The Lake Houston Area Economic Development Partnership (LHAEDP) works to unite area leaders, attract quality development and job creation to our region and help our existing businesses grow and prosper.

We’re here for you:

- Business Retention and Expansion Program retains and expands local businesses
- Site location assistance helps businesses looking to expand or relocate
- Customized Market Research provides crucial data necessary to formation of business plan and securing financing

Did you know:

- The Lake Houston Planning Council brings together Lake Houston Area elected officials and other representatives from local and regional organizations in order to inform and improve local and regional decision making
- The EDP represents the Lake Houston Area at national- and state-wide conferences like International Council of Shopping Centers (ICSC) and Texas Economic Development Council Annual Conference (TEDC)
- We’re engaged in regional branding efforts that market the Lake Houston Area to new residents and businesses

JUMP TO:

- Recap of 2015 Developments
- Overview of Recent Economic Development
- Top Three Economic Developments of 2014
- Business Retention and Expansion Program Update
- Lake Houston Priority One
2015 1Q-3Q RECAP OF ECONOMIC DEVELOPMENTS

New Job Growth

- **Jetco** - In early 2015, Houston-based trucking and logistics company Jetco expanded its headquarters near Bush Airport on a 20 acre tract of land at 3010 Aldine Bender Drive. The new campus includes a 10,000-square-foot office and warehouse facility and a five-acre storage yard. The multi-building project includes 30,000 square feet of new construction a capital investment of $6 million and 160 employees.

- **Summerwood Veterinarian Clinic** is scheduled to break ground on a new location on West Lake Houston Parkway at Beltway 8 in September 2015.

- **Memorial Herman Hospital Northeast Convenient Care Clinic in Kingwood**, a 11.2 million dollar facility, will be located at West Lake Houston Parkway and Kingwood Drive. It will feature: a two-story, 44,450 square foot freestanding building, 24/7 emergency room, specialty physicians, primary care physicians, walk-in clinics, sports medicine and rehabilitation, full-service imaging including CT and MRI, screening, mammography and laboratory services.

Traffic Improvements

- **Precinct 2** Commissioner Jack Morman announced construction of two traffic signals along Atascocita Road at Atascocita Trace, and Eagle Springs Parkway. Several other safety and traffic improvements for Atascocita are in planning stages and will be announced later this year.

- **Business FM 1960** - 18 month, $13 million improvement has been underway since November 2014. Plans are to extend turning lanes, add pavement overlay, add sidewalks and improved drainage.

- **Grand Parkway, Segment G** is currently under construction from I-10 West to US 59 North. Segment G from US 290 to US 59N will open sometime in 2015. The Grand Parkway will intersect US-59 at Community Drive, just above New Caney High School.

- **West Lake Houston Parkway** is currently under construction, expanding to four lanes up to Mills Branch Road and extend through Friendswood Development's Royal Brook to the Montgomery County line. It will include a pedestrian underpass to cross West Lake Houston Parkway.

Stay in the Know

- **Gateway North Houston Business Park**, a 113-acre industrial business park located at Rankin Road and I-69 North, is a master-planned, deed restricted mixed-use development. Phase 1 includes a gated industrial component perfect for the relocation or expansion of distribution or light manufacturing operations. The park offers monument signage, outside storage, off-site regional detention and 180' truck courts. The building is a 109,200 square foot rear-load facility featuring 60' staging bays, generous 52' x 50' column spacing, 28' clear, an ESFR sprinkler system, 30 truck docks, two drive-in doors, 20 on-site parking stalls and 102 parking spaces. - [http://www.prairiepointe.com/](http://www.prairiepointe.com/)

- **DGM (Dangerous Goods Management)**, an existing distribution and logistics company, chose to expand in the LHA. DGM is building a 21.5-acre tract 150,000-square-foot industrial general packing plant at 18727 Kenswick Drive that will employ 120 employees. Phase I will break ground in February with an estimated completion in the summer. Phase II will consist of an additional 100,000 feet of warehouse. DGM's 70,000-square-foot facility at 1813 Greens Road will continue to operate as the hazmat packing facility.

- **Pondera King Energy Center** is building a 900-megawatt natural gas plant on 88 acres located north of the intersection of North Lake Houston Parkway and Lockwood Road. This is a significant project that will create around 500 temporary construction jobs and will
employ 25-30 permanent employees.

- **Duke Realty** acquired a brand new 250,660-square-foot building adjacent to the company's existing Point North One and Point North Two buildings. The new building, which is completely leased, will be known as Point North Four. The company also acquired an adjacent 13.9 acres as the site of Point North Five, a 205,608-square-foot building which is 47 percent pre-leased. Roadrunner Transportation Systems has leased 97,344 square feet in the building, which will break ground in February 2015. Geodis Wilson USA, a global freight forwarder a tenant since 2009, renewed its lease in Point North One, a 158,940-square-foot building at 8210 Humble-Westfield Road last year. "We have increased the size of Point North Cargo Park to more than 850,000 square feet with the ability to expand it to approximately 1.2 million square feet."

**Retail Development** - West Lake Marketplace, West Lake Village, Shops at Breakwater and Costco

**Multi-family Development** - Watercrest Kingwood, Ravella at Kingwood, King's Landing and Newmark/Garrett Cos. Luxury Apartments (north of Lakeshore Elementary)

**LHAEDP Economic Development Map** displays locations and additional information on new developments happening right now in the Lake Houston Area.

**Growth At A Glance**

<table>
<thead>
<tr>
<th>Lake Houston Area</th>
<th>Population</th>
<th>Households</th>
<th>Employees</th>
<th>Establishments</th>
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<td>2013</td>
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<td>2014</td>
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<td>74,594</td>
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**THREE MOST IMPACTFUL DEVELOPMENTS OF 2014**

The LHA's economy rests upon three core industry sectors, each of which experienced significant economic development in 2014.

**Healthcare** - The $80 Million expansion of Kingwood Medical Center's new three story South Tower Women and Children's Center and Medical Office Building increased the hospital's capacity to serve the Lake Houston Area's growing demand for healthcare along and created 250 new jobs.

**Distribution & Logistics** - More than 1,000,000 square feet of new distribution and logistics space was constructed in the LHA last year. The new construction occurred in a healthy and sustainable manner due to developers who balancing pre-leasing and spec
development.

This is significant because the balanced construction helped meet the current demand for expansion of existing businesses, as well as helped to attract new employers looking to relocate from outside our area. The bulk of this new industrial space was constructed in the Kenswick/Business 1960 corridor.

**Expansion** - The LHA is home to 27 corporate headquarters that all together represent 3,395 jobs.

- Insperity HQ is the largest of those employers with 1,200 employees.
- When construction is complete, FMC Technologies at Generation Park will add at least 1,400 more jobs.
- In June 2015, Jetco relocated to the LHA and built a brand new Corporate and Operational HQ and is one of the newest Lake Houston Area Chamber of Commerce members.

Expansion of existing businesses is the number one source of new job creation for any local economy. New construction and local expansions in our three core business sectors in 2014 provides good and stable job growth in the short and long terms. Our 2014 development will serve as a building block and foundation, moving our three key business sectors closer to being considered true economic 'clusters' that will ensure the continual improvement of our regional competitiveness and economic development. Learn more about economic clusters.

**BUSINESS RETENTION AND EXPANSION UPDATE**

**Company Site Visits in 2014: 26**

The BRE Program is the LHAEDP's most important and impactful endeavor. It is the primary tool in ensuring sustainable economic prosperity for the future of the local and regional economy. There is an old saying in Texas, "dance with the ones who brought you".

By supporting and meeting the wants and needs of existing local industries, we can create positive word of mouth that will help attract new industries and jobs to the Lake Houston Area. Existing businesses are the number one creator of jobs for a local economy, yes, even more than corporate relocation and business attraction.

**BRE Goals:**

- Let local, existing employers in the LHA know of the EDP's existence and that we are here to support their business.
- Learn as much as we can about our local employers so that we can understand their issues and work on those issues affecting them on their behalf in order to ensure that they do not relocate or expand outside of the LHA.
- After meeting and understanding our existing inventory of local employers we can then form a very accurate overall understanding of those aggregate issues.
affecting all of the businesses in the Lake Houston Area so that the LHAEDP will know exactly how to help LHA’s economy to continue to succeed.

2014 program stats:

- Met with 16 (out of 26) Manufacturing/Energy Companies
- Met with 10 (out of 26) National/Global Distribution & Logistics Companies
- Retained 3,381 primary jobs
- Created 200 new primary jobs
- Assisted with 250,000 square feet of combined local existing business expansion

Lake Houston EDP

Priority One

The Lake Houston Area Economic Development Partnership (LHAEDP) is an organization that can be the entity to unite area leaders, attract quality development and job creation to our region and help our existing businesses grow and prosper. We have the opportunity to market the region and control our destiny through a new economic development effort called Priority One.

Establishing a formal, organized economic development program for the Lake Houston Area has not been easy and has not come without the need for financial resources. By developing and implementing strategic directions, we can guide the growth of the Lake Houston region - but we need you.

The investment levels in this brochure reflect a four-year commitment to provide the necessary focus of making economic development for the Lake Houston region Priority One. A true public/private partnership is the key to success. Please contact our office if you have questions or would like to contribute.

2015-2016 Community Guide and Directory

Our new quarterly magazine, Lake Houston Business Matters, and the annual Community Guide and Directory include feature stories, business briefs and articles that tackle issues faced by Lake Houston Area businesses.
Five thousand copies of each issue will be mailed directly to local businesses, as well as shared in digital form. The publications will be used to promote Lake Houston Area businesses to hundreds of visitors and callers we get each month. Check out the latest economic development stats in this year’s directory.

Extra copies available for your business lobby at 110 West Main Street, Humble Texas. For information call 281-446-2128.

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STAY CONNECTED