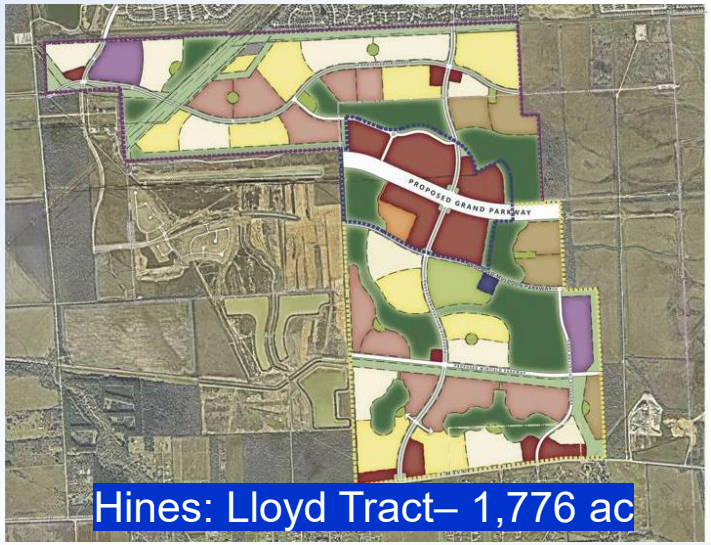

# League City

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.

Hillwood: Legacy Tract – 804.4 ac

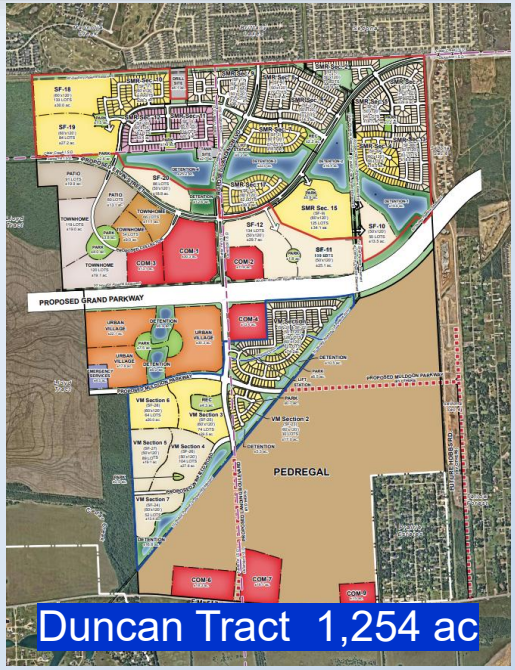



Hines: Lloyd Tract– 1,776 ac

NEW announcement! Hines has proposed 2,730 homes on 1,776 acres N of FM 517, S of League City Pkwy, W of Hobbs Rd, and E of McFarland Rd.




Duncan Tract 1,254 ac

## Grand Parkway SH 99 Segment B1 Project Overview

Project Name:
SH 99 Segment B1

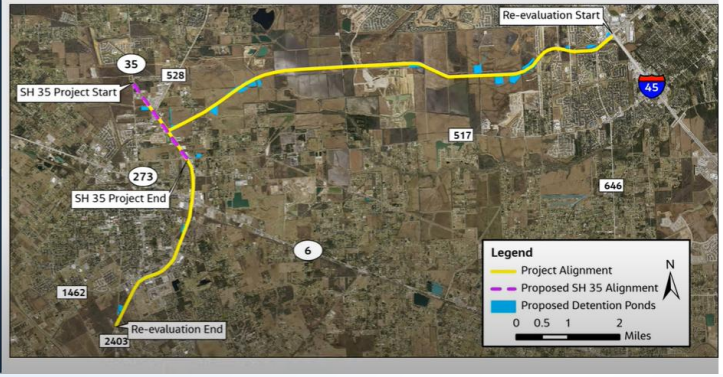
Project Length:
13.8 Miles

Project Limits:
From I 45 to North of FM 2403

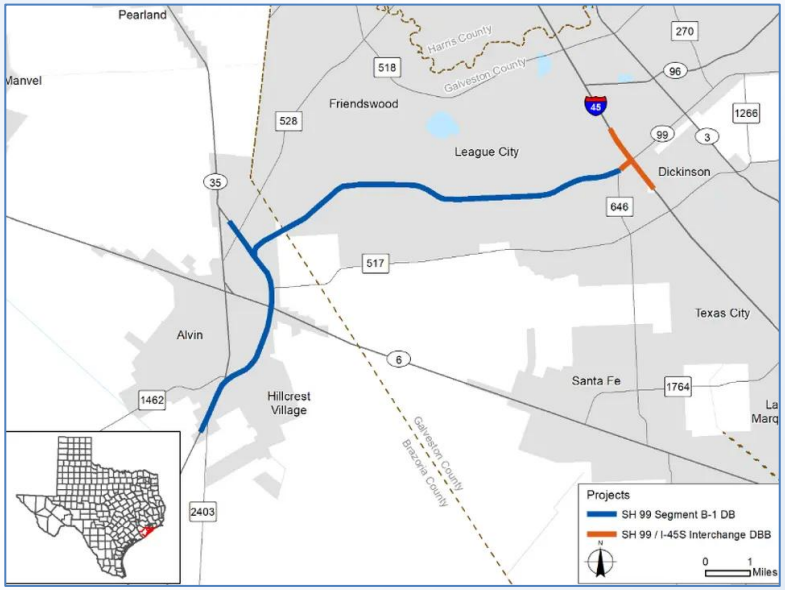
Project Reference Number:
3510-01-001

Estimated Construction Cost:
$950 million

Funding:
Toll Revenue Bonds



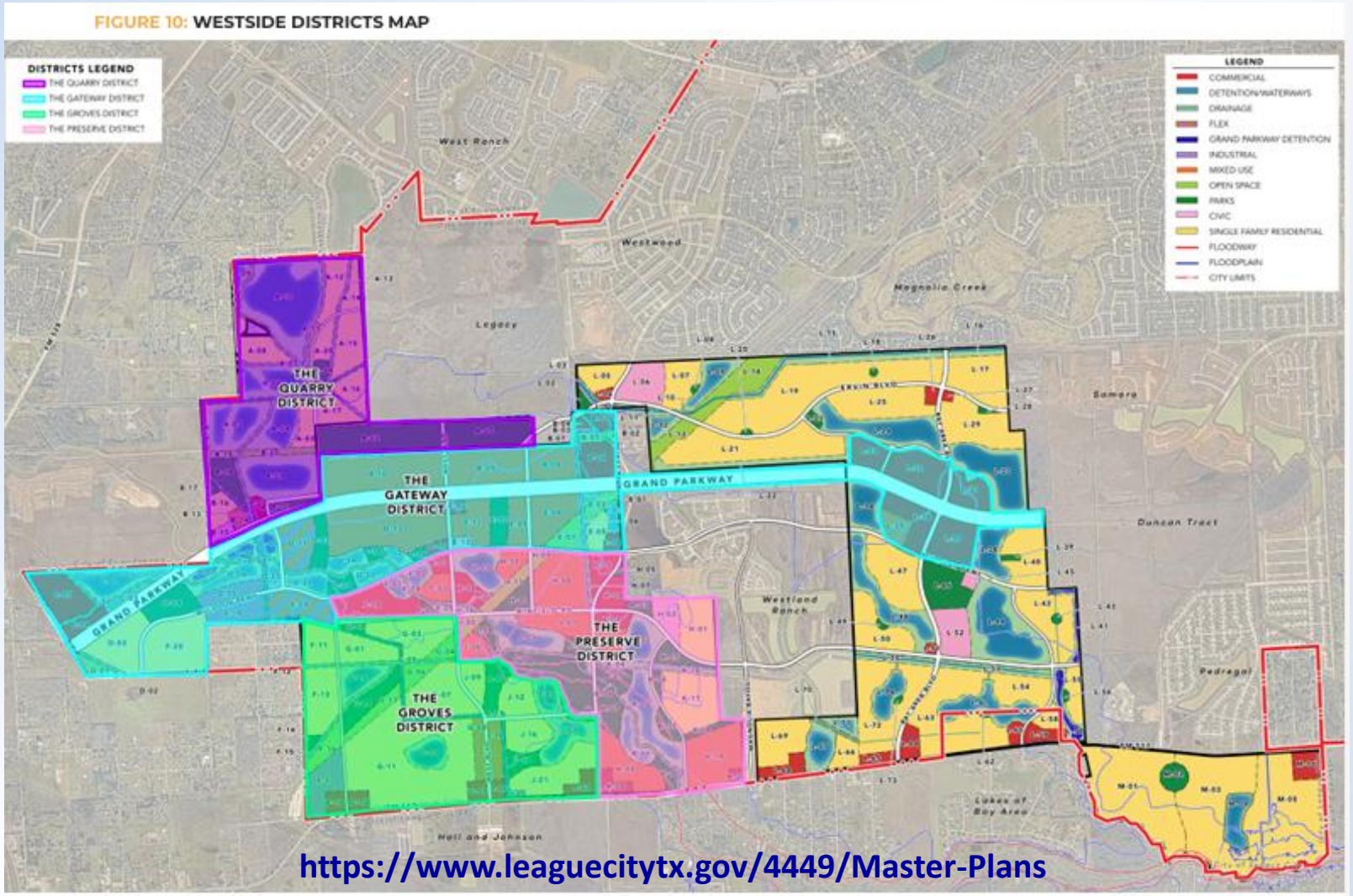

**This Grand Parkway segment will meet up with the Gulf Freeway, at the FM 646 junction. SH 99 Grand Parkway segment B I-45 South to SH 288 (txdot.gov)**




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.




$1.96B project is on schedule to be “kicking dirt” in the Fall of 2026 or Spring 2027; most likely, there will be significant movement in Spring 2027.
Ferrovial Construction / Webber is the Design-Build Contractor for the SH 99 Grand Parkway Segment B-1 project.




The approved master plan includes 4 districts with a mix of single-family residential, mixed-use, commercial, civic, industrial and green space.

**The Gateway** - a mix of properties. **The Preserve** - parks and green space. **The Groves** - residential and mixed-use commercial. **The Quarry** - ponds, parks and other water activities.

# Dickinson



1st phase of new townhomes at Water Street






2-story parking garage – near completion

STELLA'S FRESH BRUNCH

New! 3227 Gulf Freeway

Redevelopment of church property on FM 517 near SH3. The developer, ELS Construction, occupies a remodeled 11,500 SF as its HQ location. The adjacent sanctuary is being remodeled and uses could include retail / restaurants.



# 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.




BACKYARD Brewing Co. plans to open near SH 3 near FM 517.

They're back! Just opened on FM 517 … Ziegler's Foods







Parkview, a $75M 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.
Looking to break ground soon.



# Texas City



There are **5,000** preliminary plats in the works for Texas City. There are 16 residential communities being developed now in Texas City!

**6th Street Community Plaza** features a food truck park, a dog park, water play areas and playground equipment for kids, & a performance stage featuring monthly concerts.







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






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

## LAGO MAR – NEW RETAIL LISTINGS

Commons at Lago Mar
Located at the Northeast corner of Lago Mar Boulevard and Crystal View Boulevard

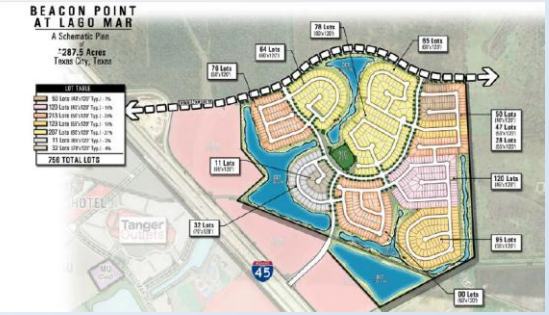
LUNA ROSA
COCINA & CANTINA

Pecan Jacks
ICE CREAM • CANDY KITCHEN

## LAGO MAR – UPCOMING CONSTRUCTION

Planning/Pre-Development
Lago Mar East/Beacon Point

**Master Plan includes approximately 100 acres of commercial reserves**







## LAGO MAR – NEW RETAIL LISTING

**Lago Mar Retail Development**
Located at the Southwest corner of Interstate 45 and Lago Mar Boulevard

***Junior Anchor and outparcel/pad sites available***

Developer: First Hartford Realty Corporation

# Texas City

Galveston LNG Bunker Port is planned for Shoal Point in Texas City. $250M investment. 250 construction jobs. 25 to 50 permanent jobs. Other potential projects are also eyeing Shoal Point. Additionally, MPLX and OneOK are partnering on a $3+Billion project.

LONGHORN STEAKHOUSE

It's coming!

TEXAS ROADHOUSE

Now open! on the Gulf Fwy. at Lago Mar. 7,926 SF.

LERCY'S DINER
Great Food Everyday

Now open!













College of the Mainland –Several buildings are in the works including a library & 3-story classroom.

# La Marque




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




Main Street Commercial Partners, developers of The Shops at La Marque, announced several tenants for the new retail development on 17 acres off the Gulf Freeway and FM 1764.

- HomeGoods, Marshalls, Burlington, Academy Sports + Outdoors, ROSS, and PetSmart are the anchors.
- Construction will begin this summer with completion expected mid-2027. At build-out, the center will total around 200,000 SF.

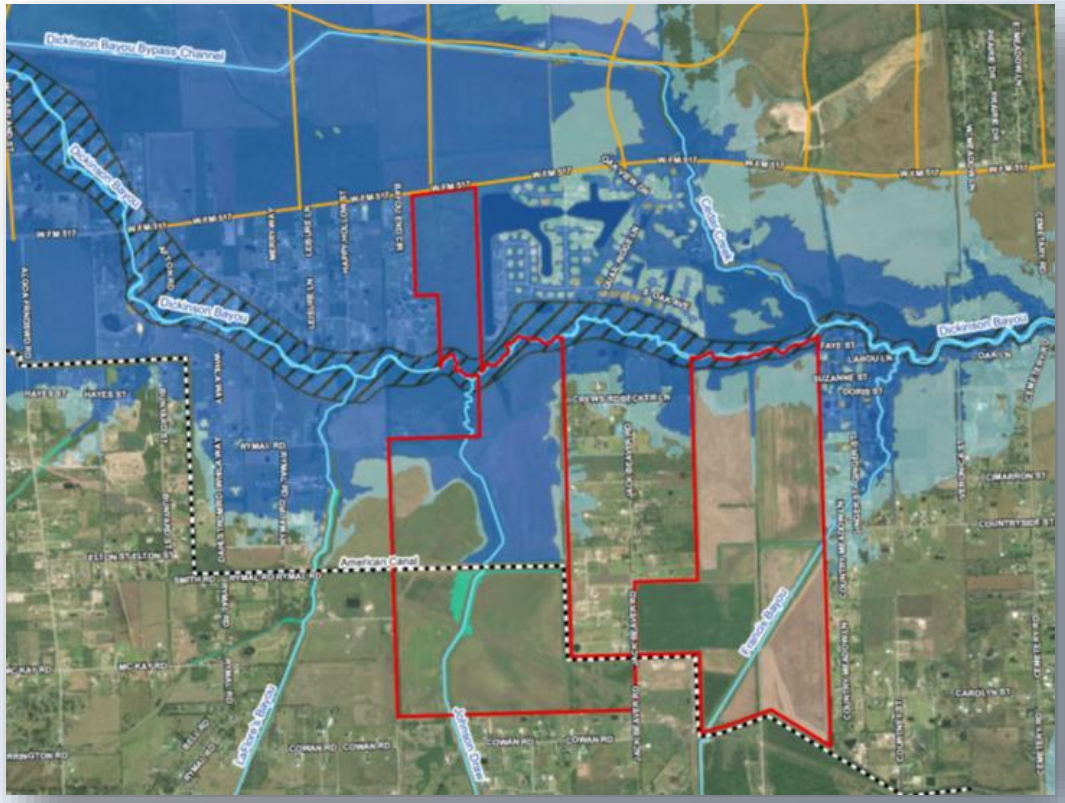
Available for industrial users in La Marque is a megasite with more than 400 acres. Adjacent to I-45 on the east side and a 5-minute drive to the Port of Texas City. The site is zoned for heavy industrial --ideal for rail-served development, advanced manufacturing, distribution centers, midstream operators, distribution centers, and big box warehousing. Rail access availability around 2029. Directly served by the Texas City Terminal Railway Co. with connections to the 2 largest Class 1 railroads in North America -- BNSF and UP.

# Santa Fe

Saint Barts– a new lagoon community planned 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.



# Santa Fe

## More new homes coming to Santa Fe …

| SUBDIVISIONS 7/1/2025 | | | |
|---|---|---|---|
| Neighborhood | # of Homes | # of Lots | % Complete |
| Triple Bar Estates | 141 | 141 | 100% |
| Santa Fe Trails | 117 | 117 | 100% |
| Castle Estates | 96 | 96 | 100% |
| Lago Santa Fe | 60 | 60 | 100% |
| Pecan Trails | 25 | 25 | 100% |
| Center Park | 21 | 21 | 100% |
| Tower Estates I | 34 | 43 | 80% |
| Mulberry Farms | 169 | 241 | 70% |
| Centennial Oaks | 100 | 143 | 70% |
| Hidden Meadows | 16 | 27 | 60% |
| Maple Landing | 28 | 112 | 25% |
| Megatel (Saint Barts) | | 2,823 | 0% |
| Tower Estates III | | 36 | 0% |
| Tower Estates II | 110 | 32 | 0% |
| Santa Fe Villages | | 11 | 0% |
| Arcadia Station | **338 acres, master planned** | | 0% |
| | | | |
| Total | 807 | 3,927 | 21% |

CenterPoint Energy building a regional service center at FM 1764 and FM 646. 60,000 SF on 18 acres.




The Cattleman's District is a new development proposed on about 6 ac of land owned by the city and by the Santa Fe EDC. It's along FM 1764 across from the CenterPoint service center and next to Big Horn BBQ. The current concept includes a hotel, a Mexican restaurant, and a walkable town center featuring specialty retail, all designed with a cohesive Texas ranch and cattle brand aesthetic.

# Galveston …



Rendering of a possible park with apartments, a cruise ship and the USS Texas in the background at 15th Street and Harborside Drive in Galveston

Port of Galveston's $2.4B master plan is approved for projects (new cruise terminals, hotels). Above is a rendering of a possible park near the *USS Texas*.



**Sachs on the Seawall** – not yet under construction. $540M mixed-use development will feature a 216-room Marriott Renaissance Hotel, two11-story luxury condo towers, and 70,000 SF of retail on the island's west end. 10302 Seawall Blvd.




City of Galveston is looking for private developers to redevelop Stewart Beach into a mixed-use destination that could include restaurants, entertainment, hospitality, public gathering spaces, and parking.

Planned: Discovery Sands, a mixed-use coastal village, complete with a lagoon, hotel, lazy river and marina … & 100's of housing units. 170 ac. on the West End. Blackard Co. is the developer.

**Margaritaville Beach Resort** under construction at 317 E. East Beach Dr. in Galveston. The resort will feature a 314-room tower, several restaurants and bars and an expansive water park. And 278 cottages that are for sale.





# Cruise ships …

**Port of Galveston is the No. 4 busiest port in North America & 7th busiest port in the world! 400 cruises this year!**





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



*Carnival Legend*, 2,124 guests, arriving 2025.



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

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

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







*Regal* Princess now sailing. 3,560 guests.

Carnival *Miracle* now sailing – 2,124 guest capacity



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



BAY AREA HOUSTON Economic Partnership

# More cruise ships …



Royal Caribbean –
*Symphony of the Seas*
6,680 guests
Sailing begins May 2026




Carnival's *Horizon* –
4,000 guests. Begins sailing May, 2027.



Disney Cruise Lines will begin sailing year-round in 2027 from Galveston.




Carnival's *Spirit* –
2,100 guests. Begins sailing October, 2027.



Carnival's *Sunshine* –
3,000 guests. Begins sailing 2027.







Royal Caribbean's *Icon of the Seas* will begin sailing in 2027 – 7,600 passengers.

At Port of Galveston, the 4th cruise terminal, 165,000 SF, plus a 55,000 SF parking garage is now open at Pier 16. MSC Cruises' Seascape will begin sailing from there in 2025.



Port of Galveston Cruise Terminal 16 – Galveston Wharves



Carnival's *Tropicale* will homeport in Galveston in 2028.

## A historic battleship …

The *USS Texas*, the only surviving battleship from both world wars, is moving to a new home -- Pier 15 in Galveston.



MEGA PROJECT!!!

## and other kinds of ships … icebreakers!



Davie Image




**American Icebreaker Factory in Texas!**

- Davie Defense, a Canadian company, acquired Gulf Copper's shipbuilding facilities in Galveston and Port Arthur. Davie will invest $1B to transform the **Gulf Copper shipyard on Pelican Island**. Groundbreaking was 6/1/26.
- The American Icebreaker Factory will build polar icebreakers and U.S. Coast Guard ships like Arctic Security Cutters. Davie Defense finalized a $3.5B contract with the U.S. Coast Guard for the delivery and construction of the ships.
- Will create 2,400 direct jobs + thousands more throughout the supply chain. Salaries: ~$80K to $120K/year.
- One source shows this could generate a state-wide impact of over $9B.

Port of Galveston is proposing to build a 1,000-ft-long multi-use berth on Pelican Island to support the shipbuilding project and other opportunities such as roll-on/roll-off cargo and LNG marine fuel bunkering. We'll keep you posted!

# 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 $23M office building at 1715 S. Friendswood Dr. 4-story, 106,000 SF.

UTMB leased the 4th floor for its Primary and Specialty Care. On the first floor, tenants are Good Rancher, MRI and CT facilities and physical therapy among others.

# 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 306 & 308 S. Friendswood Dr.




Planned: boutique hotel on S. Friendswood Dr.




Friendswood Community Hospital, 23,500 SF, now open at 3201 E. FM 518. Micro hospital with 24 beds for emergency and short-term hospital stays.



Thomas Manor, an assisted living project broke ground. $25M project at 2245 Thomas Trace.

Cooper's LANDING

# Friendswood










B&B Theatres to open **90,000 SF** entertainment complex here!
Includes Brunswick's Spark Immersive Bowling, 14 auditoriums, a full-service restaurant, arcade, **4 specialty large-format screens and another that's the largest ScreenX auditorium in the world.**

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




Recently opened! Castle Biosciences Inc. 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.

## New homes …

**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.

**Friendswood Trails**
On FM 528 at Friendswood Trail. Complete are 46 lots in both Sec. 3 & 4. 90 lots are in the works for Sec. 5

**Sterling Creek** 24 lot subdivision on the old Cline Elementary property on Briarmeadow..

**Georgetown –** Approx. 312 Lots in Friendswood and 71 lots in Alvin. The subdivision includes 2 access points from FM 528. Location is on W. Parkwood Ave.

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



Sterling Falls Venue planned for 2600 S. Friendswood Dr.

# 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.



Beamer Road Business Park – 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.

# Baybrook Mall

TECOVAS

J.JILL

Now open!

LUCCHESE™ BOOTMAKER

gorjana




Canadian interactive gaming concept Activate America - 12,000 SF at 19240 Gulf Freeway. This is the MegaGrid room.







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

BAY AREA HOUSTON
Economic Partnership

# MIDLINE

**Brookfield Residential**

www.MidlineTX.com

- MODEL HOMES
- FUTURE RESIDENTIAL
- COMMERCIAL
- PARKS & OPEN SPACE
- THE LINE (PRIMARY TRAILS)
- THE LINE (SECONDARY TRAILS)
- 40' HOMESITES
- 45' HOMESITES
- 50' HOMESITES
- 55' HOMESITES
- 60' HOMESITES
- 70' HOMESITES







**2,800 homes on 1,066 acres, 14 miles of trails. 1st phase is 271 homes on 40 – 70 ft. lots; $300's to $800's. Model homes are open!**

# Houston

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

Phase two is underway.



$30.5M multifamily project is under construction on 9 acres at 16200 SH 3 near Bay Area Blvd. Specs: 336 units, six 4-story buildings, modern European farmhouse style and 1 & 2-bedrooms from 690 to 1,070 SF. Completion planned Q3 2027.







LOVESAC
Designed for Life Furniture Co.











# 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.

Kirby Ice House is underway at 530 Bay Area Blvd.
8,800 SF with a 3,500 SF shaded awning area and 9,000 SF of outdoor space. Completion expected in time for football season. 100 new jobs.



# Webster



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

CLS Health will build on 10 ac. at 1000 W. Medical Center Blvd. 27,000 SF surgical center, 25,000 SF and 41,000 SF MOB and urgent care.

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 investing $103M to expand the facility including –

- a 16-bed Intensive Care Unit, a 14-bed Progressive Care Unit, a 30-bed Medical Surgical unit, and a 30-bed shell space for future growth.
- Women's Services to add 10 labor and delivery rooms and one C-section operating room.
- The project is set for completion in late 2026.

# Webster

Shops at Baybrook, SEC of Bay Area Blvd. and Gulf Freeway. All are open!

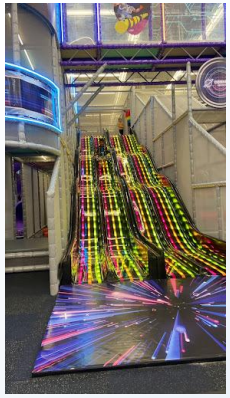
93,000 SF Ikea – it's OPEN at the Center at Baybrook,19801 Gulf Freeway.

Webster's 23rd hotel -- a 100-room extended stay hotel will be built near Costco.

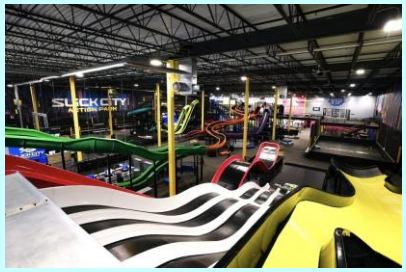



Sprouts is open - 23,024 SF store at 1001 W. Bay Area Blvd. in 2026.

COSMIC AIR
ADVENTURE PARK & ARCADE



Now open at Center Baybrook, 19801 Gulf Fwy.

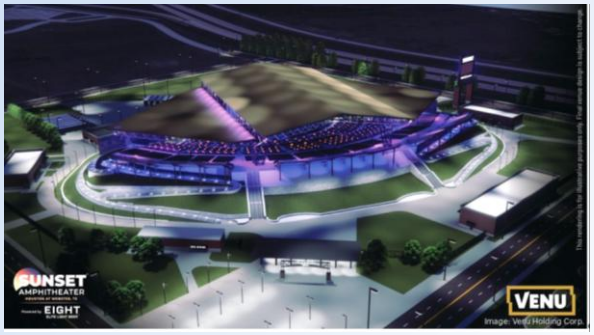


Slick City Action Park - 33,500 SF amusement center / indoor action park - will open at the Clear Lake Center, FM 528 &I-45.

# FLYWAY

## WEBSTER'S PREMIER DESTINATION DEVELOPMENT

BAY AREA HOUSTON Economic Partnership

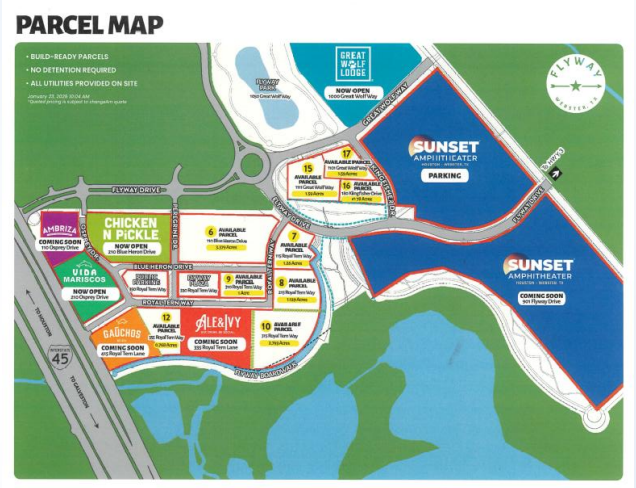






Venu Holding Corp. plans to open Sunset Amphitheater Houston in Webster's Flyway district.

Sunset Amphitheater is planned to open at Webster's Flyway District. The 12,500-seat multi-seasonal amphitheater is planned on 34 acres; adjacent land will be used for parking and infrastructure. A 350-seat membership-based elevated space – the Aikman Club – is planned along with 217 Luxe FireSuites. Colorado-based Venu Holding Corp. is working with the City and the Webster Economic Development Corp.






1,700 ft. Flyway Boardwalk overlooking Clear Creek is under development.

Coming soon …

GAÚCHOS DO SUL

AMBRIZA

ALE&IVY EAT. DRINK. BE SOCIAL.

Great Wolf Lodge, Chicken N Pickle and Vida Mariscos are open …

GREAT WOLF LODGE

CHICKEN N PICKLE CNP

VIDA MARISCOS SEAFOOD AND SPORTS BAR

# Nassau Bay




Big plans for the Hilton property in Nassau Bay! The hotel has been purchased and will be temporarily closed for renovation starting soon. Construction is expected for 12 months. It will reopen as the Compass by Margaritaville Nassau Bay.
Plans include doubling the 5,000 SF ballroom and replacing the existing outdoor pool with an extended adult waterpark with a lazy river and swim-up bar. And, there will be a marina and four restaurants!

Schafer's Coastal Kitchen is planned to open in Nassau Bay later this year! Construction is underway to completely renovate the former 10,000 SF Luby's building at 1600 E. NASA Parkway. You can expect great seafood, curated wine selections, a full-service seated dining room and private dining rooms.



Proposed project at 2050 Houston Methodist Dr. in Nassau Bay – Two 25,000 SF office buildings. Available next summer: 1,000 SF to 12,500 SF.

## Texas A&M Space Institute

400,000 SF! $200M facility is under construction 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.







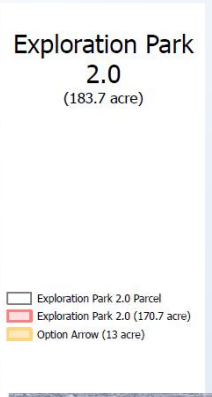



A $300M contract to overhaul NASA Johnson Space Center will include a brand-new maintenance shop known as the Applied Spaceflight Fabrication Facility (Bldg. 70). Seven companies will compete for multiple individual task orders for this contract.

**Exploration Park – a hub to accelerate the next era of exploration.**

- An announcement has been made to solicit proposals for lease of all or a portion of 183.7 acres of undeveloped land. It is adjacent to NASA Johnson Space Center (JSC) outside of the controlled access area of JSC and is accessible by Saturn Lane.
- For information: **sam.gov** Search for Exploration Park! Or go here: https://sam.gov/workspace/contract/opp/1cd5be1cd15d486ba69c3b5ac44693a7/view







An overhead view of Exploration Park, a new commercial space industrial park being developed near Johnson Space 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.



6 condo buildings plus retail / office on 1st floor



Lago Pointe -- Stonefield Homes building on Clear Lake. All include a boat slip. Southern development.

Underway: The southern development that fronts Clear Lake will have 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 high $700's.


Clear Lake Shores . Deer Park . Dickinson . El Lago . Friendswood . 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!
Updated July 24, 2026
Barbara@BayAreaHouston.com