

# Quality News

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CITY OF FRIENDSWOOD OFFICE OF ECONOMIC DEVELOPMENT ISSUE 3 VOLUME 1 OCTOBER/NOVEMBER 2004

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## IN THIS ISSUE

- ▶ Changes Approved to City's Major Thoroughfare Plan
- ▶ Message from the Economic Development Office
- ▶ Commercial Development just completed, underway, or planned
- ▶ Residential Development
- ▶ City of Friendswood hosts second annual economic development workshop

## Changes Approved to City's Major Thoroughfare Plan

The City of Friendswood recently approved changes to two major thoroughfares in the city – Blackhawk Boulevard and Brittany Bay. Blackhawk Boulevard will be extended from FM 2351 to Beamer Road and from FM 528 to Bay Area Boulevard. Friendswood Lakes Blvd will be a major five-lane thoroughfare that will connect to Brittany Bay Blvd and on to I-45 in League City, and to Pearland Parkway in Pearland.



## KAREN CAPPS ECONOMIC DEVELOPMENT COORDINATOR



As we have mentioned in past newsletters, the Friendswood Main Street Project and the newly announced Whitcomb Mixed-Use Property are two of the hottest

developments taking place in our city. Information on the master plans for each of these projects is available, as well as development brochures. Please contact me at (281) 996-3250 or [kcapps@ci.friendswood.tx.us](mailto:kcapps@ci.friendswood.tx.us) to request more information.

## Commercial Development just completed, underway, or planned

### Office:

- **Friends Knoll Commercial Center** – An 8,500-square foot office building located on FM 2351 was recently completed. Lease space is currently available.
- **Banfield Property Development** – Located on FM 518 (North Friendswood Drive), development plans are underway for two office buildings totaling 22,000-square feet, and 39 townhomes.
- **Altair Development** – Plans are underway to construct a two-story, 25,000-square foot office building on Friendswood Lakes Boulevard and FM 528. The building is part of the Friendswood Lakes Master Plan Development.
- **Dr. Ronald Baden's Office** – Plans to construct a 16,500-square foot medical office building with available tenant space.
- **O'Farrell Properties, L.L.C.** – Development will soon be underway of Pecan Professional Park, a 12,000-square foot building on FM 2351 and Pecan Drive (close to FM 518). Tenant space will be available.

### Retail:

The City of Friendswood is a proud member of the  
Bay Area Houston Economic Partnership  
[www.bayareahouston.com](http://www.bayareahouston.com)



Galveston County Economic Development Alliance  
[www.gceda.com](http://www.gceda.com)



Friendswood Chamber of Commerce  
[www.friendswood-chamber.com](http://www.friendswood-chamber.com)



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- **Raton Plaza** - Located at FM 528 (known as NASA Parkway) at SunMeadow Boulevard, Raton Plaza is a 35,000-square foot retail center scheduled to open in February 2005. The center will feature numerous retail outlets, eateries, patio seating with umbrellas and more. Option 1 Realty Group is developing this \$5 million project.
- **Retail Center** – A new 14,250-square foot retail center will be located at FM 528 (NASA Parkway) next to H-E-B, with projected business to span from retail to restaurants. Production is expected to commence in January 2005, and is slated for completion in May 2005. Doan and Associates is developing the project.
- **Piccomolo's Italian Ice Cream** – Piccomolo's recently opened a 1,550-square foot outlet on FM 528 at the new Friendswood Retail Center.
- **Starbuck's Coffee** – The famous coffee house plans to open a 1,650-square foot drive-thru location on FM 528 between Schlotsky's and Blockbuster Video. This will be the third Starbuck's location in the city, so more coffee should be brewing early 2005.

### Other Businesses Recently Opened or Underway

- VideoComm Technologies; Imaging Photography Studios; Express Personnel; Dinner Creations; Alex's Italian and Seafood Restaurant; The Continental Cuisine; Funky Monkey Children's Clothing; Galloway School; Wrinkle, Gardner and Co. CPA firm; and Emerald Spring Wellness Med Spa

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### Residential Development

- **Friendswood Oaks** – Located on Bay Area Blvd south of NASA Parkway, featuring 120 homes on 90 foot x 130 foot lots, with proposed plans for an additional 94 garden homes. Lot sales have commenced with the completion of section one.
- **Lakes of Falcon Ridge** – Nearly half complete, this development along FM 518 will feature 200 homes.
- **Hunter's Creek** – This subdivision, located on FM 518 features 53 residential lots on 45 acres of land.
- **Briar Bend** – Development is underway on FM 528 for 25 garden homes in a gated community.
- **West Ranch** – Friendswood Development Company has proposed a 766-acre master-planned community. It will feature 1,500 residential lots, as well as approximately 600,000-square-feet of mixed-use, commercial development on 74 acres, with seven waterfront retail pad sites.

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### City of Friendswood hosts second annual economic development workshop

On a picture perfect day, The City of Friendswood Community Economic and Development Committee (CEDC) hosted their annual

Economic Development Workshop on Oct. 14 at Timber Creek Golf Club. More than 40 commercial brokers, developers, bankers, elected officials and other city leaders took part in the event, which was designed to showcase new major, mixed-use, master-planned projects underway in the city. This was the second year the CEDC has hosted the workshop.



FRIENDSWOOD – **Richard Browne**, veteran land planner, joins Friendswood's city mayor, city manager and economic development coordinator in showcasing the City of Friendswood's master plan projects underway.

The event began with a morning workshop in the Grill at Timber Creek, where city leaders, including the mayor, city manager and economic development coordinator, made brief presentations that highlighted why Friendswood is a prime place to do business.

Veteran land planner Richard Browne previewed the Whitcomb Property, a 1.8 million square foot, mixed-use project in Friendswood, which features opportunities for specialty retail, entertainment, commercial offices, and restaurant offerings for residents and tourists. Dan Rucker of Coastal Bend Properties Development gave participants an inside look at plans for the Panhandle Properties, which includes major water and sewer infrastructure and thoroughfare plan changes serving the 400+ acre land area.

The workshop concluded with a property tour, led by Economic Development Coordinator Karen Capps, who showcased various properties for sale and lease. Attendees also got a first glimpse at the Main Street project, the proposed West property development, the Whitcomb mixed-use, master-plan project and the Panhandle mixed-use property.

"This annual workshop is another example of our interest to bring quality commercial development to energize economic growth within the city," Capps said. "It's an excellent opportunity to interact with our valued brokers and developers and to showcase all of the exciting commercial projects that are ready for broker or developer participation. We're working hard to offer numerous programs to spur quality economic development in the city. This event is a great time to share details with our core audience."

After the workshop and tour, many guests participated in the annual "Swing into Fall" golf tournament, hosted by the Friendswood Chamber of Commerce.

Technology by:

