

Officials: Commercial development to continue in 2016

Pearland, Friendswood experience year of strong economic growth, increased sales tax revenue in 2015

David Pollan/Community Impact Newspaper

The 150,000-square-foot Costco on Business Center Drive in Pearland was one of the highest-valued commercial permits issued by the city in 2015, continuing growth in the Hwy. 288 corridor.

By Stephen Garcia

Following what officials called a successful year of economic development, commercial growth is expected to continue in Pearland and Friendswood in 2016. Several projects aided in each city's prosperous 2015, and both cities experienced another year of increased sales tax revenue, according to officials.

Sales tax revenue in Friendswood jumped by 10 percent year over year, and Pearland collected nearly \$3 million

more in sales tax, the fourth consecutive year of growth.

"I thought [2015] was impressive," Pearland Mayor Tom Reid said. "We were able to attract several of what I consider prime businesses and industries to come into Pearland. It helped us formulate the type of economic development that we're going to be trying to focus on in the future."

Mirroring the growth of business in the two cities, residential development also increased in 2015. Both

types of development are likely to continue increasing as more residents move to the area, officials said.

"There's definitely a correlation [between commercial and residential growth]," said Matt Buchanan, Pearland Economic Development Corporation president. "As you add rooftops, there's going to be more commercial services needed. I think you've seen that over the last 15 years in Pearland. The [amount of] residential hit a

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About us

John and Jennifer Garrett began *Community Impact Newspaper* in 2005 in Pflugerville, Texas. The company's mission is to build communities of informed citizens and thriving businesses through the collaboration of a passionate team. Now, with 20 markets in the Austin, Houston and Dallas/Fort Worth metro areas, the paper is distributed monthly to more than 1.5 million homes and businesses.

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FROM THE GENERAL MANAGER

Happy New Year! The month of January marks my third anniversary with *Community Impact Newspaper*, and I have enjoyed spending the last year working in Pearland and Friendswood. I have been blessed to have the opportunity to work with a hardworking, dedicated team, talking with readers, meeting community leaders and partnering with our advertisers.

I hope you enjoy “The January Issue” special section this month. In this issue, we take a look back at 2015 with updates on local businesses and restaurants as well as offer a preview of what readers can expect in 2016. Sections in “The January Issue” also include

updates on area developments, transportation projects in the region and education in addition to our annual calendar.

As I drive down FM 518, Pearland Parkway and Hwy. 288, I am reminded of how much development is happening in the area. Our cover story this month takes a look at the amount of commercial activity in Pearland and Friendswood in 2015 along with statistics on the growth taking place.

We are committed to continuing to provide local, useful and unbiased news content for you, our readers, in 2016 and for many years to come.


Kelly Hammons
GENERAL MANAGER
khammons@communityimpact.com

COMMUNITY FEEDBACK

LAST MONTH'S POLL RESULTS

The cities of Pearland and Friendswood have several parks projects in the works. Some of the improvements and additions have been completed while others are expected to be finished in 2016.

What type of park amenities would you like to see more of in Pearland and Friendswood?



Amenity	Percentage
Hike and bike trails	59%
Sports fields	17%
Other	17%
Playgrounds	8%

Results from an unscientific Web survey collected 12/16/15-1/12/16



Turn on FOX 26 NEWS, download the MyFoxHouston app, log on to www.myfoxboston.com for more local news with IMPACT.

TAKE THE POLL

Which aspect of Pearland's comprehensive plan do you feel is most important for the city?

Take the poll at communityimpact.com/plf-poll.

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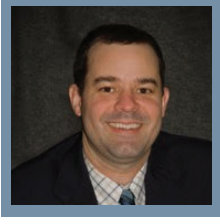
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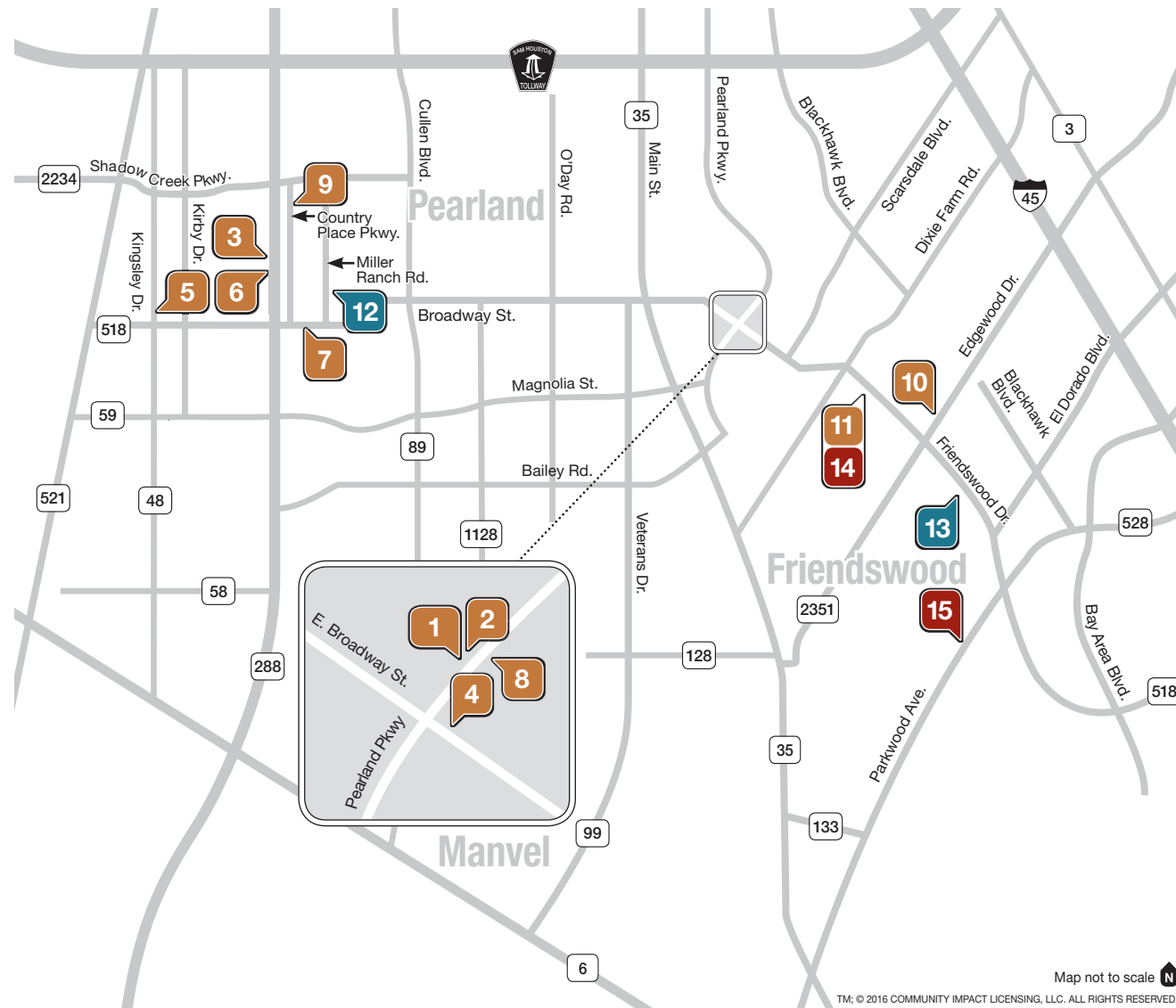
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IMPACTS

Compiled by Stephen Garcia

News or questions about Pearland or Friendswood?
Email us at plfnews@communityimpact.com



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Now Open

1 Panera Bread opened its second Pearland location Dec. 21 at 2670 Pearland Parkway. The Missouri-based bakery cafe chain offers freshly baked bread and pastries in addition to a variety of pastas, sandwiches, soups and salads. 832-736-9160. www.panerabread.com

2 Pei Wei Asian Diner opened a second Pearland location Dec. 21 at 2630 Pearland Parkway, Ste. 130. The fast-casual food franchise offers a variety of Asian selections, including sushi, lettuce wraps, salads, rice and noodle bowls. 281-997-5525. www.peiwei.com

3 Atlanta-based Moe's Southwest Grill opened its first Pearland location Dec. 17 at 15718 S. Hwy. 288. The fast-casual Southwest-style food chain offers burrito bowls that customers can customize with a variety of toppings as well as burritos, tacos, nachos, quesadillas and salads. 281-670-5996. www.moes.com

4 Co-owners David and Tracy Gottfried opened a **Mainstream Boutique** franchise Dec. 18 at 2705 E. Broadway St., Pearland. The Minneapolis-based company sells women's clothing, including dresses, blouses and boots in addition to fashion accessories and gifts. 281-741-9684. www.facebook.com/mainstreamboutiquepearland

5 Co-founders Janet Rogers and Caroline Serna opened **Creative Edge Art Studio** on Jan. 5. Located in the Kingsley Plaza Retail Center at 2975 Kingsley Drive, Pearland, the business offers art classes for children ages 2-12. The studio also offers a variety of programs and events, such as Kids' Night Out, Mom's Morning Off, birthday parties and home-school programs. 832-295-9099. www.creativeedgeartstudio.com

6 Panda Express Chinese Kitchen opened its first Pearland location Dec. 23. Located at 15758 S. Hwy. 288, the California-based Asian fast

food chain offers selections, such as orange chicken, broccoli beef and eggplant tofu. www.pandaexpress.com

7 Co-owners Jeffery and Tonya Emery opened the second **Jet's Pizza** location in Pearland on Jan. 2. Located in the Silverlake Shopping Center at 10228 W. Broadway St., Ste. 124, the pizza restaurant features various flavored crusts and deep-dish options for delivery or takeout. Jet's Pizza also offers garlic bread, sandwiches and salads. 713-436-9000. www.jetspizza.com

8 Wingstop opened a third Pearland location Jan. 2 at 2701 Pearland Parkway, Ste. 170. The Dallas-based restaurant chain offers traditional and boneless chicken wings in a variety of flavors, including Cajun, lemon pepper, mango habanero and hickory-smoked barbecue. 281-412-9464. www.wingstop.com

9 Co-owners Ashok and Usha Bhasin

opened **India's Flavors** on Dec. 4 at 2253 Country Place Parkway, Pearland. The restaurant accompanies the couple's store, Touch of Asia Grocers. The new eatery will offer Indian food, including a variety of kabobs, chaats, dosas, uttapams and biryanis. The restaurant also offers vegetarian options. 832-659-5567. touchofasiagrocers.blogspot.com

10 Friendswood Family Dental opened Dec. 7 at 108 E. Edgewood Drive, Friendswood. The practice offers dental services, such as cleanings and fillings. 281-992-4746.

11 Georgia's Catfish Kitchen opened Jan. 11 at 1510 E. Broadway St., Ste. 120, Pearland. The Southern-style restaurant franchise offers seafood selections, such as fried or grilled catfish, shrimp, gumbo and a variety of po'boys. 281-993-4261.

Coming Soon

12 Owner Jimmy Aranda will open **Dionisio Winery** in February at 2635 Miller Ranch Road, Ste. 103, Pearland. Aranda, a Pearland resident, has operated his winery in downtown Houston for the past four years. The new location will feature a tasting room and VIP area for private parties. Dionisio will also offer tours and fruit wine selections, such as green apple riesling, peach chardonnay and black cherry pinot noir. 713-906-2499. www.dionisiowinery.com

13 Anytime Fitness will open in late January at 810 S. Friendswood Drive, Friendswood. The gym will be open 24/7 and will offer a variety of workout equipment, including treadmills, ellipticals, free weights and other strength-training equipment. 281-648-3100. www.anytimefitness.com

Closings

14 Lone Star Taco Co. closed its Pearland location in late fall. The Tex-Mex eatery was formerly located at 1510 E. Broadway St., Ste. 120, Pearland.

15 Friendswood Mexican restaurant **Trios Fresh Mex** closed in December. The eatery was formerly located at 400 W. Parkwood Ave., Ste. 124.

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1 Friendswood Mayor Kevin Holland listens as the national anthem is performed at the city's Memorial Day celebration.

2 The Pearland Little League West All-Stars competed in the Little League World Series in August.

3 Friendswood held its annual youth fishing derby in May.

4 The Friendswood Chamber of Commerce held its 11th annual auto and bike show in April.

5 Several nationalities were represented at the Pearland International Festival in September.

6 Holland greets Friendswood first responders at the See You at the Station support event last fall.

7 City of Pearland and Texas Department of Transportation officials celebrate the opening of the Pearland Parkway extension in August. The new segment runs from Oiler Drive to Dixie Farm Road.

THE January ISSUE A YEAR IN pictures



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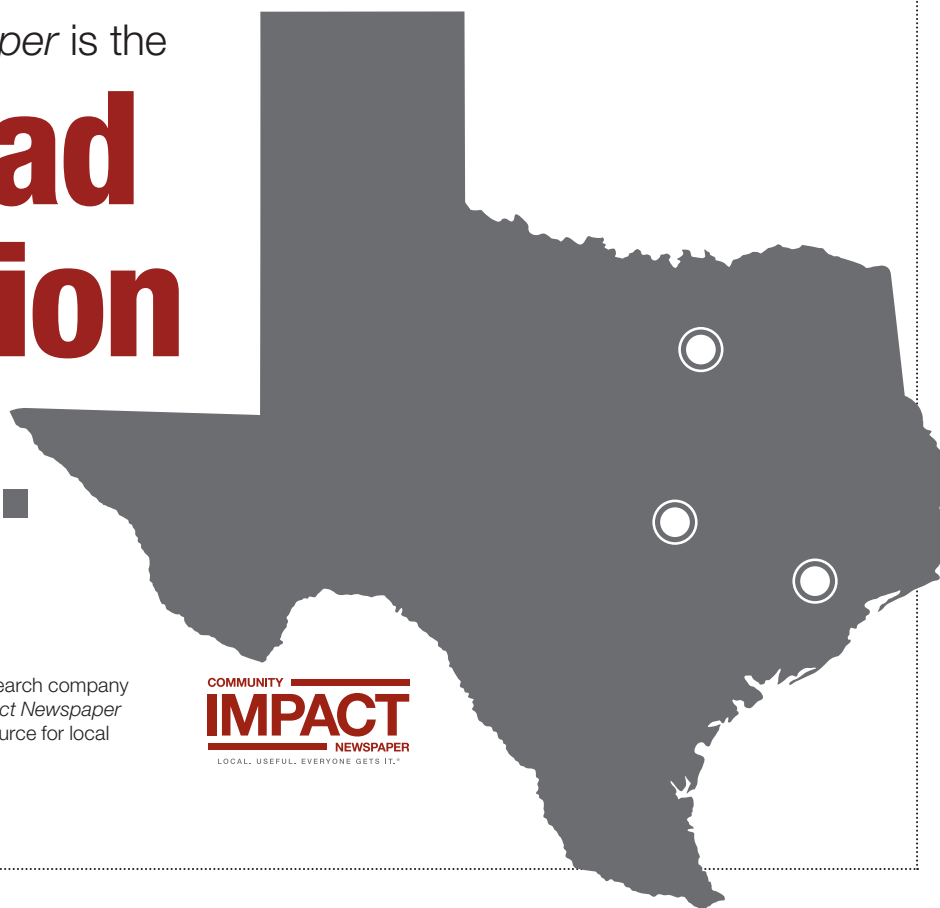
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Economic development is one of 14 priority items in the Pearland comprehensive plan.

Pearland preps for future with update to comprehensive plan

By Heather Betancourth

The city of Pearland updated its comprehensive plan in late September to address the city's long-term future as officials prepare for unprecedented population growth and a boost in commercial development.

The 2015 update marks the first revision since 1999. The first comprehensive plan was developed in 1968 with regular updates every 10 years until the early 2000s when only minor revisions were made, officials said. Pearland Community Development Director Lata Krishnarao, who presented the plan to City Council in July, said the update was needed because of Pearland's growth.

"As compared to 1999, Pearland is a much larger, more mature, well-established, highly desirable city with much less vacant developable land," she said. "The 2015 comprehensive plan focuses on long-term fiscal impacts of this growth and incorporates annexation planning and economic development factors."

While the emphasis in 1999 was on development of vacant land and new infrastructure in Pearland, the 2015 update focuses on more reinvestment, neighborhood preservation and a high quality of life, officials said. The vision for Pearland is to see the community embrace its growth and prosper from it, Pearland City Manager Clay Pearson said.

"We want to maintain and enhance a quality place that stands out in a very competitive, dynamic Houston metropolitan market," he said. "Pearland will be a great first-tier

suburban community that has many city features in its own right. The plan is a guidance document for city officials and staff who make decisions on a daily basis that determine the future direction, financial health and visual character of the community."

To realize this vision, the comprehensive plan lists 14 priority actions that officials will use to stay on course. These items serve as building blocks for community development and include transportation, urban design, economic development, parks and recreation and cultural facilities.

The update has been in the works since 2013, when the city gathered input from more than 1,500 Pearland residents, officials said. A Comprehensive Plan Advisory Committee also met six times during the process.

"Pearland has a challenging task of developing the remaining 13.2 vacant square miles to accommodate an additional 100,000 [people] in the next 25 years while maintaining a high quality of life and sound fiscal sustainability," Krishnarao said. "The comprehensive plan provides an important guide to manage the inevitable future growth and ensure that future development contributes to the city's ultimate goal of fiscal health, sustained property values, quality neighborhoods, diversity of services and a high quality of life."

Take the poll online at communityimpact.com/plf-poll.

Which aspect of Pearland's comprehensive plan do you feel is most important for the city?

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WinterFest

Jan. 30 • 10 a.m.-5 p.m. • Free (children age 2 and under), \$10 (children ages 3-15), \$4 (age 16 and older)

The city of Pearland's annual event includes snow, rides, food, craft vendors and family fun. The event includes snow-tubing hills and play areas, a petting zoo, pony rides and live performances by Kids' Backporch Productions.

Pearland Recreation Center and Natatorium, 4141 Bailey Road, Pearland 281-652-1600 • www.pearlandtx.gov

FEBRUARY

Mustang Bayou Turtle Race and 5K

Feb. 20 • 9 a.m. (fun runs), noon (turtle race) • \$15 (1K registration), \$20 (5K registration, students), \$25 (5K registration, adults through Feb. 12), \$30 (5K registration, adults after Feb. 13)

The Alvin ISD Education Foundation's biggest fundraiser of the year features turtle racing and running. Participants adopt and race thousands of plastic turtles in Mustang Bayou from National Oak Park

during the second annual event. The day also includes 1K and 5K fun runs for all ages on the biking and walking trails. Event proceeds fund Innovative Teaching Grants across the school district.

National Oak Park, 1100 W. Hwy. 6, Alvin 281-331-2586 • www.alvinisd.net

MARCH

Easter Egg Dive

March 19 • 1 p.m. • Free

The annual event features a pool full of floating eggs for a nontraditional egg hunt. Children ages 3-10 receive a bag to gather eggs. No Easter baskets or buckets are allowed during the event. After the eggs have been gathered, participants turn them in for prizes. The Easter Bunny also makes an appearance.

Pearland Recreation Center and Natatorium, 4141 Bailey Road, Pearland 281-412-8907 • www.pearlandtx.gov

APRIL

Paws in the Park

April 2-3 • 10 a.m.-4 p.m. • Free

The Pearland Parks and Recreation Department teams with Pup Squad Animal Rescue for the 21st annual event. The event begins with the H-E-B Plus! Pet and Owner Fun Run followed by the national Dock Diving competition. Visitors watch demonstrations, such as flyball, agility and obedience while browsing booths operated by local pet-related businesses.



The city of Pearland's WinterFest on Jan. 30 features snow-tubing hills and play areas.

Pearland Town Center, 11200 Broadway St., Pearland • 713-436-5595 www.visitpearland.com

Pearland Crawfish Festival

April 15-17 • 11 a.m.-10 p.m. (Fri. and Sat.), 11 a.m.-6 p.m. (Sun.) • \$10

The event features plenty of boiled crawfish as well as other Cajun food options, music, vendors and games. Swamp Shack Catering provides farm-raised crawfish from the Gulf Coast while area zydeco bands and The Houston Blues Society perform live music.

MSR Houston, 1 Performance Drive, Angleton • 281-802-2776 www.pearlandcrawfishfestival.com

Friendswood Auto and Bike Show

April 16 • 7 a.m. (registration opens), 9 a.m.-4 p.m. (showcase) • \$30 (per vehicle registration), free (visitors)

The Friendswood Chamber of Commerce hosts its 12th annual event at Stevenson Park. The event showcases vintage and specialty vehicles from around the Greater Houston area. Local car dealerships are expected to bring classic vehicles as well. Arts and crafts, local food vendors and a

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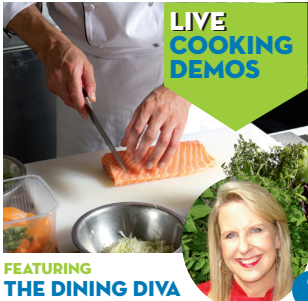
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Drive, Friendswood • 281-996-3200
www.friendswood.com

Kid Fish Fest

Nov. 5 • 9 a.m.-1 p.m. • Free

Bass Pro Shops in Pearland hosts the annual event, which is part of an outreach program designed to educate and provide hands-on fishing experiences for children ages 3-16. Participants learn about fishing, conservation and respect for the environment. Activities include games and catch-and-release fishing.

Bass Pro Shops, 1000 Bass Pro Drive,
Pearland • 713-436-5595
www.visitpearland.com

DECEMBER

Pearland Hometown Christmas Festival and Parade

Dec. 2-3 • 6 p.m. (Sat., parade) • \$10 (parade float registration), Free (visitors)

The city of Pearland Parks and Recreation Department teams with the Pearland Town Center to host the annual two-day Christmas celebration. The festival includes entertainment, live music, food, horse and carriage rides, breakfast with Santa Claus and snow. Drill teams, classic cars, company floats and other community members are expected to appear in the parade.

Pearland Town Center, 11200 W. Broadway St., Pearland (festival) • 713-436-5595
www.visitpearland.com



Courtesy: city of Friendswood

The Spazmatics performed at Friendswood's annual Fourth of July celebration in 2015.

DJ are also on hand.

Stevenson Park, 1000 S. Friendswood Drive, Friendswood • 281-482-3329
www.friendswoodchamber.com

JULY

Friendswood Fourth of July celebration

July 4 • 10 a.m. • Free

The day begins with the Grand Parade down Friendswood Drive and ends with an evening program and fireworks display held at Centennial Park as part of the city's

121st annual event. Carnival attractions, food and music are also available at what is one of the oldest Independence Day celebrations in the state.

Centennial Park, 2200 S. Friendswood Drive, Friendswood • 281-996-3200
www.friendswood.com

AUGUST

Pearland Wine and Food Festival

Aug. 27 • Noon-8 p.m. • \$30

Dionisio Winery brings the fifth annual event back to Pearland Town Center

Pavilion with a new set of food vendors. The event showcases Texas-based wineries serving red, white and fruit wines. The festival also includes local food and live music.

Pearland Town Center Pavilion,
11200 W. Broadway St., Pearland
713-906-2499 • www.dionisiowinery.com

SEPTEMBER

Pearland International Festival

Sept. 16-17 • Prices and hours TBD

Hosted by the Pearland Foundation for the Performing and Visual Arts, the festival aims to showcase the cultures and ethnicities of area residents. Food, vendors, music and activities are all part of the fourth annual event, which extends to two days this year.

Independence Park, 3919 Liberty Drive, Pearland • 281-993-8817
www.ifestoftexas.org

NOVEMBER

Friendswood Fall Haul

Nov. 12 • 8 a.m.-2 p.m. • Free

The annual cleanup event allows residents to unload recycling and garage sale items. Sale proceeds support city beautification and parks maintenance initiatives. Other items accepted include tree limbs, grass clippings, old appliances, old furniture and unwanted wood, metal and plastic.

Centennial Park, 2200 S. Friendswood



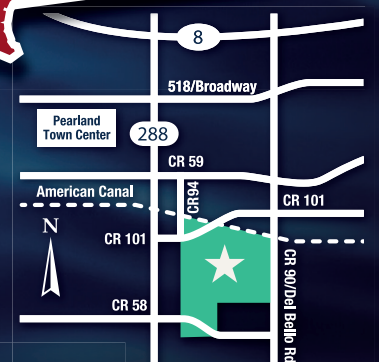
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Last year these businesses opened, were coming soon or relocated. Here are updates on how they are doing now.

Rebecca Penny Photography



Rebecca Penny opened her own photography studio last January.

By Amelia Brust

The past year was a busy one for Rebecca Penny, who opened her photography studio in Friendswood last January. With its creamy tones, shabby chic furniture and photos of past clients on the walls, the space reflects Penny's preference for organic photography. She specializes in maternity, newborn and family portraits.

"I feel [that] having a studio now I'm better able to provide a more consistent newborn look," Penny said.

Penny often places infants on a fuzzy pouf or asks expectant mothers to recline on a bed replete with pillows, she said.

"I don't use props because I want clients to remember truthful moments that actually existed," Penny said.

Penny said she started building a wardrobe for mothers and children to wear in photos. Her clients typically book four to six weeks in advance. Penny said she limits the number of bookings each month to improve customer service and because she is a mother herself.

When not in her studio, Penny likes to shoot in a park field. She said she avoids using artificial light and brings only her camera. Penny also found a private field in Friendswood whose owner agreed to give her access for photo appointments.



1414 S. Friendswood Drive, Ste. 114A, Friendswood • 832-798-7638
www.rebeccapennyphotography.com
Hours: by appointment only

Pearland Gymnastics Academy



From left, co-owners Chris Moak, Sue Kinane and Sean Townsend

By Amelia Brust

Since the business reopened in June under co-owners Sue Kinane, Sean Townsend and Chris Moak, Pearland Gymnastics Academy is looking to expand its offerings and gym space. The facility on Veterans Drive provides recreational and competitive gymnastics as well as cheerleading and preschool programs, Kinane said.

In July, the business remodeled its front gym exclusively for preschool and recreation programs. The back gym is now reserved for team gymnastics.

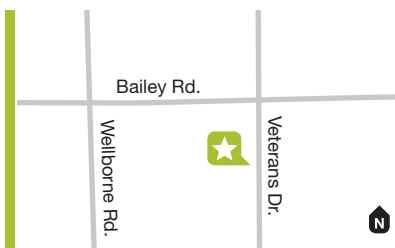
"We're looking into adding a quad trampoline, trapeze [and] hopefully a climbing wall," Kinane said.

She said she hopes to eventually add a pit in the back gym, but that dream is still far off.

In the meantime, the business opened a pro shop to sell snacks, gear and Pearland Gymnastics Academy merchandise. Kinane said she wants to offer more programs, such as "Mommy and Me" classes or clinics in 2016. Staff already added adult tumbling and Parents' Night Out, the latter of which allows parents to bring their children to the gym for activities and food while enjoying an evening out.

"We have a lot more birthday parties now," Kinane said. "We've even rented out the space a couple times for karate and cheerleading."

The business extended its operating hours and Kinane said late-night classes would be added if necessary.



4102 Veterans Drive, Pearland
281-692-1496 • www.pearlandgym.com
Hours: Mon.-Fri. 2-8 p.m., Sat. 9 a.m.-1 p.m.

Kid Creations

By Stephen Garcia

After operating a mobile service for 19 years, Tricia McDaniel opened the first Kid Creations studio in July in Friendswood. She said the response from the community has been great so far.

“Friendswood is a very kid-friendly environment,” McDaniel said. “I get so many moms saying that they were looking for a venue like this to bring their kids.”

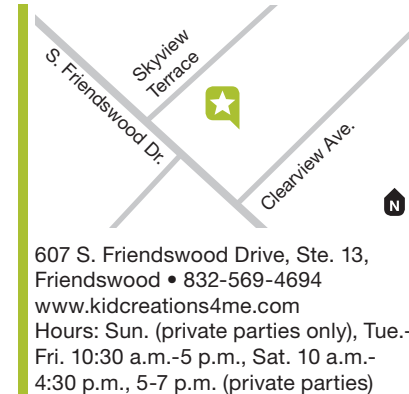
From its inception, Kid Creations has offered arts and crafts activities for children’s events. Projects include plaster painting, mosaics, sand art and canvas freestyle painting. McDaniel said the storefront has allowed the business to offer more options to customers than ever before.

“It was hard to take all of this to one place,” she said. “[Customers] had to choose [one craft] because it was hard to offer everything. [With] the venue, they can come here and have many choices whether it be for a birthday party or just to come in as a walk-in.”

Kid Creations is available for parties and continues to offer mobile service to anywhere in the Greater



Tricia McDaniel opened a Kid Creations studio after 19 years of mobile service.



607 S. Friendswood Drive, Ste. 13,
Friendswood • 832-569-4694
www.kidcreations4me.com
Hours: Sun. (private parties only), Tue.-
Fri. 10:30 a.m.-5 p.m., Sat. 10 a.m.-
4:30 p.m., 5-7 p.m. (private parties)

Houston area, McDaniel said. The storefront is also open to walk-ins, and McDaniel recently added special events for adults.

“Everybody likes crafts,” she said. “They just don’t like the mess, so I take care of all that.”

Maine-ly Sandwiches

By Stephen Garcia

Stacy Smith is a newcomer to the food service industry. Even so, she opened Maine-ly Sandwiches in Pearland on Oct. 15 after finding more free time when her middle son left for college.

On multiple visits to a Maine-ly Sandwiches location in Houston, Smith—a Friendswood resident—recognized diners from the area. That observation sparked the idea to open an eatery of her own.

“I was sitting there at Maine-ly Sandwiches eating with a friend of mine and she said, ‘Well maybe you ought to open up a restaurant,’” Smith said. “And I thought this would be a really cool concept.”

Maine-ly Sandwiches offers New England-style cuisine, such as lobster and crab rolls, in addition to deli sandwiches, hamburgers, soups and salads. Smith said all the sandwiches are served on homemade bread. Customers can order their lobster or crab rolls in a variety of styles with mayonnaise or butter.

“The Pearland community has been extremely welcoming,” she said.



Maine-ly Sandwiches offers New England-style food, such as lobster rolls.



3320 E. Broadway St., Ste. 128,
Pearland • 281-485-5866
www.mainelysandwiches.com
Hours: Sun.-Sat. 11 a.m.-8:30 p.m.

“The people [from] Maine, Connecticut and the New England area have flooded in. Facebook has been our friend.”

Maine-ly Sandwiches offers delivery service to all of Pearland and Friendswood, Smith said, and the drive-thru is expected to open in mid-February.

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Compiled by Stephen Garcia

Many of these commercial projects were announced or in progress last year. Here's what is happening now.

1 The Center at Pearland Parkway, a 165,000-square-foot shopping center, opened in Pearland in January 2015. Panera Bread and Pei Wei, which each opened in January, are the newest tenants in the center that includes Ross Dress for Less, T.J. Maxx and Petco.

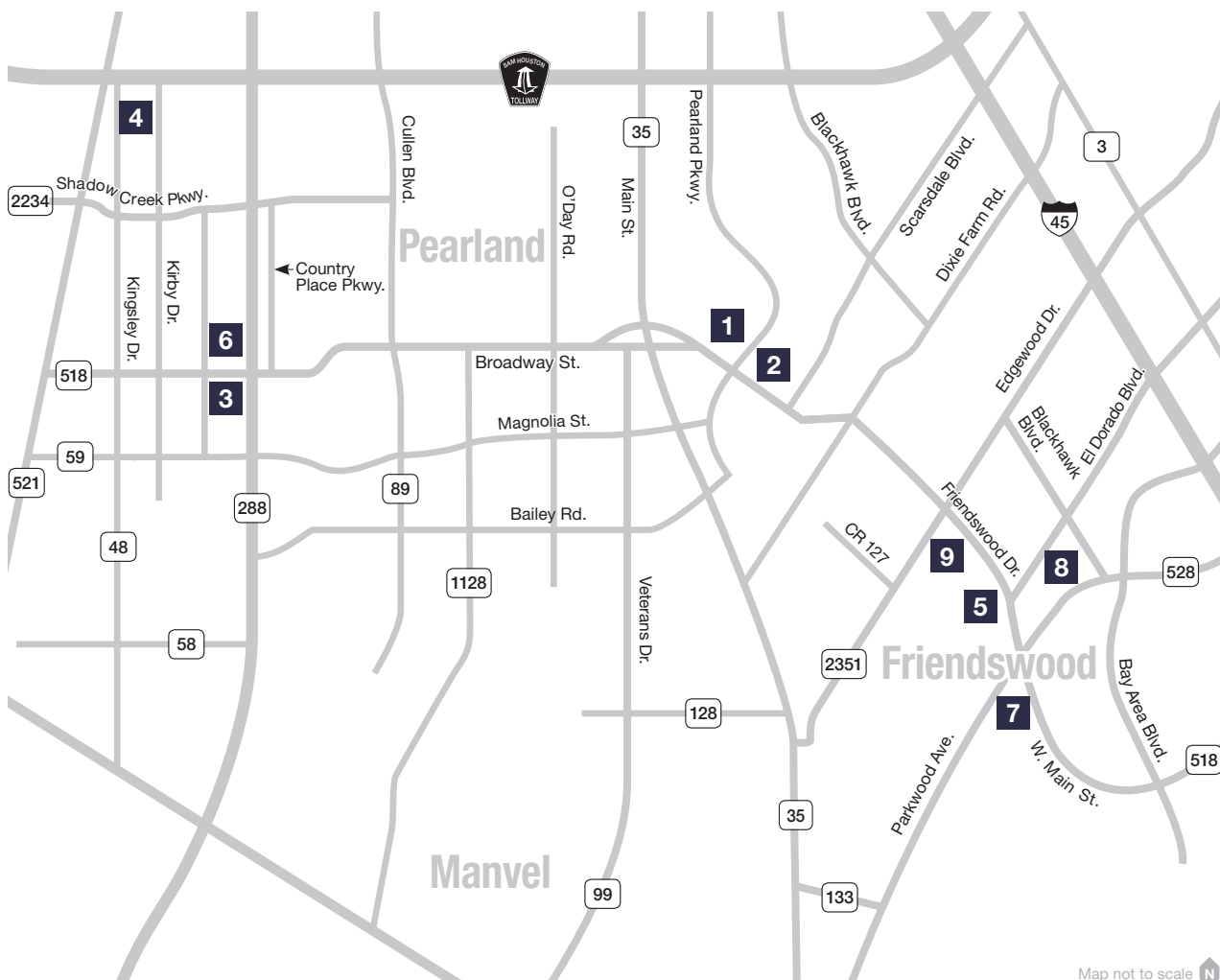
2 Across the street, tenants began opening in **The Shops at Pearland Parkway** in September. The nearly 15,000-square-foot shopping center includes Mattress One, Wingstop and an AT&T authorized dealership.

3 Texas convenience store chain **Buc-ee's** will relocate a portion of its headquarters operation to Pearland from Lake Jackson in first quarter 2016. Located in the Pearland Town Center, the new 4,900-square-foot office will house about 20 human resources and legal function employees.

4 Tool-Flo Manufacturing, Inc.—a Houston-based manufacturer of products for the oil and gas, automotive, aerospace and medical industries—announced plans in May to relocate its headquarters to the Lower Kirby Urban District in Pearland. The 80,000-square-foot facility will also serve as a manufacturing and training center. International viral and cell therapy manufacturer Lonza Houston, Inc. will also add to development in Lower Kirby. Lonza is expected to open its new biotech facility in third quarter 2017.

5 Tannos Construction and Development, LLC completed **Tannos Land Holdings** in late 2015. The 9,000-square-foot center in downtown Friendswood features Anytime Fitness, Aria and Best Body in addition to a new office for Tannos Construction.

6 Memorial Hermann Pearland Hospital is expected to open in March on the health care system's medical campus in the city. The \$116 million, 250,000-square-foot facility will have 64 beds with infrastructure in place to



Map not to scale. N

TM; © 2016 COMMUNITY IMPACT LICENSING, LLC. ALL RIGHTS RESERVED.

expand to 128 beds. The hospital will employ 350 people.

7 After breaking ground in April 2014, **Masa Sushi Japanese Restaurant** opened in September. The 5,200-square-foot Japanese-French fusion eatery anchors a shopping center that includes Friendswood Modern Dentistry, which opened in mid-January. The accompanying retail building has more than 4,200 square feet of space.

8 Ground broke on **Townes Square Center** in Friendswood in mid-2015. After being approved for a \$10,000 grant through one of the city's economic incentive programs, RE/MAX Top Realty will renovate the existing 10,300-square-foot facility on-



The Shops at Pearland Parkway opened across from The Center at Pearland Parkway.

site and construct a new 9,300-square-foot, two-story office building.

9 Lifestyle Financial Advisors, Inc. was also approved for a Friendswood municipal



The Tannos Land Holdings retail center in Friendswood was completed in late 2015.

grant worth \$20,000. The nearly \$2 million building, which began construction in 2015, will have 10,000 square feet of space and will be two stories tall. The development is expected to create 12 jobs.

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Alvin ISD begins plans for latest round of bond facility projects

By Stephen Garcia

Alvin ISD is in the early stages of 13 projects that were approved in November as part of a \$245 million bond referendum. Nearly 60 percent of voters cast their ballots in favor of the proposal, which came two years after a successful \$212 million bond.

All of the 2015 bond projects targeted campus overcrowding and projected future student population growth, district officials said. The package features the construction of five new schools, including a new junior high and four elementary schools—where AISD is experiencing the biggest strain on campus facilities, officials said.

“Alvin ISD [grew] by approximately 1,300 students in the last year,” AISD Assistant Superintendent Daniel Combs said. “With that comes many challenges, [such as] making sure we have adequate instructional spaces to

accommodate our students. The community of Alvin ISD obviously acknowledged that challenge as well when they approved the November 2015 bond.”

While each of the 13 projects is at a different stage in the construction process, the district’s building programs department has started plans for all of them, according to Combs. Officials expect the first of the 2015 projects—Elementary School No. 17, Elementary School No. 18 and Phase 2 of the Career and Technical Education Center—to begin construction in March.

Many, but not all, of the project locations have been determined, officials said. The board of trustees passed a measure Jan. 12 to negotiate for approximately 95 acres of land in the Meridiana master-planned community in Manvel for the new district stadium and satellite transportation center.



Shadow Creek High School in Pearland will open for the 2016-17 school year.

One of the recently approved elementary schools and the junior high school will be in Pearland’s Shadow Creek Ranch development.

Meanwhile, many of the 2013 projects are near completion, Combs said. Bill Hasse Elementary School, Meridiana Elementary School and Shadow Creek High School—the district’s third comprehensive high school and first in Pearland—will open this fall.

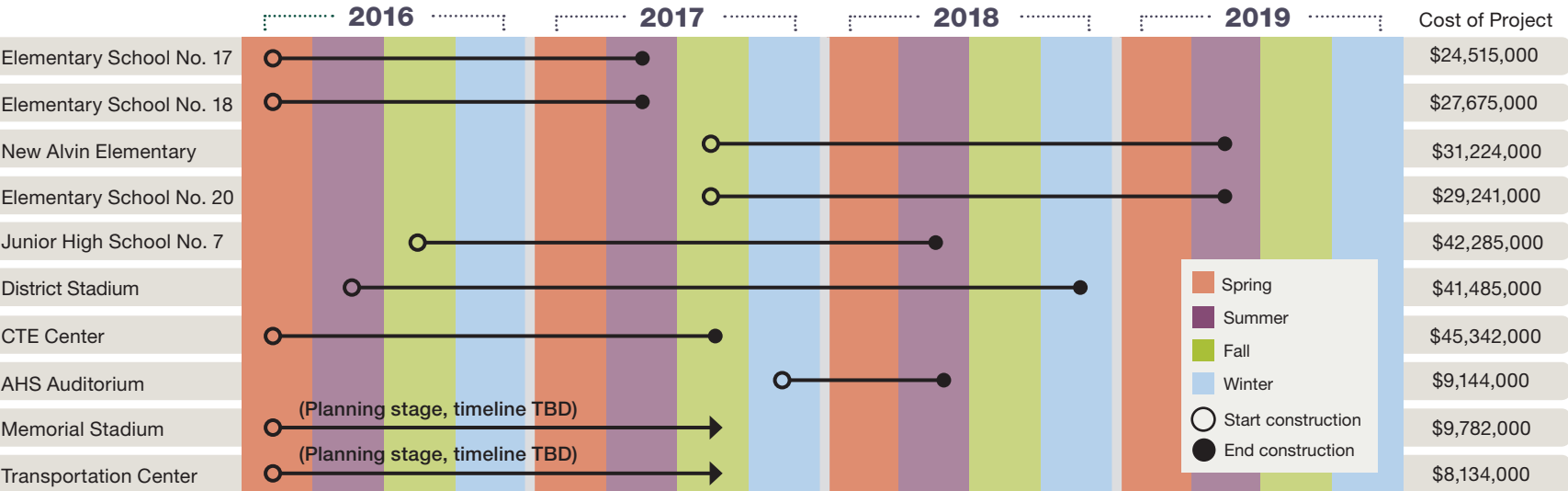
Wanted: Land

In addition to five new campuses, the 2015 bond provided funding for land acquisition and design of more schools.

- Land for Elementary School No. 21
Cost: \$2,303,000
- Land for High School No. 4
Cost: \$10,531,000
- Design for Junior High School No. 8
Cost: \$3,356,000

2015 Bond Projects

Voters approved the \$245 million Alvin ISD bond in November. The district will contribute \$40.6 million to the projects, which cost approximately \$285 million total. Plans for all 13 projects are in the works.



Source: Alvin ISD/Community Impact Newspaper



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Compiled by Stephen Garcia

PEARLAND CITY COUNCIL



The 2015-16 Pearland City Council, from left: Gary Moore, Derrick Reed, Mayor Pro Tem Tony Carbone, Mayor Tom Reid, Keith Ordeneaux and Greg Hill

Meetings

The council meets at 6:30 p.m. on the second and fourth Monday of the month.

3519 Liberty Drive,
Pearland
281-652-1600
www.pearlandtx.gov

Terms and pay

Mayor and council members serve three-year terms. The mayor has no term limits, and council members can serve two consecutive terms. The mayor earns \$1,000 per month, and council members each earn \$750 per month.

Video coverage

Pearland City Council meetings are streamed live and archived on the city's website.

Big decisions made in 2015

• Tax rate and budget

Council approved a property tax rate of \$0.7053 for fiscal year 2015-16, about a 1 percent decrease from the previous rate.

The city's budget made room for the hiring of additional police officers and reduced funding for roads and side-walks in addition to other items.

• Shadow Creek Sportspark

Multiple council members pointed to the beginning of construction at Shadow Creek Sportspark in 2015 as a major decision. Most of the park amenities are expected to be complete in 2016.

• Bailey Road annexation

Council approved the annexation of approximately 484 acres along Bailey Road in November. Residents in the two 242-acre tracts will begin paying city taxes in October. The city will now provide additional services in the newly annexed areas, such as enhanced emergency services.

Top issues for 2016

• Drainage

After heavy rains and flooding in Pearland in 2015, some drainage issues emerged involving some of the city's older infrastructure. Council plans to address these problems in the upcoming year.

• Traffic congestion

With the rapidly growing population in Pearland, easing traffic congestion continues to be a priority. Projects, such as the widening of Bailey Road, are ongoing or in the works throughout the city. Targeted thoroughfares include McHard, Max and Hughes Ranch roads.

• Future growth planning

Some council members said there needs to be more commercial and retail development in the city to diversify the tax base. Developers are looking to build more residential properties, but some members would like to see more mixed-use development.

Big decisions made in 2015

• Whitcomb Property development

Council approved a zone-change application in July filed by Clear Creek Community Church for an 135-acre undeveloped tract of land along FM 528. The site, known locally as the Whitcomb Property, was one of the largest remaining undeveloped pieces of land in Friendswood, according to officials.

Following months of debate and multiple changes to CCCC's application, council ultimately approved the planned development by a vote of 6-1.

The decision advanced CCCC's planned development, which includes a house of worship expected to be approximately 70,000-100,000 square feet upon build-out in addition to commercial options.

• Downtown improvements

Council targeted improving the downtown district with many decisions in 2015, including adding beautification amenities to buildings such as City Hall.

Top issues for 2016

• Economic development

Although the council declared 2015 the "Year of the Business," economic development in the city continues to be a priority. With a limited amount of undeveloped land remaining, attracting businesses to Friendswood is crucial to balance the tax base in the mostly residential community.

• Infrastructure

The widening of Friendswood Link Road will conclude in 2016, and four streets are in the process of repavement as part of a 2013 bond referendum. Maintaining thoroughfares throughout the city will be a focus.

• Capital projects

The city will continue work on capital projects, including the Friendswood Public Library expansion and renovation, a pair of water plant replacements and a pair of lift station upgrades. Several parks improvements are in the works as well.

FRIENDSWOOD CITY COUNCIL



The 2015-16 Friendswood City Council, from left: Carl Gustafson, John Scott, Patrick McGinnis, Mayor Kevin Holland, Mayor Pro Tem Jim Hill, Billy Enochs and Steve Rocky

Meetings

The council meets at 4:30 p.m. on the first Monday of the month.

910 S. Friendswood Drive,
Friendswood
281-996-3200
www.ci.friendswood.tx.us

Terms and pay

Mayor and council members serve three-year terms and are limited to four terms. The mayor and council members are volunteers.

Video coverage

Friendswood City Council meetings can be viewed on the city's YouTube channel.

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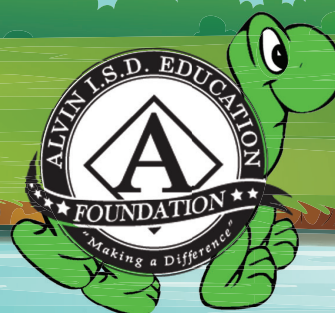
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Compiled by Stephen Garcia, Abigail Loop, Chris Shelton, Matt Stephens and Liza Winkler

This transportation update includes projects that have regional significance or will provide much-needed mobility in the Greater Houston area.

I-45 SOUTH WIDENING

Construction continues on I-45 South in the Friendswood area. The pair of Texas Department of Transportation projects to widen the interstate—which total nearly \$170 million—is expected to be complete in 2018, according to officials.

The projects—which stretch approximately 6 miles from Beltway 8 to FM 2351 and FM 2351 to Bay Area Boulevard—will expand I-45 from six to 10 main lanes and include six frontage lanes upon completion, officials said.

Construction on the segment from Beltway 8 to FM 2351 began in June 2011 and is about 75 percent complete as of early January. The project from FM 2351 to Bay Area Boulevard started in December 2012 and is approximately 63 percent complete.

As part of the widening projects, the El Dorado Boulevard overpass at I-45 was demolished and depressed. The interstate now travels over the intersection to improve mobility and safety, officials said.



The same reconstruction process will take place at the Bay Area Boulevard overpass beginning in April. That aspect of the project is expected to be complete in July, according to officials.

Source: Texas Department of Transportation/Community Impact Newspaper

HWY. 288 TOLL LANES

Originally scheduled to begin in late 2015, construction on the projects to add toll lanes on Hwy. 288 in Brazoria and Harris counties is now expected to start in the third quarter of 2016, according to TxDOT officials.

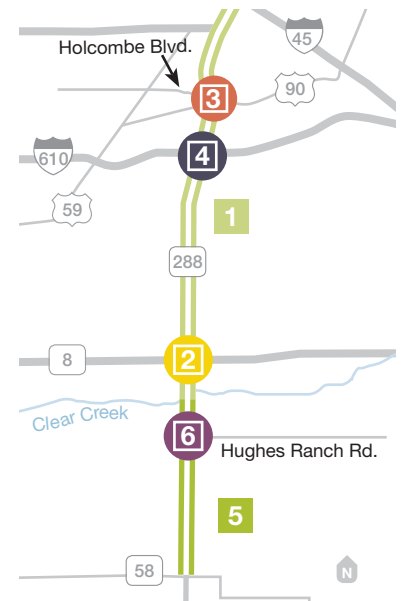
Combined, the two projects stretch approximately 15 miles and cost \$950 million for the design-build phase. Two toll lanes will be installed in each direction in the existing center median.

Officials said finalizing the contract between TxDOT and Blueridge Transportation Group—the contractor for the Harris County project—caused the delay. The partnership is the Greater Houston area's first in which a private contractor will design, construct, finance, operate and maintain the highway, according to officials.

1 The Harris County project spans 10.3 miles from Hwy. 59 to Clear Creek.

2 Eight director connectors to Beltway 8 will be installed in addition to **3** two direct connectors in the Texas Medical Center at Holcombe Boulevard.

The **4** existing connectors at Loop 610 will also be reconstructed as part of the project.



5 The Brazoria County project runs from Clear Creek to CR 58.

6 Brazoria County will also install a T-ramp for access to Hwy. 288 at Hughes Ranch Road in Pearland.

While the start date for the projects will be determined by when the contracts are executed, both segments are expected to open to traffic in summer 2019.

Source: TxDOT/Community Impact Newspaper

THE GRAND PARKWAY

After the opening of the Greater Houston area's third outer loop was delayed from the end of 2015 to first quarter 2016, Quincy Allen, TxDOT Houston District engineer, said Jan. 12 drivers will be able to access Grand Parkway segments F-1 and F-2—from Hwy. 290 to I-45—beginning the first week of February.

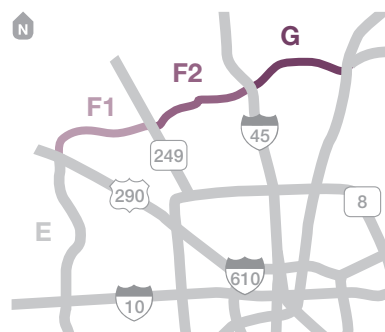
Allen said Segment G—which stretches from I-45 to Hwy. 59—is expected to open after F-1 and F-2 but did not specify a target date.

All three segments are being built by contractor Zachry-Odebrecht.

Segments F-1 and F-2 of the Grand Parkway will consist of tolled roadway from Hwy. 290 to I-45, while Segment G will connect I-45 and Hwy. 59 when completed. Construction of the \$1 billion tollway has been funded and overseen by TxDOT.

The Grand Parkway segments will provide additional roadway capacity to help alleviate the increased traffic demand, said officials with Zachry-Odebrecht. However, construction of the project has been hampered due to recent weather conditions.

"The project did encounter setbacks



particularly with the heavy rains during the month of May and June," Cavazos said in an email.

Although the project has been delayed from its original expected completion date, Zachry-Odebrecht achieved a significant milestone in December by setting all of the beams and bridge decks for the project. A total of 121 bridge decks and 3,802 concrete beams were set for the toll road, the company said in a news release.

A project conceived more than 50 years ago, the more than 200-mile tollway will become Houston's third outer loop when completed. Segment E of the Grand Parkway, from I-10 to Hwy. 290, was completed in December 2013.

Source: Grand Parkway Association/Community Impact Newspaper

TEXAS CENTRAL

Texas Central—the proposed high-speed rail system from Houston to Dallas—received approval in August from the Federal Railroad Administration to use the utility corridor along Hwy. 290 as its route.

The private railway company has since begun a series of meetings with local officials and property owners to appease residents neighboring the route, Texas Central Vice President Travis Kelly said.

The company hopes to learn the concerns of residents who could be affected after the project faced some opposition for its possible use of eminent domain in Montgomery and Grimes counties.

"There was a lot of anxiety [about Texas Central], but the more people learn, the more productive the conversations [became]," Kelly said.

Texas Central hosted the meetings as a precursor to the process of attaining rights of way in the second quarter of 2016 when the FRA environmental study is completed, Kelly said.

Texas Central announced an agreement with Archer Western Construction and Ferrovial Agroman U.S. Corp. in October to provide engineering, cost-estimation and construction-related activities for \$130 million. Combined with \$75 million raised

in capital in July, the company is halfway toward its goal of securing \$400 million before starting construction, which is expected to begin in 2017.

Texas Central plans to start selling tickets in 2020 and give its first ride in 2021.



Source: Texas Central/Community Impact Newspaper

Friends Uncorked

Owner shakes up wine, craft beer selections

By Amelia Brust

Friendswood wine bar Friends Uncorked revamped its food and drink menus in 2015.

Owner Janel Yarberry expanded the list of dishes and changed nearly three-quarters of the wine selection.

Selections include moscato, cabernet and zinfandel among others.

"We wanted to offer something different than what you find at the grocery store," Yarberry said.

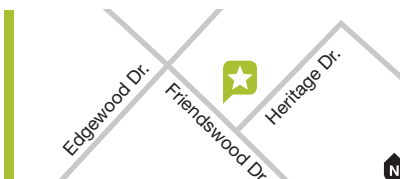
Yarberry said a growing number of patrons have come in with companions who were less than enthusiastic about wine. Friends Uncorked added more craft beers to its menu to offer additional drink options.

The business now offers selections from Katy-based No Label Brewing Company, Austin-based Independence Brewing Company and Left Hand Brewing Company in Colorado.

New wines include varieties from California, Italy and Washington. Texas selections Los Pinos Ranch and Kierpersol Estates are also on the new menu, Yarberry said.



Owner Janel Yarberry redid the wine selection at Friends Uncorked.



111 S. Friendswood Drive, Friendswood • 281-648-1707
www.friends-uncorked.com
Hours: Tue.-Thu. 4-10 p.m., Fri.-Sat. 4 p.m.-midnight, Sun.-Mon. (private parties only)

Friends Uncorked will also continue hosting jewelry shows on Wednesdays, which Yarberry said proved to be a popular addition in 2015. This spring, Friends Uncorked will host a crafts fair for local artists.

The Music Factory

New programs, jam sessions on the horizon

By Amelia Brust

Business at The Music Factory in Pearland is moving swiftly, Manager Chase Townsend said. In 2015, the 40-year-old store hired more instructors for guitar, drums, piano, brass and woodwinds. Townsend said the surrounding area's development is bringing more customers in to the store.

"People are able to invest more in cultural education," he said. "Pearland's becoming more of a community."

The Music Factory offers musical instruments and equipment, lessons, camps and repair services. New programs were added in 2015 to reflect the owners' desire to bring the community together, Townsend said.

In February the store will begin hosting drum circles on the first Saturday of the month.

In addition to monthly acoustic jam sessions, The Music Factory will begin open sessions at the end of each month. Townsend said people can bring any instrument and play



Manager Chase Townsend added a number of musical gatherings in 2015.



1411 E. Broadway St., Pearland 281-482-0100
www.myonestopmusicshop.com
Hours: Mon. and Fri. 10 a.m.-6 p.m., Tue.-Thu. 10 a.m.-7 p.m., Sat. 11 a.m.-5 p.m.

on the outdoor "pickin' porch."

Meanwhile, the store is also building an outdoor stage. Staff also expects to finish renovating its recording studio for 16-track analog and 128-track digital recording within three months.

Masa Sushi Japanese Restaurant

Eatery adding new service options

By Amelia Brust

Since opening in September, Masa Sushi Japanese Restaurant has continued to bring in crowds. Owner and master sushi chef Michael Zhou said business has been good so far.

"We're just getting busier and busier," he said. "Our sushi is very fresh."

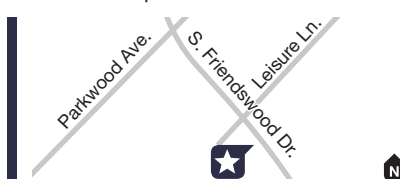
Masa Sushi prepares both traditional and fusion-style sushi items and also offers a different fish special every day. Kobe beef and Bluefin tuna from Hawaii are some of the more popular menu items, Zhou said.

Starting in late January, customers will be able to reserve a private sushi bar for \$120 per person, which does not include the cost of alcohol. Zhou said he wanted to get the restaurant running smoothly before he began offering the special service.

The private sushi bar will also



Alma Martinez is a manager at the new Masa Sushi Japanese Restaurant.



1788 S. Friendswood Drive, Friendswood • 281-482-8888
www.masasushitexas.com
Hours: Sun.-Fri. 11 a.m.-10 p.m., Sat. 11:30 p.m.-11 p.m.

include items not available on the regular menu, such as lobster from Massachusetts, he said.

Masa Sushi saw a number of parties during the holiday season, Zhou said. The restaurant can accommodate groups of up to 50 people.

Zhou said he hopes to begin offering delivery service in February. In addition to hiring delivery drivers, Zhou said he still needs to create a special menu for delivery.

Amici Ristorante Italiano

Restaurant finding its footing in Friendswood

By Amelia Brust

In business for 10 months, Amici Ristorante Italiano in Friendswood had a successful holiday season, staff said. General Manager Amanda Leiker called the Italian food eatery "reservation central" by year's end.

"I know that [owner Giuseppe "Joseph" Trama] was very happy with the [amount of business in] November and December," Leiker said.

Catering has also increased, and a growing number of parties continue to fill the restaurant's space.

"We are getting better at parties," Leiker said. "I would like to incorporate live music."

Recipes at Amici are inspired by those of Trama's mother. Some of the most popular menu items are lasagna, chicken fettuccini, chicken Parmesan and the stuffed mushroom appetizer.

Leiker said the restaurant will



Giuseppe "Joseph" Trama opened Amici Ristorante Italiano in March 2015.



709 W. Parkwood Ave., Friendswood 832-569-5736
www.amiciristoranteitaliano.com
Hours: Mon.-Fri. 4-10 p.m., Sat. 11 a.m.-10 p.m., Sun. 11 a.m.-9 p.m.

add menu items this year, including eggplant Parmesan and carbonara pasta.

Amici no longer offers lunch on weekdays but will continue to open for dinner at 4 p.m. However, lunch hours will remain on weekends, Leiker said.

While most customers come from Friendswood and Pearland, Leiker said she hopes to expand the restaurant's reach this year.

Real estate data for 2015 in Pearland, Friendswood and the Greater Houston area is compiled below.

AVERAGE HOME VALUE

Of the state's largest metro areas, the price of the average home was lowest in Houston in 2015.

AUSTIN

\$332,200

DALLAS

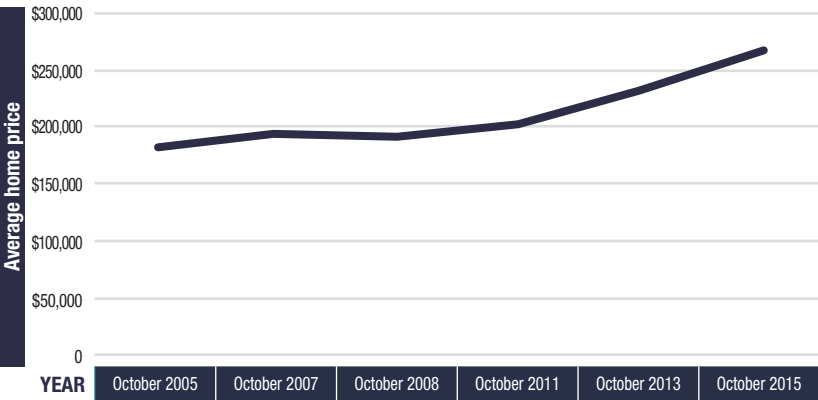
\$276,100

HOUSTON

\$266,900

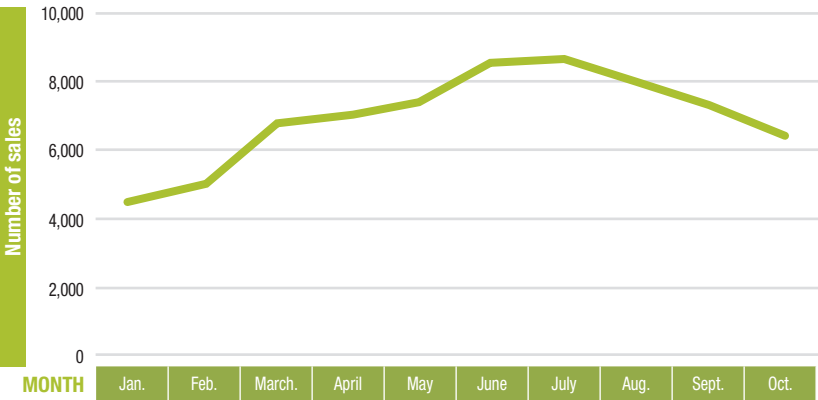
Average home price (Greater Houston area)

The average home price in the Greater Houston area has steadily climbed upward for nearly the past eight years. It has increased by about \$80,000 during that time.



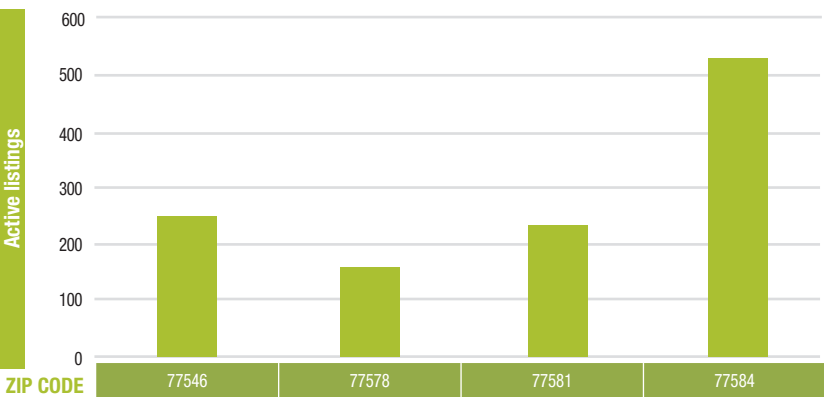
2015 sales (Greater Houston area)

Although the number of home sales in the Greater Houston area tracked upward for the first part of 2015, sales began to decline by mid-year.



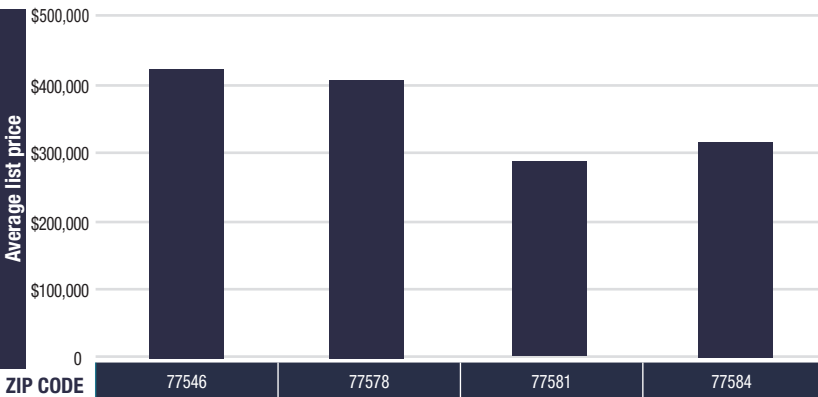
Number of active listings

The number of active home listings in the Pearland and Friendswood area is highest in the 77584 ZIP code.



Average list price

Listing price for homes varied across the Pearland and Friendswood area in 2015. Homes within the 77546 ZIP code were listed for the highest amount, on average.



Sources: Houston Association of Realtors, Texas A&M Real Estate Center/Community Impact Newspaper

2016 REAL ESTATE OUTLOOK

Realtors in the Pearland and Friendswood area shared their opinions on what the real estate outlook will be for the community in 2016.



“2016 looks promising for the Pearland and Friendswood area. Strong residential, retail and commercial growth is happening.”

—Susan Lenamon, David L. Smith Realty



“For 2016, I am looking forward to another robust year of sales not only in housing but commercial as well. My hope is that business will boom in 2016.”

—Judy Berno, Keller Williams Realty Pearland



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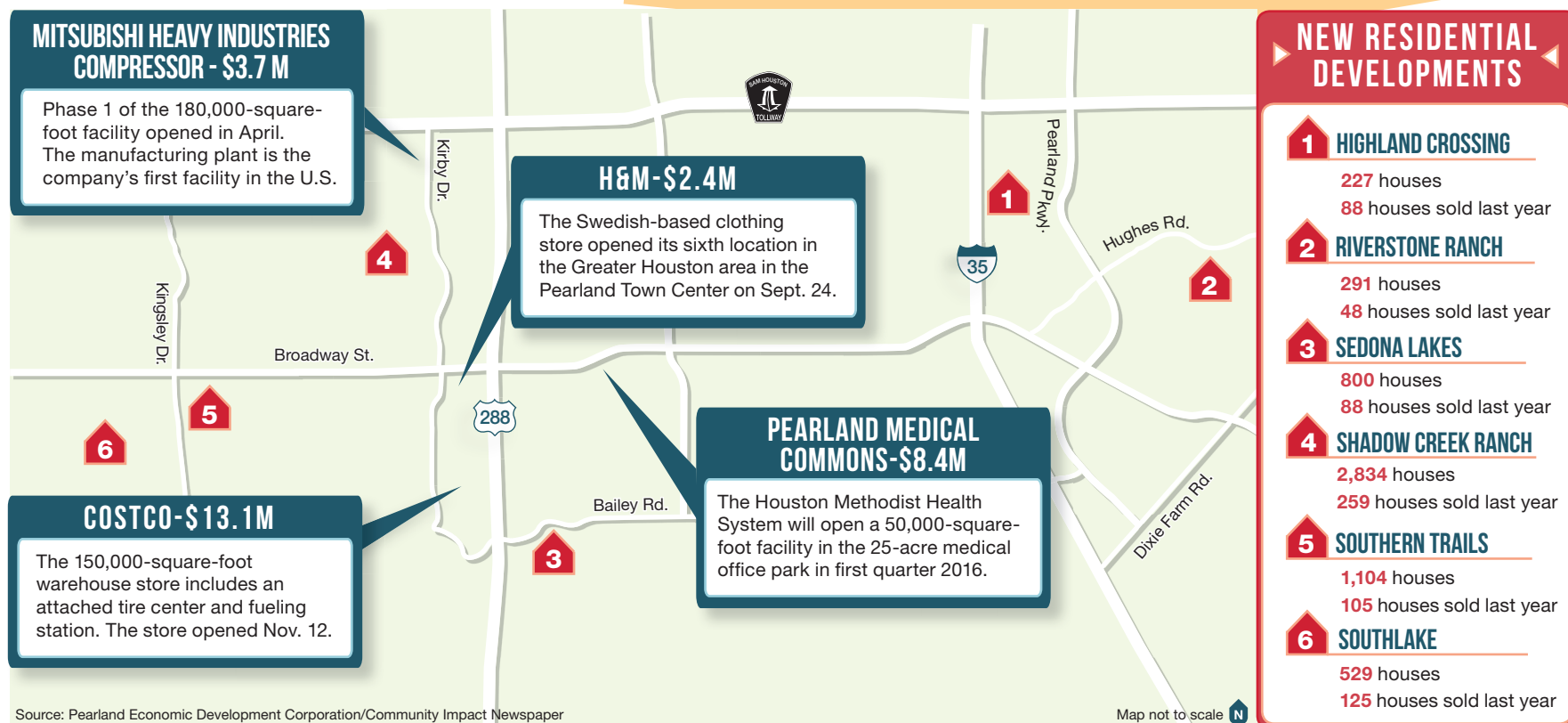
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PEARLAND, TX: CITY CONTINUES TO RISE

Growing neighborhoods are driving commercial development in Pearland. Some of the most notable commercial permit sites in 2015 are near Hwy. 288.



Business

Continued from I 1

critical [size], and you've seen a lot more retail come to our community."

Pearland development

Pearland had several commercial projects permitted or announced in 2015. The developments range in uses from retail centers to medical equipment manufacturing facilities, officials said.

In total, 246 commercial permits were issued in Pearland last year valuing more than \$109 million. While the city issued 13 fewer permits than in 2014, the valuation increased by about \$7 million, according to the PEDC.

Some retail developments completed in 2015 helped Pearland collect a record amount of sales tax totaling more than \$29 million. Costco—a 150,000-square-foot warehouse store with attached tire center and fueling station—and H&M opened in the fall in the Hwy. 288 corridor.

"It's a great indicator of the overall economic vitality of our community to continue to see our sales tax [revenue] go up," Buchanan said. "It just shows that we're having more business in our community."

In addition to providing a significant funding source for city services, one-third of sales tax in Pearland goes to the PEDC, officials said. Reid said the revenue going toward the economic development organization allows the city to get more out of its budget.

"More sales tax [revenue] is imperative to supplement the city's general fund and allow the city to use

these funds to focus on infrastructure without having to increase property taxes," Pearland Chamber of Commerce President Carol Artz-Bucek said.

Last year, Mitsubishi Heavy Industries Compressor International opened its first North American facility in Pearland's Lower Kirby Urban District at the intersection of Hwy. 288 and Beltway 8. Multiple other projects are expected to break ground in Lower Kirby in 2016, officials said.

The PEDC announced in December that Lonza Houston, Inc. will build a viral and cell therapy manufacturing facility in the district that is expected to be complete in 2017. Tool-Flo Manufacturing, Inc. will relocate its headquarters to a new 80,000-square-foot facility in Lower Kirby, one of multiple companies that decided to move its headquarters to the city in 2015.

"The PEDC doesn't do a lot of retail recruitment," Buchanan said. "We work with anybody that comes in and says they're looking to invest in our community, but we focus more aggressively on those primary employers like Buc-ee's and Kelsey-Seybold [Clinic]."

Friendswood commercial activity

Friendswood City Council proclaimed 2015 as "The Year of the Business" and created a new economic development policy last January.

While the city has had goals and strategic plans in the past, it never had a formal policy, Friendswood economic development coordinator Karen Capps said. The policy—which includes six strategies to attract businesses to the city, such as targeting infrastructure and building partnerships—was adopted to ensure the economic development committee and the

council were on the same page, she said.

Friendswood saw an increase in sales tax revenue in 2015 as well, officials said.

"There was a lot of [business] activity, more activity than the last few years," Capps said. "Our sales tax [revenue] reflects that. We started off the year really strong."

Several office centers—including Lifestyle Financial Advisors and Clearwood Business Park—in Friendswood were completed or began construction in 2015, officials said. Professional office buildings are on the city's target market list along with restaurants and certain types of retail. The city aims for these fields because they are compatible with Friendswood's high percentage of residential property, Capps said.

Friendswood City Council approved Clear Creek Community Church's planned development in July on 135 acres along FM 528. In addition to a church campus, the plan includes land zoned for commercial use.

The increased commercial development and sales tax revenue is important to reduce the tax burden on city homeowners, officials said. The importance of the growth is amplified with a tax-base revenue breakdown of about 90 percent residential and 10 percent commercial in Friendswood, Capps said.

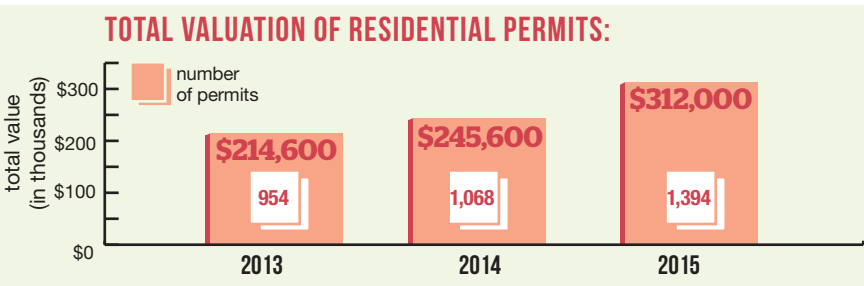
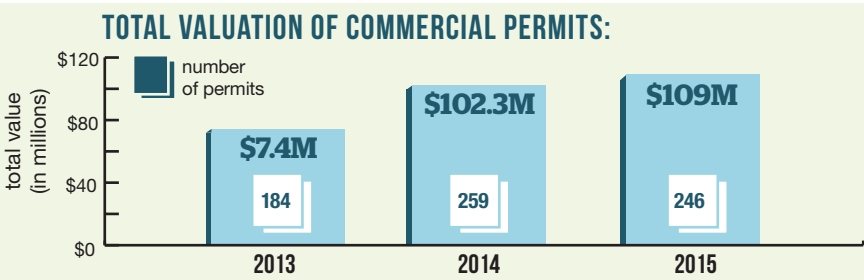
"Besides providing shopping and dining opportunities close to home, it's convenience as well," she said. "Most people would rather spend their money in their town."

Tell us what you think.

Comment at communityimpact.com

CITY OF PEARLAND

While the number of commercial permits issued in Pearland in 2015 dipped by 13, the valuation of the projects continued to increase. The amount of single-family residential permits also grew by 31 percent.

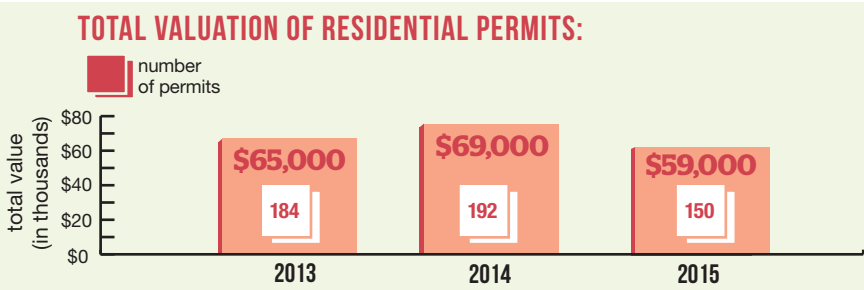
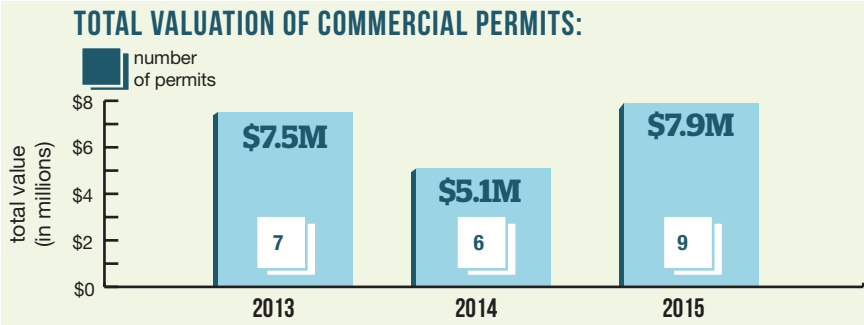


SALES TAX ▶
Pearland collected a record amount of sales tax in 2015.



CITY OF FRIENDSWOOD

Friendswood saw an increase in new commercial permits and valuation in 2015. The city also issued more than 35 commercial build-out permits, valuing nearly \$7 million.




SALES TAX ▶
Friendswood had an increase of about 10 percent in sales tax revenue.



Sources: PEDC, city of Friendswood/Community Impact Newspaper

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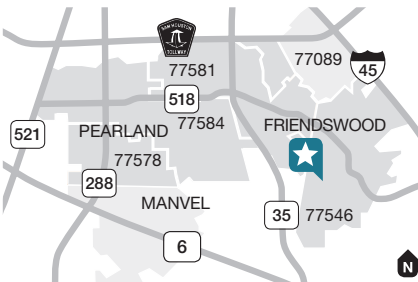
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REAL ESTATE

Located off South Friendswood Drive near the intersection with West Parkwood Avenue, Sterlingwood is within close proximity to City Park and a variety of retail and dining options.

Sterlingwood is zoned to Friendswood ISD schools Cline Elementary School, Windsong Intermediate School and Friendswood junior high and high schools.



Neighborhood data provided by
Coldwell Banker United, Realtors
281-484-0066
8603 Broadway Suite 109
Pearland, TX 77584



FEATURED NEIGHBORHOOD

Sterlingwood, 77546



Build-out year: Early 1990s
Square footage: 2,000-3,600
Median home values: \$334,995
HOA dues (estimated): \$110 annually
Property taxes (in dollars):
Galveston County 0.56125
City of Friendswood 0.56870
Friendswood ISD 1.36700
County Road/Flood 0.00575
Galveston County Cons. Drainage 0.11500
Total (per \$100 value) **2.61770**

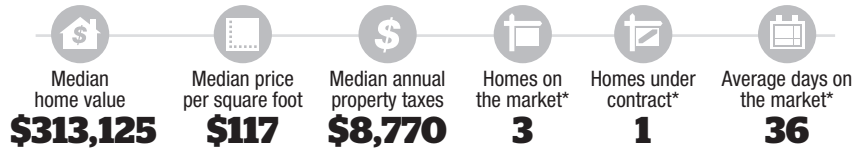
Recent listings



1207 Silverleaf Drive \$419,900
4 Bedroom / 2.5 Bath 3,579 sq. ft.
Agent: Chris O'Farrell
O'Farrell Realty Company 713-828-2493



1301 Merriewood Drive \$310,000
4 Bedroom / 2.5 Bath 3,176 sq. ft.
Agent: Kent Ballard
Greenwood King Properties 713-864-0888



NEW CONSTRUCTION

Province Village



Builder: Gehan Homes
Number of units: 71
Lot sizes: 6,875 square feet
Home values: \$230,000+
HOA dues: \$600 annually
Schools: Pearland ISD
Property taxes (in dollars)
Total: (per \$100 value) 3.5

Although every effort has been made to ensure the timeliness and accuracy of this real estate data, Community Impact Newspaper assumes no liability for errors or omissions. Contact the property's agent or seller for the most current information.

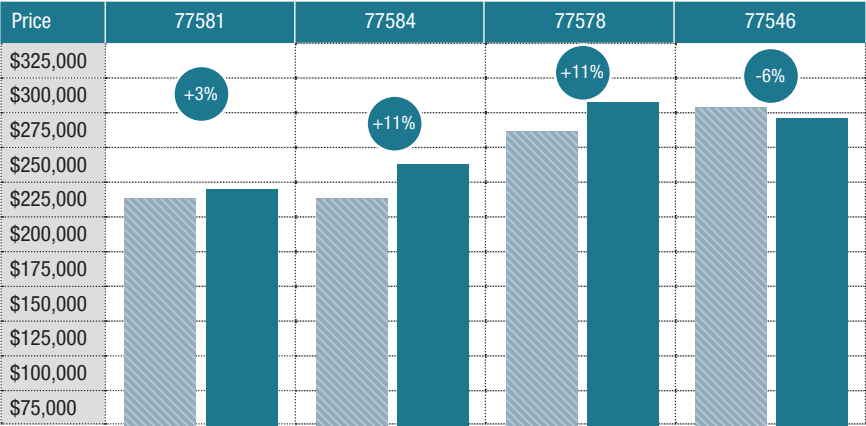
Market Data

On the market (December 2015)

Price Range	Number of homes for sale / Average days on the market			
	77581	77584	77578	77546
\$149,999 or less	8/143	4/123	3/96	3/40
\$150,000-\$199,999	7/60	10/52	6/54	15/39
\$200,000-\$299,999	43/74	77/61	18/61	21/85
\$300,000-\$399,999	23/62	88/82	15/54	24/71
\$400,000-\$499,999	4/75	39/80	34/106	21/76
\$500,000-\$599,999	2/36	13/156	18/165	11/80
\$600,000-\$799,999	2/67	3/64	6/161	24/104
\$800,000-\$999,999	1/188	4/125	1/7	8/132
\$1 million +	2/28	—	—	4/148

Median price of homes sold

■ Dec. 2014 vs. ■ Dec. 2015



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Amici Ristorante Italiano	29
FitChef Foods Texas	26
Jet's Pizza	31
Maine-ly Sandwiches.....	31
Stadia Sports Grill	27
WingStop	29

Gifts & Shopping

Consign-It	31
Potter's Liquor	28
R&J Cigars.....	28

Home & Garden

A&A Cleaning Services.....	26
MK Floors	30

Products & Service

Advantage BJJ Martial Arts & Fitness	26
Creative Edge Art Studio	27
Crowder Funeral Home	28
European Wax Center	30
Farmers Insurance - Craig Slater Agency	28
FFPS.....	26
High Security Lock & Safe.....	28
Huntington Pearland	27
J. Miles Salon	29
Uniforms & School Supplies	27
Vintage Men's Grooming Lounge.....	28

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3 FREE BONELESS WINGS
With Any Wing Purchase

Not valid with any other specials, promotions or offers.
Present coupon at time of purchase.
Expires 02/17/2016. One Coupon per customer visit.



LIVE SINGING MOST FRIDAY AND SATURDAY NIGHTS
MAKE YOUR RESERVATIONS FOR LARGE PARTIES OF 6 OR MORE

Free Appetizer or Dessert
with the Purchase of Two Entrees

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New Hours: Mon- Fri 4-10pm,
Sat 11am - 10pm, Sun 11am - 9pm
709 W. Parkwood Ave.,
Friendswood, TX 77546
832-569-5736 | Follow us on Facebook!

COME SEE



Nicole, Melinda, Halie and Kelly
at J. Miles Salon for all your hair care needs!



Schedule with Halie for a Valentine's Day Special
\$40 OFF COLOR OR HIGHLIGHT
EXPIRES 02/17/16. APPOINTMENT & COUPON REQUIRED. NEW CLIENTS ONLY.

607 S. FRIENDSWOOD DR., #22, FRIENDSWOOD, TEXAS 77546
FORMERLY FRIENDS HAIR SALON

281-482-4247



\$100 OFF

EVERY PURCHASE OVER \$1,500

NOT INCLUDED WITH ANY ADDITIONAL OFFER. EXPIRES 2-17-16

**HAND SCRAPPED
WOOD FLOOR**

(3 SIZES)

\$5.69 SQ.FT.

INSTALLED
INCLUDING TRIM

**GRANITE
COUNTERTOP**

\$29.99 SQ.FT.

INSTALLED

**PORCELAIN
TILE 20"×20"**

\$3.59 SQ.FT.

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**CARPET FHA
APPROVED**

\$1.49 SQ.FT.

INSTALLED

5" HARDWOOD

\$4.99 SQ.FT.

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12 MONTHS
NO INTEREST**

9517 W. BROADWAY, STE. 103 (NEXT TO JASON'S DELI) PEARLAND, TEXAS 77584 • 832-288-5198 • 832-326-5613

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\$15 OFF ANY PURCHASE
OF \$50 OR MORE
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ONE COUPON PER PERSON PER PURCHASE.

\$20 OFF ANY PURCHASE
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Call for details or to order!



\$5.00

Daily Specials 1-6pm

Whole Deli Sandwich (Excludes Lobster Roll, Crab and Roast Beef)	Side Salad & 1/2 Deli Sandwich (Excludes Lobster Roll, Crab and Roast Beef)
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3320 BROADWAY ST., SUITE 128, PEARLAND, TEXAS 77581
NEXT TO PEARLAND BOWLING CENTER! 281-485-5866

FREE CUP OF SOUP OR WHOOPIE PIE
WITH COMBO PURCHASE

Excludes Lobster Bisque. Must present coupon. Not valid with any other offer.



GRAND OPENING

JET'S PIZZA



GRAND OPENING SPECIAL
(Deep Dish, Hand Tossed Round or Thin Crust)
2 Small Pizzas each with Premium Mozzarella Cheese and up to 2 Toppings

\$10⁹⁹

PLUS A FREE 12 PC. DEEP DISH BREAD



Enjoy the Best of Both Worlds

Our Signature Deep Dish Square and our Original Hand Tossed Round Plus a FREE Order of Deep Dish Bread

Delivery Available All Day!

PEARLAND
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Silverlake Shopping Center
(713) 436-9000

Limited time offer. Extra or premium toppings, substitutions, extra sauces and dressings, tax and delivery additional. Must present coupon. Prices subject to change without notice. 10228 BROADWAY LOCATION ONLY





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