



KIM CHRISTENSEN: FOR THE CHRONICLE

NEW ON THE BLOCK: Developer Charlie Christ said Deerwood Glen Business Park, a new business park in the Houston Ship Channel area, fills a need for light manufacturing and office space in the area.

Deerwood Glen Business Park brings a year-end boon to the community

By CAROL CHRISTIAN
HOUSTON CHRONICLE

Deerwood Glen Business Park, one of the newest additions to the light-industrial corridor on Texas 225, is bringing a year-end boon to Deer Park.

"We're very excited to have it," Deer Park assistant city manager Gary Jackson said of the 150-acre complex.

"It fits our employment base and our economic needs."

About the area

Deerwood Glen is on the south side of the La Porte freeway, just east of Beltway 8. A small strip of the park is in Pasadena.

Clay Development & Construction Inc. purchased raw land in early 2008 to develop the park, said Clay Development partner Charlie Christ.

Deerwood Glen is the most active of the developer's five Houston-area business parks that are still being leased, said

Christ, who is working on the project with Robert Clay.

Deerwood Glen's success is due, at least in part, to the fact that it fills a need for light manufacturing and office space in the Houston Ship Channel area, Christ said.

"With the port here, everybody concentrated more on (building) distribution (warehouses)," he said.

As if to prove the point, Deerwood Glen's first tenant was a manufacturing plant: John Crane Power Transmission, part of a global company that makes various types of sealing systems.

John Crane's Deerwood Glen plant turns out power transmission couplings in a 33,000-square-foot building at 1800 W. 13th St.

John Crane signed a 10-year lease and has 35 employees.

Next to open its doors was Mustang Engineering, in September. Mustang, a Houston-based firm with offices in five other states as well as in Asia, Australia, the Middle

East and England, leased the first floor of a two-story, 88,000-square-foot building at 4400 Texas 225.

Spokeswoman Dena Lee said Mustang moved into Deerwood Glen to reunite its two East Harris County units, which were previously housed in a building on Texas 146 just south of Fairmont Parkway.

The two units, which work closely with area petrochemical companies, quickly outgrew the first space, Lee said.

About 100 employees now work at Mustang's Deerwood Glen facility, which can accommodate 175, she said.

Four other companies have purchased or leased space in Deerwood Glen.

Code Red Safety, which offers safety training, equipment and services, has signed a 10-year lease on 15,000 square feet at 1740 W. 13th St. Its headquarters was previously in Pasadena.

Abrasive Products and Equipment's 10-year lease on

15,000 square feet will bring 35 employees to Deer Park. The company sells and services portable air-blast equipment.

Houston Pilots Association, representing ship pilots who navigate seagoing vessels through the long, narrow Houston Ship Channel, has purchased an 18,000-square-foot space at the park.

This estimated \$1.2 million project will bring about 100 new employees to Deerwood Glen, according to information from Deer Park Economic Development Administrator Debbie Westfeld.

Core Laboratories has purchased a 45,000-square-foot office building, which will house two Core Labs divisions, Saybolt LP and Core Lab Petroleum Services LP.

The two divisions provide inspection, analysis and calibration services for the petroleum and petrochemical industries.

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