

A Reprint from *Tierra Grande*, the Real Estate Center Journal

Realty Roundup

By Jennifer S. Cowley and Kelly B. Sheffield

Abilene

Abilene Regional Airport will be expanded during 2001. The Texas Department of Transportation is providing \$2.7 million for a visitor's center for the Texas Forts Trail. Abilene Christian University is building the \$16 million J. McDonald and Judy Williams Performing Arts Center.

Amarillo

Southwestern Bell Communications is expanding its customer service center, adding 133 employees. West Texas A&M University began construction on a new events center in fall 2000. Texas Tech Medical Center has broken ground on a \$22 million facility. Two new apartment complexes totaling 376 units are under construction.

Austin

Charles Schwab & Co. is opening a call center employing 600 initially, eventually growing to 3,500 employees. A new 495,000-square-foot office tower is proposed for Congress Avenue. Intel Corporation is moving downtown to build a chip design campus that could employ as many as 2,000 over the next ten years. The University of Texas is entering its largest building boom in 25 years, with a \$38 million biological sciences building and a \$3.2 million library storage facility planned.

Beaumont-Port Arthur

In Beaumont, West TeleServices is opening a call center that will employ 250 people. Memorial Hermann Healthcare System will spend \$35 million in upgrades for its Beaumont hospital. In Orange, new restaurants and businesses are opening around the remodeled Wal-Mart.

Brazoria County

In Pearland, the 1,500-acre Savannah Project will include 2,500 homes. Lots will be ready by the end of 2001. Another area project is The Fairways of Highland Glen, a 770-home, golf course development affiliated with the University of Houston. The Rodeo Palms subdivision will be located in Manvel and will include a golf course.

Brownsville-Harlingen

The Valley World Birding Center opens in 2001. Neoplan USA will open a bus manufacturing plant in Brownsville, with employment expected to reach 600. RMH Teleservices is opening a call center employing 500 in Harlingen. A new hospital, the Harlingen Medical Center, is expected to open in early 2002. The University of Texas will build a \$25 million Regional Academic Health Center in Harlingen.

Bryan-College Station

Construction of a new \$43 million chemical engineering building will begin in January 2002 on the Texas A&M University campus. The Traditions golf course, country club, conference center and residential community is still in the planning stages. Work is almost complete on the \$6 million renovation of the 73-year-old LaSalle Hotel in downtown Bryan. The Physician's Centre, a new outpatient surgical hospital, opened in May 2000 in Bryan.

Corpus Christi

Viva Gaming and Resorts has opened a casino cruise ship in Corpus Christi bay that employs 400. The Bayfront Plaza Convention Center is expanding by 130,000 square feet. A new Corpus Christi International Airport is under construction and will be completed by spring 2002.

Dallas

The \$2.9 billion package to speed up construction of 53 miles of light rail was passed in August. American Airlines Arena is under construction. The Victory development adjacent to the arena will have four million square feet of offices, 1,000 housing units, shops, restaurants, hotels, movie theaters and entertainment on 72 acres. Denton County's Alliance Airport ranks first in the nation in increased air cargo traffic and 14th for total cargo carried.



The 1.6-million-square foot Stonebriar Centre mall opened in Frisco in fall 2000.

El Paso

Southwestern Bell plans a second call center in El Paso by early 2001, creating 500 jobs. Providian plans a customer service center, hiring as many as 900 employees. San Elizario Independent School District opened Excell Academy, a \$1.1 million alternative school aimed at helping at-risk students. The Nolan Richardson Recreation Center opened in Northeast El Paso.

Fort Worth

The tornado in downtown Fort Worth reduced the amount of available office space; repairs to damaged buildings continue. The Dallas Area Rapid Transit's commuter rail service to Tarrant County began in September. In 2001, service will be extended from downtown Dallas to downtown Fort Worth. Mattel is building a one-million-square-foot distribution center in the Railhead Industrial Park. SuperTarget opened several stores in Tarrant County in 2000 and has plans for more.

Galveston

Royal Caribbean plans to sail from the Port of Galveston starting in 2001. Carnival Cruises recently started operating out of the port. Record net income received by the Port of Galveston in 1999 will aid a \$12 million capital-spending program in fiscal year 2000 geared towards improving existing facilities as well as attracting new business.

Houston

Enron Field has spawned a number of construction projects in the downtown areas surrounding the field. Waste Management added 450 jobs to strengthen the financial and management information systems divisions in its Houston headquarters. Texas Medical Center has a 50-year master plan to double its size, adding extensive research space. Construction projects completed by the medical center in 1999 and those in progress total approximately \$1 billion.

Laredo

Texas A&M International University began its \$49.5 million Phase III expansion that will add more than 260,000 square feet in new facilities. Laredo's fourth international bridge was opened to reduce truck traffic in the downtown area. Federal Express plans to invest \$1.2 million in a new 33,000-square-foot facility on leased airport property. Following voter approval of a quarter-cent sales tax increase, plans for a new 10,000-seat arena for hockey and other events in Laredo are under discussion.

Longview-Marshall

Longview Asphalt plans to expand its facilities and add 50 employees. A \$35 million water treatment plant is being constructed to supply Longview with quality drinking water for the next 100 years. Environmental and routing work for the newly designated Interstate 69 highway slated to begin in 2007 may begin as early as 2002. LeTourneau University is constructing a \$5 million science and engineering building.

Lubbock

Southwestern Bell Wireless opened a customer care center in Lubbock during 2000 and hired 1,300 people. United Supermarkets will open a 494,000-square-foot distribution center employing 250. Lubbock Christian University completed a \$4.2 million athletic facility that includes a 2,000-seat arena. Texas Tech University has committed \$173 million

for building and remodeling projects over the next two years. The Carillon Senior Living Campus is undergoing a \$44 million expansion.

McAllen

A new nursing school is under construction at South Texas Community College. Mid-Valley Airport in Weslaco is undergoing a \$1.7 million expansion. The Rio Grande Valley hockey team will begin play in a \$20 million facility in fall 2001 in Hidalgo.

Odessa-Midland

First American Home Buyers Protection Corporation is opening a call center in Odessa, creating 250 jobs. Odessa Regional Hospital will undergo a \$10 million expansion to be completed by 2002. Park Glen Apartments in Midland are the first new apartments to be built in the area since the mid-1980s.

San Angelo

American Halal Meat Processors and Rancher's Lamb of Texas opened and will process lamb meat. The San Angelo Colts' 5,000-seat baseball stadium opened in May. The renovation of the San Angelo coliseum and the dredging of Lake Nasworthy began in summer 2000.

San Antonio

A number of call centers are opening or expanding in the area, including OnPoint, Caremark and RMH Teleservices. Chase Manhattan is opening a customer service center that will employ 850 people. As many as 400 will be hired by Mikron Technology Holding AG as it opens a \$15 million cellular phone production plant in northeast San Antonio. Groundbreaking for the \$175 million SBC Center, the future home of the San Antonio Spurs and the San Antonio Stock Show and Rodeo, was held in August.

Sherman-Denison

IBP will open a new meat processing plant in the former Oscar Mayer plant. The 600,000-square-foot facility will employ as many as 1,400. Infra-Med, a manufacturer of machines that warm medical fluids, opened in Bonham and will add 400 jobs over the next several years. Whitesboro broke ground on a new \$1 million city hall.

Temple-Killeen

Nextel Communications plans to open a customer service center in Temple employing 550 people in 2001. Duke Energy will construct a \$210 million power plant that will begin operation in Temple by summer 2002. A regional airport for Temple-Killeen is in the planning stage.

Texarkana

Lear Siegler Services is hiring 200 people at a facility being converted to refurbish army equipment. The historical Museum in Texarkana will undergo a \$600,000 renovation. Miller County, Arkansas, is building a new jail.

Tyler

Target continued to add jobs at its distribution center, which now employs 1,200. The Tyler Airport is undergoing a \$15 million expansion that will be completed in late 2001. The University of Texas at Tyler plans a \$19.3 million health and kinesiology building. Plans are underway to develop a bioscience research park in conjunction with the University of Texas in southwest Tyler.

Victoria

Near the Port of Victoria, Johnson Manufacturing opened a metal fabrication plant that will employ 100. A new \$36 million water treatment plant was completed in late 2000. The University of Houston-Victoria completed a three-story administration and classroom building. New homes are being built by the City of Victoria for victims of the 1998 flood.

Waco

Christus Health plans a 340-bed long-term care facility at a cost of \$22.7 million that will be completed by the summer of 2003. The Heart of Texas Fairgrounds is undergoing a \$9.5 million renovation.

Wichita Falls

A January election will determine the fate of \$7 million worth of bonds for a 10,000-seat multipurpose events center coliseum. Southwestern Bell Wireless is doubling its workforce to more than 700. Covercraft Industries is opening in the old Levi Strauss factory, creating 150 jobs. ♦

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