



4th Quarter | December 2018

New Business Park Under Construction in Downtown



[105 East Shadowbend](#)

Shadowbend Business Park, a new 10,000 square foot development in downtown Friendswood, is under construction at 105 East Shadowbend (corner of Friendswood Drive and East Shadowbend.)

The new development consists of two commercial buildings that will be available for retail and office tenant build-out in March 2019 with minimum lease space size of 1,666 square feet.

Groundbreaking Planned for West Parkwood Place



Friendswood Planning and Zoning Commission recently approved a new 10,000 square foot development at [1501 West Parkwood Avenue](#). It is anticipated that the new \$4.75 million commercial center will be complete and ready for build-out in August 2019.

City Presents \$25,000 Grant Check to Tannos Land Holdings



Community and Economic Development Committee members Skip Evans, Meg Crowley, Gary Kay, Jennifer Whitley, and City staff, Karen Capps delivered a \$25,000 grant check to Friendswood resident, Louis Tannos, Tannos Land Holdings. The economic development municipal grant was for constructing a new \$2.69 million center at the corner of Friendswood Drive and Echo Lane (802 and [804 S. Friendswood Drive](#)). Jado'z

Grill House, Between Us Tea Room, Chicago Title, UTR-Texas Commercial Realtors, NRL Mortgage, Snowflake Donuts, and Lady Nena's Boutique are in the center.

Since 2008, the City has awarded \$297,000 to businesses through the Municipal Grant Program, which, in turn has created \$28.33 million in taxable value, added 183,187 square feet of commercial space, and created or retained 396 jobs in the city.



Downtown Improvement Plan Approved by City Council

City Council approved an implementation guide for the Friendswood Downtown Economic Development Corporation regarding the future use of sales tax funds. The 115-page plan is available by [CLICKING HERE](#).

The Plan identifies future projects for the downtown district that will enhance and ensure a safe environment for the pedestrian experience for generations to come.



Live Here Work Here

Featuring David Charles Stanley Owner, DC Stanley Photography



David (DC) Stanley has taken "Live Here, Work Here" to an unprecedented extreme - his home and business are in the same building, [316 Morningside Drive](#), at the corner of Morningside and Willowick!

David moved from Pearland to Friendswood off of Castlewood Drive when he was in the first grade. His mom was an FISD teacher and his dad worked in oil and gas. David graduated from Friendswood High School in 1996. While classmates went off to college, he was more interested in spending time in and around the ocean and jumping out of helicopters, so, he joined the US Navy.

"Fast forward eight years," David says, "and a BS in Biological Sciences later, I started DC Stanley Photography to once again just go against the grain of normal work."

[DC Stanley Photography](#) caters to large

events such as weddings and corporate events both in the U.S. and internationally from San Miguel de Allende all the way to Greece. The “Live Here, Work Here” business is a mainstay for Friendswood, Dawson and Pearland high schools, with David as the Primary Photographer and his wife Voula, “V” for short, as the Studio Manager.

They both own the 7,000 square foot DC Stanley Photography and the Suites of Morningside - Friendswood’s first true mixed-use building.



“After eight years officing out of the Pecan Plaza center off of Edgewood, I really love working and living with my family in the heart of Friendswood’s [Downtown District](#),” David said. “It has helped us achieve a goal of living and working in the same building in order to spend as much work down time with our family as possible.”



The DC Stanley Photography studio space was designed to provide contemporary photography looks, complete “in-studio” looks, and has a sprawling outdoor space that can be used year-round for native backgrounds. David is proud of “One of the coolest photography studio options in the area,” he said, which is a full underwater facility to be completed in Spring 2019.

And there’s room for more tenants. The mixed-use building on an almost one-acre lot is now complete. They have 1,400 square feet of office space that is move-in-ready. They will host an Open House in January.

DC Stanley Photography business hours are Monday-Friday, 9 a.m. to 5 p.m., but if you need to visit outside of those hours, just buzz the door. They live upstairs.



Business News

New businesses:

- Benzi Garage Condominiums, 4650 FM 2351
- Third Coast Bank, 1110 S. Friendswood Drive, #116
- Delta Fitness, 804 S. Friendswood Drive, #106
- Gorgeous Microblading, Lash, and Facial, 3860 Friendswood Link Rd. #102
- Virgata Commons Development, 1765 and 1769 S. Friendswood Drive
- Forever Well Chiropractic, 306 S. Friendswood Dr., Suite D
- Fellowship of Christian Athletes, 907 S. Friendswood Dr., #206
- Grease Monkey, 2205 W. Parkwood Avenue
- Habanero Fresh-Mex Kitchen, 146 W. Parkwood Avenue

Business relocations/expansions/remodels:

- Friendswood Dermatology, 6 Oak Tree Drive
- Stanfield Properties, 807 S. Friendswood Drive
- Crossfit Gym, 4203 Friendswood Link Road
- BANCORP South, 699 S. Friendswood Drive, #101



Residential News

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
Total	135	\$58.80

[Learn More](#)



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