



**UNDER  
CONSTRUCTION**

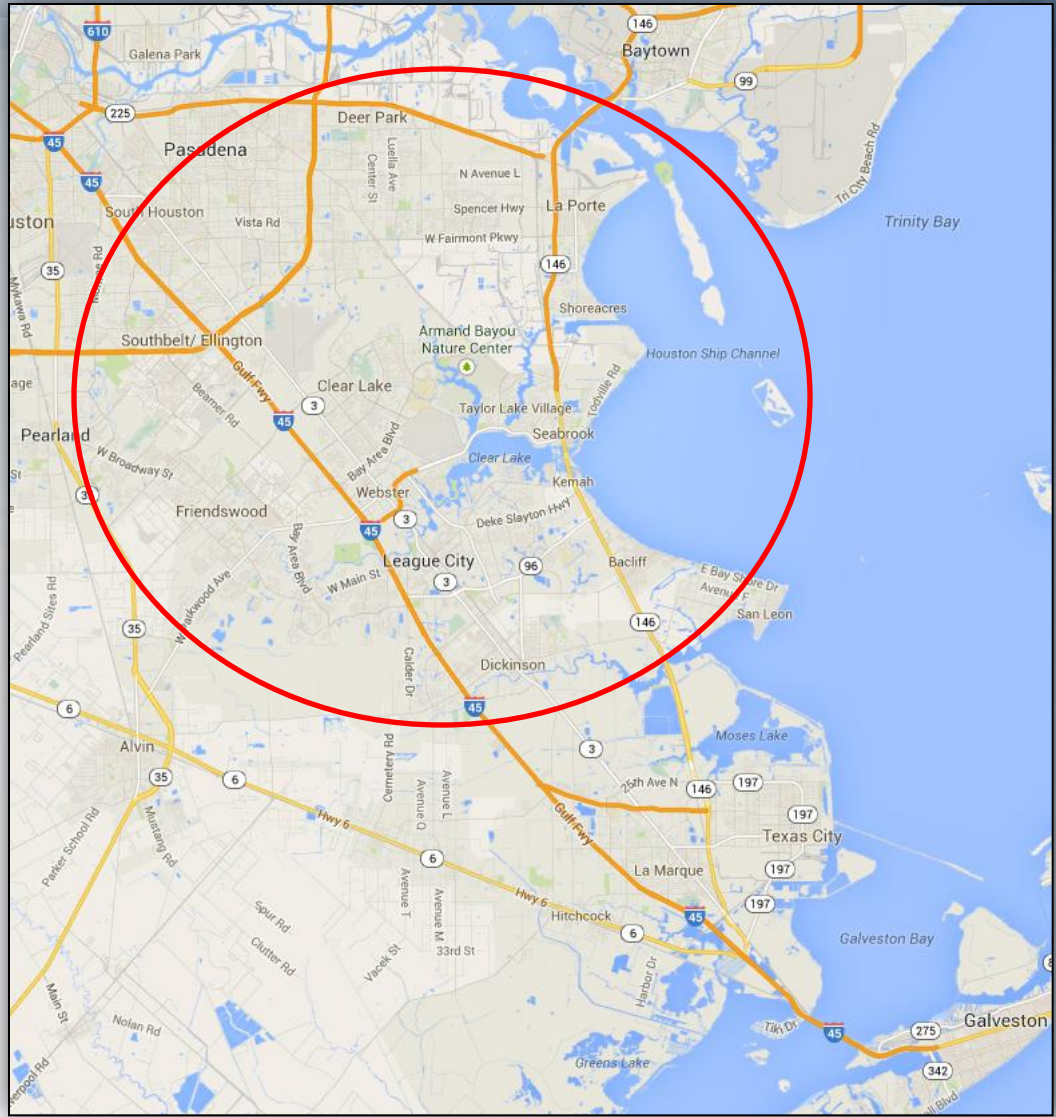
**Hot Projects in**

**Bay Area Houston!**



## Bay Area Houston Region ...

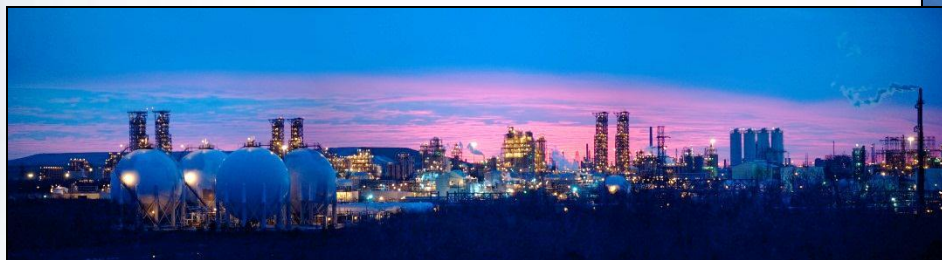
- 501(c)(6)
- 37 years
- 272 funding members
- 13 Cities, 2 Counties
- Port of Houston Authority
- Houston Airport System
- 5 School Districts
- 800,000 residents live and work in the region



Clear Lake Shores   Dickinson   El Lago   Friendswood   Houston   Kemah   La Porte   League City  
                                  Nassau Bay   Pasadena   Seabrook   Taylor Lake Village   Webster  
 Harris County   Galveston County   Port of Houston Authority   Houston Airport System

# Regional Industry Clusters

- Specialty Chemical & Manufacturing
- Maritime
- Healthcare/Life Sciences
- Aviation & Aerospace
- Tourism



# Specialty Chemicals

More than 33,000 employed in the chemical industry in East Harris County.

More than 120 petrochemical construction projects have been announced in recent years, promising \$80 billion in investments throughout the U.S. Gulf Coast region.

By 2020, local industry will create more than 46,000 permanent positions due to nearly 100 new chemical plant investments valued at \$72 billion.

The average wage of a chemical industry employee in Texas is nearly \$87,000.



# Typical Drill Site



**★ Kuraray America is building a \$300 million PVOL resin chemical plant in La Porte's industrial district – 110 new jobs**

**Kuraray is expanding its EVAL plant in Pasadena's industrial district - \$49 M investment – 15 new jobs.**

**★ Air Liquide is building a new hydrogen plant in La Porte's industrial district**

**★ Lummus Technology is building 20,000 SF office and 80,000 SF manufacturing facility in Pasadena's Bayport industrial district - \$31 million investment – 35 new jobs**

**★ LyondellBasell expanding capacity at La Porte's ethylene plant -- \$500 million investment for all Houston-area projects and lots of jobs!**



- ★ Bayport North Industrial Park**
- ★ Pasadena's Light Industrial District**

**Solvay is building a unit at LyondellBasell's Equistar Chemicals facility in Pasadena. \$55 million project**

**★ NA Industries opened a \$100 million polymer facility in Bayport Industrial District – 60 new jobs**

**★ Linde North America will expand its La Porte operations (synthetic gas) – a \$200 million investment**

**★ Oxiteno, a subsidiary of Brazilian-based Ultrapar Holdings, will start up a new specialty chemical plant in Pasadena's Bayport district - \$30 million investment**

**★ New joint venture! Celanese Corp. and Mitsui & Company Ltd. will build a new methanol production plant in Pasadena's Bayport district– ~ \$800 million investment**

**★ Kaneka North America is expanding it's CPVC line, a \$50 million project. 10 – 12 new jobs!**

**★ Noltex broke ground on a \$180 million expansion project. Up to 25 new jobs!**

Recently completed: Carson Commerce  
Center on SH 225 at Beltway 8. 365,000 SF



### More industrial news ...

- **Nestle Waters** has opened a bottled water manufacturing plant... 3 production lines, 150 employees.
- **Rentech Nitrogen Partners** is building a **\$30 million** power generator at its Pasadena facility. Fall 2014 completion.
- **Kinder Morgan** is building new storage facilities in Pasadena on the ship channel. **\$106 million** investment.
- **Odfjell's** Bayport site is adding 10 tanks to the current 100 storage tanks for natural gas liquids derivative chemicals.
- **Kinder Morgan's** BOSTCO (Battleground Oil Specialty Terminal) site – a **\$485 million**.



- **Intercontinental Terminals Company**, an affiliate of Mitsui & Co., purchased 180 waterfront acres in Pasadena for a **\$150 million** tank terminal with ship-docking facilities and 10 tanks.
- **Oiltanking Partners** will spend **\$44 million** on an expansion at its terminal on the Houston Ship Channel.
- **WIKA Process Solutions** building new office and manufacturing hub, 87,900 SF, at Park 225 Business Park.
- **Enterprise Products** crude oil storage facility underway on 150 acres.
- **Air Products** - **\$20 million** expansion in La Porte. 20 new jobs.
- **Arkema Inc.** - **\$100 million** acrylic acid plant. 5 new jobs.
- **Lubrizol Corp.** plans a chlorinated polyvinyl chloride resin production expansion in Deer Park.





**Lubline**, a lubricant and additives manufacturer, building a **\$60 million** facility on 30 acres. 30 new jobs.

**Plant Maintenance Services** will build an 80,000 – 100,000 SF office and fabrication facility on Genoa Red Bluff. 150 new jobs.

**Holman Boiler Works** building a new 24,000 SF facility at Bayport North Industrial Park. Employment -- more than 100.

**Teadit North America** is building new headquarters, 110,000 SF office/warehouse at Bayport South Business Park.

**Delta Rigging & Tools** – new building recently completed at Park 225 Business Park.





# Maritime

Gulf Winds International – building a \$14 million, 180,000 SF warehouse

Bayport Container Terminal – POHA spending approx. \$1 billion to complete the container terminal.

Barbour's Cut Terminal – POHA spending \$600 to \$700 million to rebuild the terminal.

**Panama Canal expansion expected for completion by December 2015.**



Rendering - San Jacinto College plans a new \$18 million maritime training center on 13 acres, 46,000 SF.



overpass project on SH 146 at Port Road

**Houston Area Safety Council's** new training campus on 34 acres. \$70 million investment. **HASC has approx. 300,000 visitors a year.**



RailPort – Soon to be home of **Frontier Logistics** new 600,000 SF distribution facility on SH 225 at Beltway 8. \$50 to \$70 million project. Rail served. Under construction.



**Frontier Logistics rendering**



Under construction on SH 225 in Pasadena: **Silver Eagle Distributor's** new \$25 million, 400,000 SF distribution facility on 50 acres at Gulf Port Industrial Park. 200+ new jobs expected!



# Bay Area Houston Business Parks



## BAY AREA BUSINESS PARK

### Project Features:

- 24'-32' clear height
- Trailer Storage
- Expansive truck courts
- LEED Certified
- Immediate access to Port of Houston's container terminals
- Front-load, rear-load or cross-dock configurations available
- Build-to-suit opportunities available for Phase II
- Close proximity to Highway 146, Highway 225, Beltway 8, I-10 and I-45



Pasadena, TX – Bay Area Blvd. at Red Bluff Rd. FTZ.  
 . Ph 1: 140 acres. 1.179 million SF build-out.  
 Available: Bldg. 1: 104,300 SF;  
 Bldg. 2: 283,920 SF; Bldg. 3: 371,280 SF  
 Ph 2: Not started yet. 68 acres. 1.1 million SF build-out.

### GULFPORT INDUSTRIAL PARK

± 188 & ± 99 Acre Tracts Available

GulfPort Industrial Park is a premier industrial development strategically located in the rapidly growing Southeast Houston/Port Scholomach. Rail access, shoreline along the ship channel, frontage on both Beltway 8 and Highway 225, and easy access to all parts of the Port of Houston are just a few of the features that distinguish GulfPort Industrial Park from other developments in the area.

**HIGHLIGHTS**

- Located at the corner of Beltway 8 and Highway 225 in Pasadena, Texas
- Sites available for sale or build-to-suit
- Suitable for light industrial development including bulk distribution buildings and service center space
- Excellent intermodal capability, with access to major highways, water and rail
- Rail located immediately adjacent to the sites
- Proximity to all parts of the Port of Houston
- Central location within the petrochemical corridor
- Excellent visibility from two major highways
- Direct access to/from feeder roads
- No zoning

Pasadena, TX  
 Total of 287 acres available for development; 188 acres fronts the ship channel; 99 acres is PTRA rail served.



**BUILD TO SUIT | NEW CONSTRUCTION**  
**HIGHWAY 225 & BELTWAY GREEN**

Pasadena, TX – Beltway 8 and SH 225  
 Available land for development.

## INDUSTRIAL | BUILD-TO-SUIT

### Port Commerce Business Park

#### Property Information:

- First Class Business Park in highly desired Southeast Houston area
- Master Detention
- All Utilities & Drainage Provided
- Customized Building/Site Layouts
- 2.5 acre to 20+ acre tracts
- Competitive Lease Rates
- Access to SH 225, SH 146, I-45, & BW8
- Conveniently located within 8 miles of both Barbours Cut and Bayport.
- Buildings ready for occupancy in 9-12 months
- From BW8 and Genoa Red Bluff: East on Genoa-Red Bluff for 2.5 miles and the property is on your right.



Houston, TX - Genoa Red Bluff Road  
 2-1/2 to 20 acre sites available



Pasadena, TX - Beltway 8 near SH 225  
 10,381 SF available

### South Street Industrial Park

**FOR SALE OR LEASE OR BUILD TO SUIT**

a 53 Acre Industrial Site

601 N. South St. • Pasadena, TX 77503

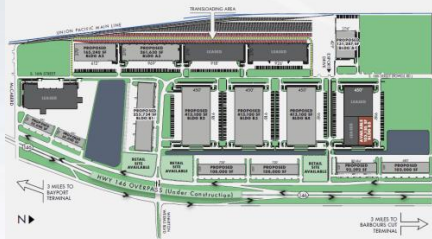
Pasadena, TX – South Street near SH 225  
 53 acres available for development. One million SF build out.

- Clear Lake Shores Dickinson El Lago Friendswood Houston Kemah La Porte League City  
 Nassau Bay Pasadena Seabrook Taylor Lake Village Webster  
 Harris County Galveston County Port of Houston Authority Houston Airport System

# Bay Area Houston Business Parks



**Pasadena, TX – Genoa Red Bluff Rd. near Beltway 8**  
 29 acre development  
 30,115 SF bldg. available



**La Porte, TX – SH 146**  
 295-acre development. FTZ. Rail served.  
 4 million SF build-out.  
 261,630 SF available at 1902 S. 16<sup>th</sup> in 2013.

**Port 225**  
 3003 Highway 225

*47,500 SF AVAILABLE*  
 Excellent Access to Beltway 8 and Highway 225



**Pasadena, TX – SH 225**  
 Ph 1: 697,000 SF, 47,500 SF available  
 Ph 2: Not started yet. 595,390 SF; rail served.



**Pasadena, TX – Red Bluff Rd.**  
 167 acres available for development.  
 FTZ. Rail served.



**Carson Commerce Center**  
 Pasadena, TX – SH 225  
 22-acre development. 365,000 SF build-out.  
 Under construction.



**InterPort Distribution Center**  
 Bayport Industrial District – Bay Area Blvd.  
 90-acre development.  
 1.3 million SF build-out.  
 296,400 SF available



# Bay Area Houston Business Parks

**Bayport North Distribution Center II**  
 4331 Underwood Road at Fairmont Parkway  
 Pasadena, Texas 77507  
 (Harris County, City of LaPorte ETJ)

**AVAILABLE FOR LEASE**  
**200,000 SQUARE FEET**



Minutes from Barbour's Cut and Bayport Terminal,  
 with easy access to Beltway 8, Highways 146 and 225.

**Bayport Industrial District – Bayport North Distribution Center II - La Porte, TX**  
 100,000 SF available at 4331 Underwood Rd.

## Fairmont Industrial Center



**La Porte, TX**  
 31,480 SF, 20-ton crane ready  
 At 11804 Fairmont Parkway

## Ellington Trade Center

12556 Highway 3, Houston, Texas 77598



**Houston, TX – State Highway 3**  
 54-acre development. 800,000+ SF build-out.  
 106,700 SF available at 12554 Hwy. 3  
 137,508 SF available at 12556 Hwy. 3  
 68,200 SF available at 12552 Hwy. 3

## BAYPORT NORTH DISTRIBUTION CENTER



4330 Underwood Road  
 Harris County, City of LaPorte ETJ

**Bayport Industrial District – Bayport North Distribution Center - La Porte, TX**  
 UP Rail Served. 216,000 SF available  
 at 4330 Underwood Rd.



**For Sale INDUSTRIAL RAIL-SERVED-SITES**  
**Bayport North Industrial Park II**  
 Pasadena, Texas

**Bayport Industrial District – Bayport North Industrial Park II - Pasadena, TX**  
 137-acre development. UP Rail Served.

## Underwood Distribution Center 1 and 2



**La Porte, TX – Old Underwood Rd. near SH 225.**  
 FTZ. Rail served.  
 UDC1: 900,000 SF. 450,000 SF available at 359 Old Underwood Rd., 112,500 SF available at 10051 Porter Rd.  
 UDC2: 710,000 SF available at 359 Pike Ct.



# Industrial Leasing Activity

**So far in 2014, 276,800 SF have been leased for industrial use.**

(Sunbelt Supply, Sprint Safety, Louisiana Valve Source and TGE Industrial Services)

**2013's larger Industrial leasing deals ....1.28 million plus!**

Frontier Logistics, Pasadena	600,000 SF
Dunavant Transportation Group, Pasadena	174,720 SF
(undisclosed) manufacturer/distributor, Pasadena	174,720 SF
USA Wire & Cable, Pasadena	104,300 SF
Furmanite America, Bayport	32,000 SF
CB&I, Pasadena	31,200 SF
Seaway Crude Pipeline, Pasadena	30,000 SF
SCG Energia, Pasadena	25,000 SF
Holman Boiler Works, Bayport	24,000 SF
USA Wire & Cable, Pasadena	20,000 SF
SCP Distributors, Houston	19,651 SF
Tracerco, Bayport	15,000 SF

# Healthcare & Life Sciences

\$82 million expansion underway at UTMB's Specialty Care Center at Victory Lakes  
175 – 210 new full-time jobs.



Clear Lake Regional Medical Center - \$92 M expansion is complete



On the island ...UTMB plans \$1.2 billion in nearly 200 new construction projects.



55,000 SF Kelsey-Seybold under construction at Baybrook.



Bay Area Regional Medical Center

Bay Area Regional Medical Center. 248 beds. \$160 million project under construction.

- 10 acres purchased for new 45-bed rehabilitation hospital and medical office building. 250 new jobs!
- Medistar intends to redevelop a 129,000 SF, 3-building campus as a new medical development.



Another Kelsey-Seybold clinic recently opened in Pasadena

# Ellington Airport



## Recent announcements --

- New training center, logistics center, battle command center and \$30-40 million hangar
- New terminal, tower and federal inspection station for U.S. Customs and Border Protection -- \$10.8 million investment
- New public hangars - \$60 to \$70 million investment

Approximately 600 acres available for development in Ellington Airport area.

# Ellington Airport

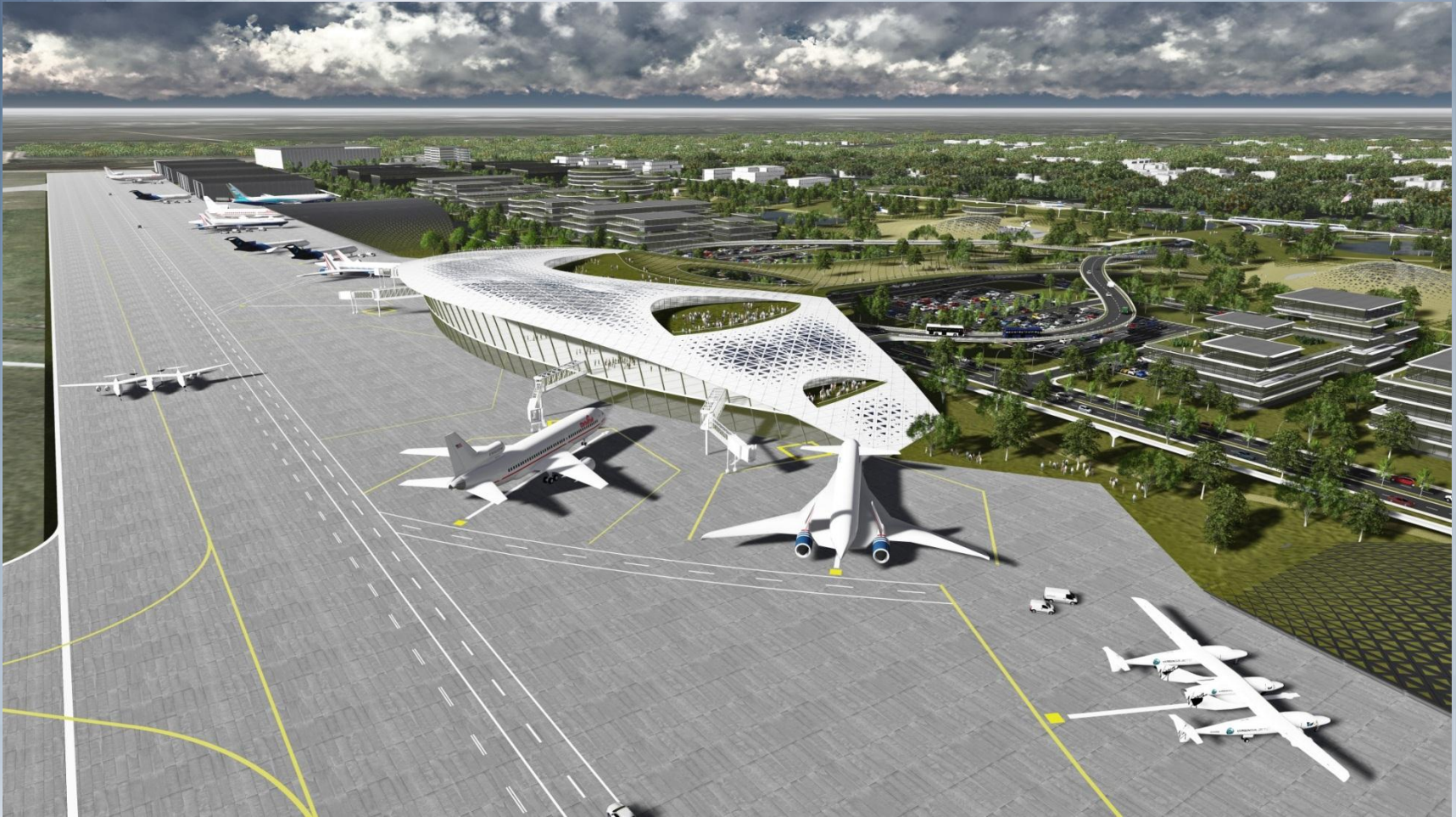
Just completed – U.S Coast Guard Sector Houston-Galveston command center, \$50 - \$57 Million investment; 117,000 SF, 4 stories. More than 350 will be working at this new regional facility.

**U. S. Coast Guard Sector Houston-Galveston command center**



Lone Star Flight Museum, \$25 million, 125,000 SF project. Includes gift shop, café, auditorium, exhibit hall & vintage aircraft displays. 2016 completion

# Ellington Spaceport





# NASA's Johnson Space Center .... **Is NOT CLOSED!**

- Home to NASA's human space operations
- All astronaut training
- Medical and life science research
- 14,800 local employees
  - 3,400 federal employees
  - 11,400 contractor employees
- \$5 billion in annual contracts flow through Johnson Space Center
- FY14 NASA Budget \$17.65B
  - Space Launch System (SLS) /Orion Capsule \$3.11B
  - ISS \$3.2B
  - Commercial Crew \$696M

# Commercial Crew

Low-earth orbit commercial space vehicle – for crew and cargo delivery – to service ISS, satellites, Hubble



Sierra Nevada



SpaceX



Boeing

# Orion and Space Launch System



# Tourism



Proposed – Adventure Pointe, a theme park on 35 acres adjacent to Tanger Outlet







Proposed - Apollo Center in Webster



Now open! The \$60 million Galveston Island Historic Pleasure Pier juts out 1,000 feet over the Gulf of Mexico

# Bayport Cruise Terminal



Princess Cruises and Norwegian Cruise Lines offer new service from the Bayport Cruise Terminal.

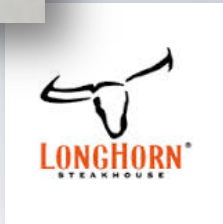
Princess Cruises started November 2013. Norwegian Cruise Lines starts service this year.



## Retail News ...

Baybrook Mall plans a multi-million, 555,000 SF expansion that adds more than 30 retailers, 10 restaurants and entertainment and hospitality venues to the property. Work begins in early May with completion by the 2015 holiday season.





More to come ...

The Fresh Market – 24,000 SF high-end grocery at Baybrook Village

NORDSTROM Rack – 31,000 SF at Baybrook Square

Luby's-Fuddrucker's combination restaurant, 12,000 SF at Centre at Baybrook

Tanger Outlets -- Gulf Freeway at Holland Road. First phase is 90 stores, 350,000 SF. More shopping, 50,000 SF is planned.



**Victory Lakes Town Center**

In the entertainment district -- Jimmy Changas is open. Olympia Grill is planned. Quaker Steak & Lube is under construction.



**Bay Colony Town Center**



**League City Towne Center**

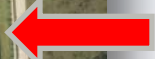


Photo courtesy of New Quest Properties

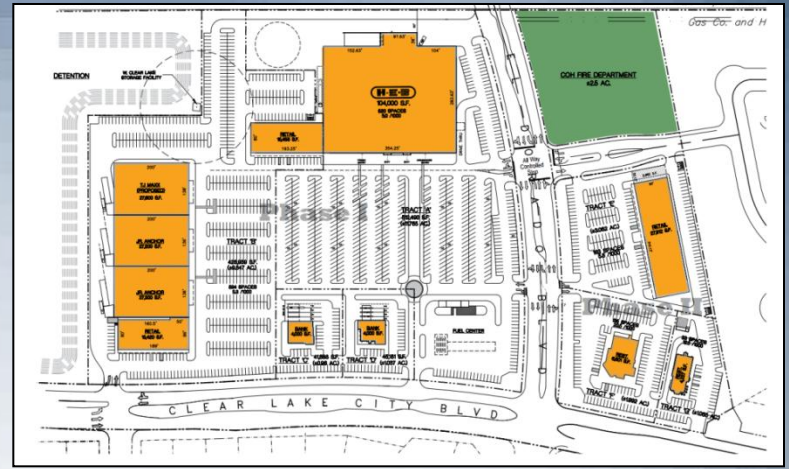
# Residential news ...

## Houston

The Reserve at Clear Lake City - Trendmaker Homes purchased 372 acres for 700+ new homes. Housing will include patio homes to large estates starting from the \$300's. First lot delivery is scheduled late in 2014.

Clear Lake Marketplace - 300,000 SF of high-end retail planned at Clear Lake City Blvd. and El Dorado Blvd.

## Clear Lake Marketplace



## Friendswood

West Ranch – 766 ac., 1,500 homes, 213 ac. commercial.

First West Ranch commercial development site plan proposed.

Georgetown – a proposed 589-lot subdivision on FM 528. 25 acres commercial reserve.

## League City

Hidden Lakes – along South Shore Blvd., north of FM 646 and south of SH 96. 800 homes on 350 acres. 100 acres for commercial development.

Residential build out --Tuscan Lakes, 1,850 homes; Marbella, 1,400 homes.



## Seabrook

Old Seabrook Village on North Meyer at First Street, a mixed-use development planned on 14 acres. 112 lots for upscale homes. Front-porch community.

Planned: The Commons at Seabrook – 400 unit multi-family project on SH 146

A sunset over the ocean. The sun is low on the horizon, casting a golden glow across the sky and reflecting on the water. There are some clouds in the sky. A small boat is visible on the left side of the horizon, and a buoy is visible on the right side of the horizon.

Bay Area Houston...  
the prettiest sunsets in Texas!

Thank you!

[www.bayareahouston.com](http://www.bayareahouston.com)