



3rd Quarter | September 2018

October Groundbreaking for Virgata Commons



1765 & 1769 S. Friendswood Drive

Virgata Property will soon break ground on two new commercial buildings to be located at 1765 and 1769 South Friendswood Drive, totaling 20,424 square feet. Tenants have preleased 9,760 square feet with 10,664 square feet available for occupancy in the summer of 2019.



In addition, there is an adjacent 1.7 acre pad site for ground lease, as well as 3.6 acres for sale or build to suit.

Friendswood Dermatology To Construct New Office Building



Dr. Paulina Vu's dermatology practice will soon expand with the construction of her new 3,700 square foot building at 6 Oak Tree Drive.

City Present \$12,000 Grant Check to Rancho Mexican Restaurant

City Councilmember Trish Hanks, CEDC members Meg Crowley, Gary Kay, Jennifer Whitley, and City staff Karen Capps, delivered a \$12,000 grant check to Friendswood resident, Tony Nunez, owner of Rancho Mexican Restaurant. The economic development municipal grant was for constructing a new \$1.2 million, 5,000 square foot restaurant at 2131 W. Parkwood Avenue at the Fountains of Friendswood. This "LiveHereWorkHere" business is expected to add over \$78,000 of additional property taxes to the City over a ten-year period after expansion as well as additional sales tax revenue.



Save the Date - 16th Annual Commercial Real Estate Broker and Developer Day Lunch & Learn

Attention commercial real estate brokers and developers: you're invited to the annual Broker and Developer Day, Thursday, October 25 at 10 a.m. at Timber Creek Golf Club. We'll begin with a complimentary brunch and workshop, sponsored by CenterPoint Energy. Friendswood Mayor and retired Astronaut Mike Foreman will lead the brief workshop. Complimentary golf is offered to commercial brokers and developers who attend the morning workshop. [Click here](#) to RSVP now as space is limited.



[Register Now](#)

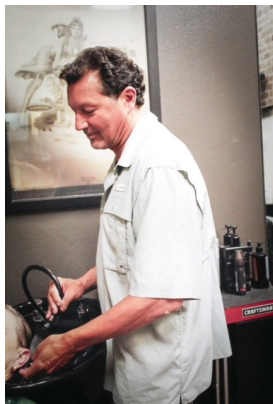


Live Here Work Here

Featuring Priscilla and Lance Menchaca, Co-Owners, Melange Gallery of Salons

Priscilla and Lance Menchaca have no doubt that Friendswood was the best choice for their “Live Here, Work Here” family and business, the Melange Gallery of Salons.

“Melange” comes from the French, meaning “mixture,” like an assortment or variety. In the 1960’s, Lance’s dad had 25 salons in a variety of cities; Beaumont, Corpus Christi and Houston, for example. The multi-location growth was fueled by hot air, newly available from the recently invented portable hair dryer.



Today, Lance and Priscilla continue the Menchaca legacy. Since 2007, Melange has offered a mixture of services: hair, massages, nails, full body waxing, facials, chemical peels, laser hair removal, and more from Friendswood’s Acadiana Center, 400 West Parkwood. “We take great pride in being family-owned. We understand this industry well and love how our clients feel when they leave,” Priscilla said.

The couple have been Friendswood residents for more than twenty-five years. “Everyone knows Friendswood is a top notch city to live and work in, with great schools, neighborhoods, and low crime,” she said on behalf of her family which includes Lance, a son in college and one at Friendswood High School.

Although they have a salon gallery in Jersey Village and a small spa boutique in League City, Friendswood is where they love most to live and work. And Friendswood loves their salon back; having repeatedly voted Melange “Best of” numerous times. “We are proud to serve our neighbors and friends in Friendswood and neighboring communities,” said Priscilla.

The “Live Here, Work Here” Menchaca family is grateful for the support of the community over the last 11 years, “...and looking forward to many more!”



Business News

New businesses:

- Chase Drywall, 4370 FM 2351
- My Handy Craftsman, 3526 FM 528, #208
- Doug teDuits, 160 S. Friendswood Dr.

- All 4 Paws Pet Grooming, 301 W. Edgewood Dr., Suite 10B
- The Dance Boutique, 122 S. Friendswood Drive
- Friendswood Counseling Center, 3526 FM 528 #207
- Pocket Full of Time, 402 E. Edgewood Dr., Suite B
- Beast Mode Crossfit, 3752 E. FM 528
- Sparta Construction, 1506 E. Winding Way, Suites 102-202
- Between Us Tea Room, 902 S. Friendswood Dr., #112
- Profile By Sanford Health, 3141 FM 528, #358
- Lucas & Lucas LLC, 402 E. Edgewood Dr., Ste C
- RGK Surgical Associates, Inc., 308 E. Edgewood Dr.
- Poise PLLC, 1414 S. Friendswood Dr., Ste. 116A
- Bo Beauty, 1414 S. Friendswood Dr., #126

Business relocations/expansions/remodels:

- Lady Nena's Boutique, 802 S. Friendswood Dr., #104
- Revive Wellness, 1110 S. Friendswood Dr., #108
- Daniel Hogan, Public Adjuster, 3526 FM 528, #206
- iCRYO Cryotherapy Friendswood, 117 W. Parkwood
- Mathnasium, 1625 Friendswood Lakes Blvd.
- Friendswood Hardware & Feed Supply, Inc., 203 W. Edgewood Dr.
- Twenty Twenty Vision, 105 E. Parkwood Ave., #107
- Texan Bank, 105 E. Parkwood Ave., #105



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
Total	104	\$42.75

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