



# City of Friendswood Business News

4th Quarter | December 2019

## Interior Build-Outs Underway In New 4-Story Downtown Building



Interior build-outs have begun at the [Tannos Land Holdings](#)' four-story downtown building located at 505 South Friendswood Drive.

- Dentistry 4 Children and Adults 2, Suite 209, leased 6,350 square feet
- HV Services, Suite 201, leased 5,671 square feet
- Potter Handy Law Firm, Suite 313, leased 3,003 square feet

More tenants will be announced soon!

## Chick-fil-A Plans First Quarter 2020 Opening



[Chick-fil-A](#) is under construction in [Virgata Commons development](#) at 1757 South Friendwood Drive near FM 528. The new 4,849 square foot restaurant plans to open early next year.

## Site One Landworx Under Construction in Industry Park



Site One Landworx is nearing completion of their 7,020 square foot building at 4448 FM 2351 near Hope Village Road. Site One is part of Industry Park Friendswood, a land plan by [Coastal Bend Property Development](#), consisting of seven industrial-zoned parcels ranging from .8 to 2.5 acres in size. Parcels are available for land lease, build-to-suit, or purchase. All utilities, drainage, and three-phase overhead power are available with five tracts remaining.



## Park Avenue Yarns Plans New Two-Story Building in Downtown



[Park Avenue Yarns](#) will relocate their business to downtown Friendswood. The new two-story, 7,500 square foot building will be located at 315 South Friendswood Drive.

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## Dark Horse Investments Constructs New Downtown Office Building

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Dark Horse Investments is constructing a new building at 107 Shadwell Lane near Stevenson Park that consists of a 1 ½ story, 4,000 square foot building with ten office suites available for lease.



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## Now Open - Lowens Seafood Restaurant

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Lowens Seafood Restaurant is now open at 2111 W. Parkwood Avenue, Ste 115, in the Fountains Commercial Center. Lowens is open Tuesday through Thursday from 5 p.m. to 10 p.m. and Friday through Sunday from 11 a.m. until 11 p.m.



## Live Here Work Here

*Featuring Emory Harris  
CEO, Ultra Sabers, LLC.*



[Ultra Sabers, LLC.](#) is located at 308 W. Edgewood Drive. The ["Live Here, Work Here"](#) business is profiled [in this video](#).



## TXDOT Funding \$3.5 Million Downtown Improvements



Friendswood will have a more safe and walkable downtown along Friendswood Drive (FM 518) when a Texas Department of Transportation (TxDOT) project is completed in 2021. Friendswood will be receiving \$3.5 million in improvements as part of TxDOT's curb ramp, sidewalks and traffic signals program. This program will fund concrete sidewalks with brick borders and upgrade traffic signals from the current wire-span to more aesthetically pleasing powder-coated mast arms along Friendswood Drive from FM 2351 to Whispering Pines.

"Including Friendswood in this TxDOT program is the culmination of hard work by local elected officials, members of the community who as volunteers serve in advisory capacities and the City Staff who are constantly looking for opportunities to make Friendswood a better, safer place to live," said Friendswood Mayor Mike Foreman.

## Business News

**New businesses:**

- Potter Handy Law Firm, 505 S. Friendswood Dr., #313
- Dentistry 4 Children and Adults 2, 505 S. Friendswood Dr., #209
- Drinks and More, 104 S. Friendswood Dr., Suite G
- Chick-fil-A, 1757 S. Friendswood Dr.
- Valvoline Oil Change, 1701 S. Friendswood Dr.
- Sapp Insurance & Financial Services, 17131 Townes Rd.
- Daly & Campbell Law Firm, 1506 E. Winding Way, #108-503
- Enerchi Chiropractic & Wellness, 1506 E. Winding Way, #108-510
- Thomas Manor Memory Care Facility, 2275 Thomas Trace
- E Squared Marine, 4440 FM 2351
- Lu's Barber Shop, 1765 S. Friendswood Dr., #111
- Dark Horse Investments (new shell building), 107 Shadwell Ln
- Lowens Restaurant, 2111 W. Parkwood Ave., #115
- F&M International, LLC, 1608 S. Friendswood Dr.
- Handal's Roofing, 105 S. Friendswood Dr.
- 7-Eleven & Taco Lite, 1651 W. Parkwood Avenue
- Friendswood Meat Market, 214 S. Friendswood Dr.
- Coco Nail Spa & Boutique, 402 E. Edgewood Dr.
- Village Medical Clinic, 102 N. Friendswood Dr.
- Iron Property Insurance Agency, 1506 E. Winding Way, Suite 302

**Business relocations/expansions/remodels:**

- Montz & Maher Dental, 1769 S. Friendswood Dr., #107
- Envirochem Services, Inc., 7 Oak Tree Lane
- Stepping Stone Therapy #2, 1506 E. Winding Way, 108-504



## **Residential News**

**Avalon**

- 157 acres, 259 lots of 60x130, 70x130, 90x130, pending Friendswood Lakes Boulevard extension being built by Galveston County (bond)

**Sterling Creek**

- 43 acres, Sections 5,6,7 rezoned to Garden Home District which allows 60 foot lots; minimum lot size of 6,000 square feet

## 2019 Single-family home building permits

Month	#Homes	Valuation (in millions)
January	7	\$3.05
February	8	\$3.45
March	8	\$4.29
April	7	\$3.26
May	11	\$6.15
June	8	\$4.91
July	7	\$3.64
August	4	\$2.19
Total	60	\$30.94

[Learn More](#)



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