



# ALVIN ECONOMIC DEVELOPMENT

Alvin...The Best Location for Your Business Interest

Economic Newsletter

2nd Quarter

July 2017

Alvin prides itself on a great quality of place that has much to offer in recreation and entertainment. Our Parks and Recreation programs include something for all ages. Art & fitness programs, adult kickball, food truck frenzy, and farmer's market days are just a few offerings this time of year. Our civic clubs and foundations put on many community-wide events like Frontier Days, Men Who Cook, Alvin Music Festival, just to name a few. Walking trails, beautiful old oak trees, and quiet places are all around for relaxation and enjoyment. So, whether day or night, you will find fun throughout our 14 parks where family and friends gather.

## Destination: Downtown Alvin

Alvin is lucky to have DaVinci Maker Labs located right in the heart of downtown. A maker space is defined as, "a space that houses simple and advanced tools to help makers create. In addition, classes are offered to teach and expand a maker's skills, learn how to operate equipment, and provide a place for community collaboration."



DaVinci is available to all ages and is a great venue for students and entrepreneurs who are looking to learn a new craft, expand their technical expertise, or even create a prototype to launch a potential business. This membership driven non-profit was launched by owners Chris and Christy Harris, with the help of directors Andy Berger and Randy Marek. DaVinci houses tools such as a 3-D printer, laser cutter, welding equipment, CNC machining, jewelry making station, sewing, vinyl cutting, and much more! If you're unfamiliar with what some of the tools are or don't know how to operate them, don't worry because DaVinci also offers training courses for

(See DaVinci, page 2)

### Development Facts Fiscal Year 2017

#### Building Permits & Values

New Residential  
Permits  
\$17.4 Million

Commercial Remodels/Additions  
Permits  
\$8.7 Million

New Commercial  
Permits  
\$5.0 Million

#### Current Home Builders in Alvin

Brighton - Forest Heights  
Brighton - Mustang  
Crossing  
Brighton - Kendall Lakes  
D. R. Horton - Kendall Lakes  
Saratoga Homes - Kendall Lakes  
Brighton - Midtown Park

#### Development Highlights Fiscal Year 2017

81 Planning Development  
Meetings

Kendall Lakes - 58 Completed  
Forest Heights - 43 Completed  
Hunters Cove - 16 Completed  
Misc. Residential - 14 Completed

#### Alvin's Largest Employers

Alvin ISD  
Empereon  
Alvin Community College  
Wal-Mart  
Ascend Performance Materials  
INEOS Olefins & Polymers  
RiceTec  
Ron Carter Automotive  
TEAM, Inc.

## DaVinci Maker Labs

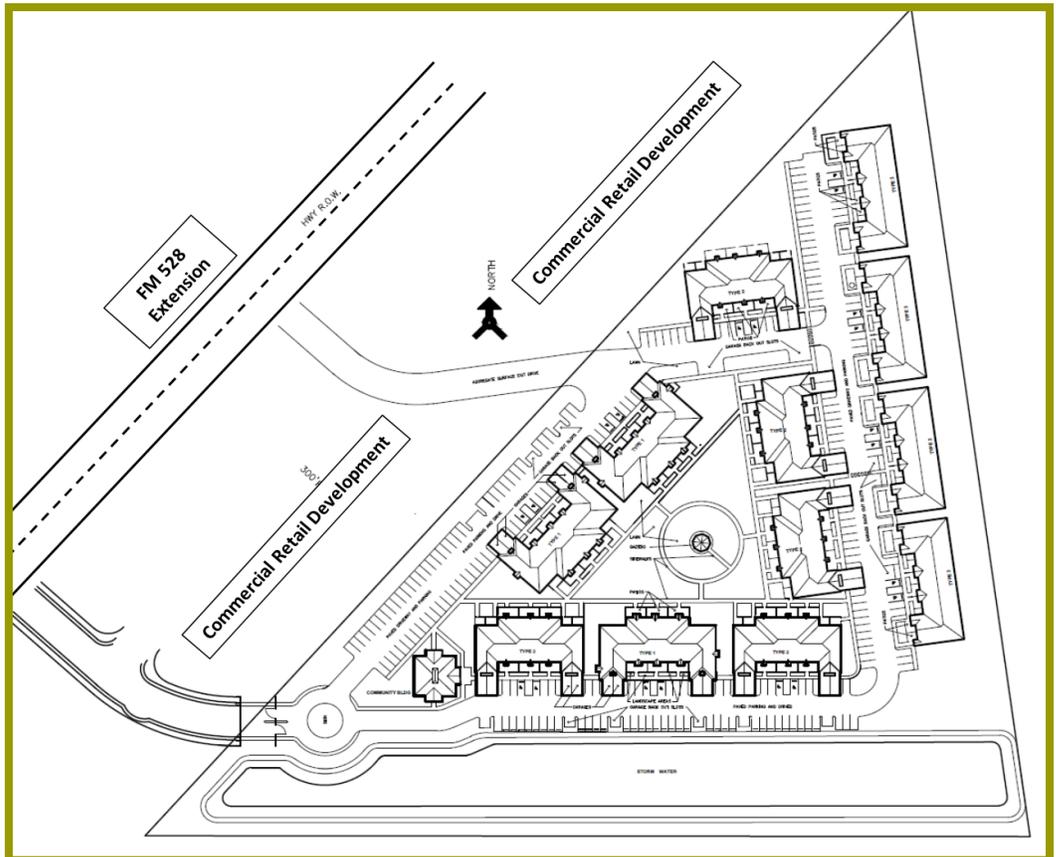
### DaVinci Continued from page 1

each tool that they have to offer. There are no minimum class sizes for members interested in taking a course, and some courses even offer certifications. The goal of DaVinci Maker Labs is to educate, innovate, and create. Stop by for a tour of their facility at 100 N. Gordon St. or give them a call at (832) 547-2522. For more information on the full array of equipment and classes, please visit [www.davincimakerlabs.com](http://www.davincimakerlabs.com).



## St. James Senior Development

Don Barras Development, LLC (the "Company"), intends to construct St. James Place, a senior residential development with a commercial component just north of Brazos Street and Heights Blvd. City Council recently approved a developers agreement to help facilitate this product offering. St. James Place will provide 120 single-story patio style units with parking, and will be age-restricted for one resident to be at least 55 years of age, and no residents shall be under 50 years of age. The Company will construct the portion of the FM 528 extension from Heights Road to the driveway entrance to the development.



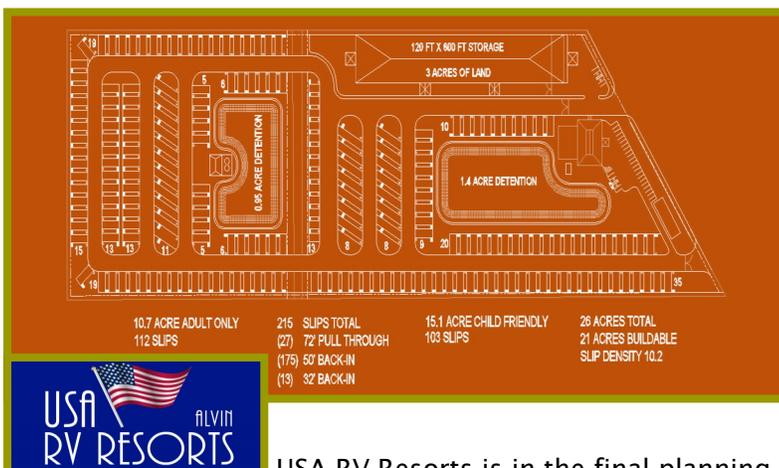
The developer is finalizing the amenities based on a public focus group meeting in Alvin where seniors are invited to participate. These improvements will continue the City's program of providing a better quality of place/life for the community and the general economic benefits for the City of Alvin.

## Alvin Means Homes



Along with other buildout in existing neighborhoods, Kendall Lakes continues to expand with two new sections shown in the picture above. Martha's Vineyard, a 106-acre residential and commercial development on the west side of Alvin should have equipment on site in two weeks to start their infrastructure. Two home builders are on board for the 300 residential homes and presales are underway. The commercial tract will be annexed into the city prior to start of development. The new Sunset Ranch residential development, just down from Harby Junior High School, is going through final platting. This is a 20-acre 70+ home development.

## Coming ... USA RV Resort



USA RV Resorts is in the final planning for their new RV Resort coming to Alvin. The development is part of 50+ acres, and will include a swimming pool, hot tub, business center, recreation center, exercise and laundry facilities, and will be landscaped throughout. The central location for the region will provide many places for daytrips of the guests.

## Alvin Senior Center



*Renovations totaling just over \$181,000 have been completed at the Alvin Senior Center. The project replaced several interior and exterior doors, ceiling tiles, backsplash for counters, and two kitchen counter tops.*



*The renovation also included fresh paint throughout the Senior Center, new tile flooring, push button access for easier entry, and installation of a mirror wall in the exercise room.*



*Come see the renovations in person during the big unveiling on Thursday, August 17th from 5:00 p.m. until 7:00 p.m. Light dinner will be served to guests and there will be door prizes for those in attendance.*

## Award Winning Parks Department



City Council recently approved and adopted the Parks and Recreation Master Plan and the Parks Standards Manual. It was also announced that the city of Alvin was named a "Playful City USA" for the 7th consecutive year by KaBOOM! KaBOOM is a national non-profit organization dedicated to bringing activity and play into the daily lives of children. The City of Alvin congratulates the Parks and Recreation department on a job well done and thank them for their continued hard work within the community.

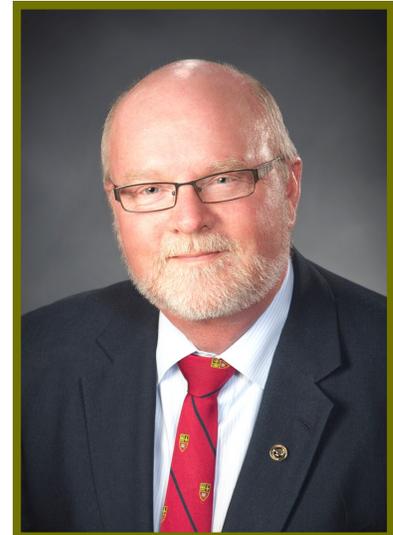


## Alvin Means Jobs

The Alvin community has strong leaders in the chemical manufacturing sector. INEOS Oligomers new world scale Linear Alpha Olefin (LAO) unit at the INEOS site at Chocolate Bayou, TX is under construction. Many of the employees will live in Alvin and the surrounding area. The estimated value is \$550 million and is creating 80 direct jobs. Using the North American Industry Classification System code multipliers, the new LAO unit could bring in an additional 400 indirect jobs to the area. The new INEOS Poly Alpha Olefins (PAO) Plant received a tax abatement agreement from Brazoria County for their new \$145 Million PAO plant that will create 20 direct jobs at the Chocolate Bayou site.

**INEOS**  
Olefins & Polymers USA

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**Thinking about  
Moving Your  
Business?**

*Then Think Alvin!*

**Larry Buehler, Director  
Economic Development**  
216 W. Sealy St.  
Alvin, Texas 77511  
lbuehler@cityofalvin.com  
Office 281/388-4242

**TxDOT Traffic Counts**  
W Hwy 6 @ Business 35  
26,000

S Bypass 35 @ E Hwy 6  
36,000

S Bypass 35 @ FM 1462  
22,000

S Bypass 35 @ FM 528  
26,000

S Gordon @ Hwy 6  
14,000

FM 528 @ Bypass 35  
17,000

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