



# City of Friendswood Business News

1st Quarter | March 2019

## City Council Approves \$50,000 Grant for Virgata Commons



On January 14, City Council approved a \$50,000 municipal grant for Leisure Lane, LLC. to construct a new commercial center at 1765 and 1769 South Friendswood Drive near the corner of FM 518 at FM 528. Since 2008, the City has awarded \$347,000 to businesses through the Municipal Grant Program, which in turn has created \$33.77 million in taxable value, added 203,611 square feet of commercial space, and created or retained 487 jobs in the city.

Two buildings in Virgata Commons are currently under construction totaling 20,424 square feet with future tenants that include Orange Theory Fitness, Mod Pizza, Jersey Mike's, Montz and Maher Dental, Citrus Nails, and Lu's Barber Shop. Virgata Property Company, the project's developer, is looking for a 3,000-3,500 square foot restaurant

concept to occupy the remaining vacancy, which can accommodate a drive-thru. The project also includes three pad sites leased to Chick-fil-A, Chipotle, and Valvoline, and a fourth pad site of 3.7 acres that is currently available.

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## Thomas Manor Assisted Living and Memory Care Plans Groundbreaking

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A three-story assisted living facility totaling 62,700 square feet and two memory care units totaling 20,000 square feet will soon break ground at 2245 and 2275 Thomas Trace Road, near FM 528 and San Joaquin Parkway. The \$10 million development will include 50 beds for assisted living residents and 32 beds for memory care. There will be on-site nurses, on call physicians, a pharmacy, physical and speech therapy, as well as amenities such as fishing, walking trails, and gardening.



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### Live Here Work Here

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*Featuring Karen Holbrook  
Co-Owner, Between Us Tea Room*

The newest Live Here, Work Here business in the Downtown District is profiled in [this video](#).

If you would like to know more about Karen and her business, [click here](#).



## Friendswood Fast Facts - Updated

### Friendswood, Texas – Fast Facts

Friendswood is a progressive suburban city conveniently located between downtown Houston and Galveston near three major airports and deepwater ports with easy thoroughfare and railway access. Known for its extraordinary demographics, including a highly educated, affluent resident base and two outstanding public school systems, the City of Friendswood offers continuous business relocation and expansion assistance including economic development incentives.

<p><b>Demographics</b></p> <ul style="list-style-type: none"> <li>•Land size 21.2 sq. miles</li> <li>•Friendswood population est. 41,118</li> <li>•Number of households 14,850</li> <li>•Population by age           <ul style="list-style-type: none"> <li>✓ Under 14 years 19%</li> <li>✓ 15-19 years 8%</li> <li>✓ 20-44 years 28%</li> <li>✓ 45-64 years 31%</li> <li>✓ 65 years and over 14%</li> </ul> </li> <li>•Median Age-41</li> <li>•Average household size-2.82</li> <li>•2018 average household income-\$140,321</li> <li>•98% high school graduation rate</li> <li>•44% of residents have a associates or bachelor's degree</li> <li>•16% of residents have a graduate degree</li> <li>•Houston Metro population - 6,820,783</li> </ul> <p><b>Labor Force and Economic Base</b></p> <ul style="list-style-type: none"> <li>•Labor Pool: 18,45</li> <li>•Friendswood: 20,438</li> <li>•Houston-Sugar Land-Baytown: 3,453,216</li> <li>•Employment by occupation           <ul style="list-style-type: none"> <li>✓ 48% Managerial/Professional</li> <li>✓ 10% Service Occupations</li> <li>✓ 26% Sales and Office</li> <li>✓ 8% Construction/Maintenance</li> <li>✓ 8% Production/Transportation</li> </ul> </li> </ul> <p><b>Bay Area Predominant Business Categories</b></p> <ul style="list-style-type: none"> <li>•Aerospace and Aviation</li> <li>•Medical and Life Sciences</li> <li>•Information Technology</li> <li>•Specialty Chemicals</li> <li>•Tourism</li> <li>•Wartime</li> </ul>	<p><b>Top Employers</b></p> <ul style="list-style-type: none"> <li>•Friendswood ISD</li> <li>•H.E. Butt Grocery Company</li> <li>•Kroger Texas, LP</li> <li>•City of Friendswood</li> <li>•Clear Creek ISD</li> <li>•Friendship Haven Healthcare &amp; Rehabilitation</li> <li>•UTMB</li> <li>•U.S. Post Office</li> <li>•McDonald's</li> <li>•Atria Assisted Living and Memory Care</li> <li>•Highpoint Insurance Group</li> </ul> <p><b>Top Non-Residential Taxpayers</b></p> <ul style="list-style-type: none"> <li>•Reserve at Autumn Crk Ltd</li> <li>•Texas-New Mexico Power Co.</li> <li>•Bellevue at Clear Creek-Skyhawk Apartments</li> <li>•Kroger Co</li> <li>•Bay Meadows LLP</li> <li>•A-S 108 Friendswood Crossing LP-Fwd Crossing</li> <li>•H.E. Butt Grocery Company</li> <li>•FM 528 Bay Area Blvd LP</li> <li>•Timber Creek Holdings LP</li> </ul> <p><b>Financial Status</b></p> <ul style="list-style-type: none"> <li>•City Bond Rating:           <ul style="list-style-type: none"> <li>"A1" from Moody's Investor</li> <li>"AA-" on GO Bonds &amp; "AA-" on Revenue Bonds from Standard &amp; Poor's</li> </ul> </li> <li>•Tax Year 2018 assessed property value: \$4,329,242,870</li> <li>•Tax Year 2018 net taxable value: \$3,374,237,059</li> <li>•Annual sales tax revenue in FY 2017-18 - \$8,419,955</li> <li>•Projected FY 2018-19 sales tax revenue - \$8,339,990</li> <li>•City property tax rate 50.5324</li> <li>•8.25% total sales tax rate-6.25 State/2.00 City</li> </ul>	<p><b>Quality of Life</b></p> <ul style="list-style-type: none"> <li>•2018 average homestead value \$294,213</li> <li>•2018 average taxable home value \$235,370</li> <li>•2018 average new home permit \$435,131</li> <li>•2018 Cost of Living Index, Annual Average           <ul style="list-style-type: none"> <li>✓ Houston 95.0</li> <li>✓ Atlanta 102.7</li> <li>✓ Chicago 120.8</li> <li>✓ Miami 116.9</li> <li>✓ Los Angeles 146.8</li> <li>✓ Washington, DC 161.0</li> <li>✓ New York 240.6</li> </ul> </li> <li>•2017 Low crime rate per 1,000 population           <ul style="list-style-type: none"> <li>✓ Friendswood 8.35</li> <li>✓ Pearland 19.72</li> <li>✓ League City 19.90</li> <li>✓ Alvin 26.86</li> <li>✓ Houston 53.47</li> <li>✓ Sugar Land 17.06</li> <li>✓ Webster 80.53</li> <li>✓ Texas City 41.75</li> <li>✓ Galveston 39.77</li> </ul> </li> </ul> <p><b>Education</b></p> <ul style="list-style-type: none"> <li>•Served by 2 Public School Districts (in order by land area served)</li> <li>•Friendswood ISD - 6A</li> <li>Web: <a href="http://www.friendswood.net">www.friendswood.net</a></li> <li>•Clear Creek ISD-6A</li> <li>Web: <a href="http://www.ccsd.net">www.ccsd.net</a></li> </ul> <p><b>Parks and Recreation</b></p> <ul style="list-style-type: none"> <li>•10 City parks</li> <li>•2 County parks</li> <li>•266 acres of green space and nature trails</li> <li>•Adult, youth, and senior programs</li> <li>•Annual special events with 10,000 attendees include July 4 celebration, Flap Jack Fun Run, Kid Fish, Concerts in the Park, Movies in the Park, Youth Sports Day Program</li> </ul>
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City of Friendswood Economic Development Office | 910 South Friendswood Drive | Friendswood, Texas 77546 | (281) 996-3250 | [www.ci.friendswood.tx.us](http://www.ci.friendswood.tx.us)

## Business News

### New businesses:

- Jenny's Bakery, 124 S. Friendswood Drive
- Smiles Dentistry, 2111 W. Parkwood Avenue #105
- Tune Up The Manly Hair Salon, 2111 W. Parkwood Avenue #103
- Trinity Property Works, 306 W. Edgewood Drive, Suite A
- West Parkwood Place shell building, 1501 W. Parkwood Avenue
- Monarch Hair Salon, 313 S. Friendswood Drive #109
- Jeremy Erb – New York Life Insurance, 907 S. Friendswood Drive #215
- Sider Smart Learning Center, 115 E. Edgewood Drive
- John Pascoe Law Office, 1414 S. Friendswood Drive #A-120
- Lash N Brow Bar, 1414 S. Friendswood Dr., #A-114A

- Phoenix Beauty & Wellness, LLC., 107 S. Friendswood Drive, Suite A
- Michael Galleva Law, 3526 FM 528 #204
- Fayez Law Group, 820 S. Friendswood Drive #205

**Business relocations/expansions/remodels:**

- Marron Market, 610 S. Friendswood Drive
- Flooring Source, 699 S. Friendswood Drive #106



## Residential News

### 2019 Single-family home building permits

Month	#Homes	Valuation (in millions)
January	7	\$3.05
February	8	\$3.45
Total	15	\$6.50

### 2018 Single-family home building permits

Month	#Homes	Valuation (in millions)
January	8	\$3.33
February	15	\$6.90
March	25	\$9.28
April	14	\$5.05
May	10	\$4.27
June	10	\$3.59
July	9	\$3.21
August	13	\$7.12
September	12	\$7.05
October	6	\$3.31
November	13	\$5.69
December	6	\$3.27
Total	141	\$62.07

[Learn More](#)



**City of Friendswood**

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

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