



QUADRANTS

NORTH HOUSTON DISTRICT NEWS



YOUR FUTURE. OUR MISSION.
IT IS IMPOSSIBLE TO DETERMINE THE FUTURE PROFESSION OF OUR STUDENTS, SO WE SHOULD EDUCATE THEM AS THOUGH OUR LIVES DEPEND ON IT, BECAUSE IT MIGHT. DR. ARCHIE L. BLANSON

LOGISTICS. LEADERSHIP. BLANSON.

Tomorrow's distribution leaders are training today at Aldine ISD.

HPD E-BIKE PARTNERSHIP

New fleet donated to Houston Police Department North Belt Bike Patrol.

FRANKLIN ART PARK

N. Houston Development Corp honors Elvin Franklin, Jr. with new sculpture.



SPRING 2025

MARK YOUR CALENDAR

MONTHLY

Houston Police Department Positive Interaction Program (PIP) Meetings

HPD NORTH BELT DIVISION
100 Glenborough, 10th Floor

COMMUNITY MEETINGS **BUSINESS MEETINGS**

3rd Tuesday (bimonthly)
7:00 p.m.

3rd Thursday
Noon

Info: hpdnorthbeltdivision@houstonpolice.org

MAY 3

Blade Hunter Competition

NORTH HOUSTON SKATE PARK
12351 Kuykendahl Road

12:00 p.m. - 5:00 p.m.

An inline competition with prizes, demos, workshops, and more!

Info: bladehunterevent@gmail.com

JUNE 21

Go Skate Day

NORTH HOUSTON SKATE PARK
12351 Kuykendahl Road

Time: To Be Announced

Come celebrate with games, food, vendors, music, and prizes!

Info: [@northhoustonk8park](https://twitter.com/northhoustonk8park)

JULY 26

Art in the Park

DYLAN PARK
12351 Kuykendahl Road

Time: To Be Announced

Bring the kids out for family fun, games, prizes, music, and food!

Info: [@northhoustonk8park](https://twitter.com/northhoustonk8park)

ON THE COVER



Logistics instructor. Army veteran. Mentor. Mr. Bingham leads Blanson Career and Technical Education High School's award-winning Distribution & Logistics program with passion and purpose—preparing the next generation of supply chain professionals right here in North Houston. Read more about him, two of his standout students, and all 17 career and technical programs at Aldine ISD in our latest edition of North Houston Delivers — story on page 6.

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HONORING A LEGACY: ELVIN FRANKLIN, JR. LINEAR ART PARK

For decades, Elvin Franklin, Jr. has helped shape North Houston's future as chairman of the N. Houston Development Corp (TIRZ 11). His leadership has driven infrastructure improvements, public space investments, and long-term progress, leaving a lasting mark on the region. Now, that impact is being honored in a meaningful and permanent way.

On a crisp winter afternoon, Sally Bradford, Executive Director of TIRZ 11, welcomed community leaders, longtime colleagues, and Franklin's family to celebrate the dedication of Elvin Franklin, Jr. Linear Art Park, a vibrant new public space bearing his name, located along Greens Parkway between Greens Crossing and Gears Road near Data Foundry. More than a tribute, this park stands as a testament to his vision, determination, and leadership.

At the heart of the park is a stunning new sculpture, Botanical Peace, created by renowned artist Kevin Box in honor of Franklin. Known for transforming delicate origami into durable metal works, Box designed the piece to symbolize Franklin's ability to cultivate progress and bring people together. The sculpture represents growth, transformation, and the enduring influence of leadership—qualities that define Franklin's contributions to North Houston.



Elvin Franklin and Seth Sharr are longtime board members of N. Houston Development Corp. and have championed hundreds of projects together.



The dedication was hosted by Sally Bradford, Corp Executive Director, with Seth leading the ceremony, offering heartfelt thanks and sharing lighthearted anecdotes about Elvin's time as board chair.

"This park and sculpture are a testament to Elvin's dedication to North Houston," said Bradford. "His leadership has helped shape this area into a thriving business and investment hub, and this is a tribute to his legacy. With this dedication, Franklin's leadership is permanently woven into the landscape of North Houston, ensuring future generations recognize and build upon the foundation he helped create."

The N. Houston Development Corp continues to enhance the region through strategic projects, and this park exemplifies that mission—blending placemaking, public art, and community investment.

The North Houston District was honored to be part of this special event and remains grateful for its ongoing partnership with TIRZ 11 and leaders like Elvin Franklin, Jr.

See more photos at northhouston.org/news.



North Houston District leadership attended to show appreciation and honor their good friend. From left, are President Greg Simpson, Board Chair Michelle Wogan, and former President Jack Drake.



The newest sculpture, Botanical Peace, is the fourth piece in the Elvin Franklin, Jr. Linear Art Park, the third by artist Kevin Box.



A group of about 40 of Elvin's family, fellow board members, and friends joined to celebrate him and his wonderful contributions to North Houston.



DISTRICT SPONSORS NEW EBIKES FOR HOUSTON POLICE DEPARTMENT

As part of its long-standing partnership in safety and security, the North Houston District has sponsored four new electric bicycles (eBikes) for the Houston Police Department's North Belt Division. These state-of-the-art eBikes will enhance patrol coverage across the District's 12-square-mile service area—especially as foot traffic increases in area parks and trails this spring and summer.

This is the first time a Houston-area management district has provided a fleet of eBikes to an HPD division, furthering North Houston District's legacy of public safety innovation. The District's security efforts date back more than 20 years, beginning with the opening of a dedicated public safety center that helped drive down crime and positioned officers closer to the community.

"When springtime rolls around and the weather is warmer, there are more people out and about utilizing our parks and trails. Once school gets out for the summer, more children will be outside playing. The added layer of security helps keep our community safe and allows residents to take advantage of the District's many greenspaces," said Tracy Harrison, Vice President of Public Safety.

The eBikes are an environmentally friendly and efficient alternative to traditional vehicles. Capable of reaching speeds up to 30 miles per hour, they allow officers to quickly respond across parks, trails, and other high-traffic areas. HPD officers receive special training in eBike operation to ensure safety and readiness in the field.

"Bike Patrol officers can now leave from the station and take the bike wherever they need to go—they don't have to drive their squad car to an area and then bike to save time and physical exhaustion," added Harrison.

The eBikes, manufactured by Euphree, a Houston-based company, were selected after a thorough review of models suited for law enforcement. Harrison met with the company's owner to confirm that the Stellar Falcon Mid Step model could meet the unique demands of patrol work.

The new patrol bikes are just one part of the District's broader public safety strategy, which includes seasonal patrols and close coordination with HPD. Keep an eye out for the new fleet in action as patrols ramp up this spring.

For more, please visit northhouston.org/publicsafety.

THIS IS THE FIRST TIME A HOUSTON-AREA MANAGEMENT DISTRICT HAS PROVIDED A FLEET OF EBIKES TO AN HPD DIVISION.

*Tracy Harrison,
NHD Vice President of Public Safety*



KNOCK AND TALKS: MARCH ON CRIME IN ACTION

As part of the Houston Police Department's annual and citywide March on Crime initiative, the North Houston District partners with the HPD North Belt Division for Knock and Talks—a door-to-door outreach program focused on safety and community connection.

Led by Tracy Harrison, the District's Vice President of Public Safety, the effort includes HPD's North Belt DRT, the Harris County Sheriff's Office task force, District staff, Public Safety Committee members, and volunteers.

Teams visit apartment communities to share safety materials, answer questions, and build positive relationships with residents. It's a simple but impactful way to increase visibility and reinforce the District's commitment to safe, thriving neighborhoods.

For more, please visit northhouston.org/news.



For information on public safety priorities and crime prevention resources in the North Houston District, please visit northhouston.org/facts. 🌱

KNOCK & TALKS NUMBERS



NORTH HOUSTON DELIVERS »»»

Inside the Distribution & Logistics Program at Blanson CTE High School, Right in the Heart of North Houston

Walk into Aldine ISD's Blanson Career and Technical Education High School and you might hear students tossing around terms like "supply chain visibility" or "inventory management." That's not corporate jargon—it's just a typical Tuesday in Mr. Bingham's distribution and logistics and distribution lab.



Students Raisa Ramirez and Andre Johnson fill teacher requests in the full-service, student-run supply room, Blamazon.

Just minutes from the intersection of I-45 and the Sam Houston Tollway, Blanson CTE High School sits at the heart of a region undergoing rapid transformation. As North Houston shifts from a traditional office-based economy to a logistics and distribution hub, Blanson is preparing students with industry-aligned instruction, certifications, and confidence.

We first connected with Mr. Shawn Bingham, Distribution & Logistics teacher at Blanson, after a copy of Quadrants landed in his campus mailbox. Intrigued by the District's focus on logistics growth and workforce development, he reached out looking for ways to connect his students with real-world opportunities. What followed was a visit to campus, a deep dive into Blanson's career programs, and a powerful reminder of why youth engagement matters, especially in an evolving economy.



Why This Story Matters

North Houston is experiencing a regional shift toward logistics and distribution, and students like Andre Johnson and Raisa Ramirez are rising to lead it—investing in workforce development before they even graduate from high school. We're shining a light on the talent growing right here within our boundaries and working to strengthen the connection between education, industry, and regional vitality.

What is Blanson CTE High School?

Blanson Career and Technical Education High School is a state-of-the-art Aldine ISD magnet campus offering hands-on training in 17 distinct career pathways. Since 2018, the school has focused on preparing students for college, career, and life through a blend of academic rigor, dual credit courses, and practical experience. Students here don't play after-school athletics—they work in highly specialized labs and graduate

IT'S NOT JUST ABOUT JOBS—IT'S ABOUT BUILDING LEADERS.

*Mr. Shawn Bingham,
Blanson CTE High School
Logistics & Distribution Instructor*

with the skills, certifications, and confidence to lead in high-demand industries.

Building Blamazon

Logistics & Distribution is one of the fastest-growing industries in Texas and across the country. Through hands-on learning, students explore how goods move from suppliers to consumers—learning warehousing, inventory control, supply chain operations, and workplace safety. The program combines classroom instruction with real-world application.

One standout project is "Blamazon"—a student-run supply room where logistics students manage inventory, fulfill teacher supply orders, and deliver them across campus. The shelving for Blamazon was built by students in Blanson's construction program—a true cross-pathway collaboration. "We didn't just fill the shelves—we built them," said senior Andre Johnson. "That collaboration made it feel real."

This year, Blamazon received a \$1,000 Innovative Teaching Grant from the Aldine Education Foundation to support the automation of its inventory system. The initiative was part of Mr. Bingham's graduate capstone project while earning his master's degree in Industrial Distribution from Texas A&M University.

Passion Meets Real Opportunity

Mr. Bingham's passion for logistics started in the Army, where he served as an automated logistics specialist. Now, he



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Dr. Archie L. Blanson



THIS IS NOT JUST VOCATIONAL EDUCATION. WE PREPARE OUR STUDENTS FOR COLLEGE AND CAREER. WHATEVER THEIR NEXT STEP IS—WE'RE MAKING SURE THEY'RE READY.

*Wanda Ardoin-Bailey
Blanson CTE High School
Coordinator of Campus and Student Initiatives*

brings that same passion to Blanson CTE High School. While he could earn double in the private sector, he stays because he believes in the mission.

"I stay because this matters," he said. "It's not just about jobs—it's about building leaders."

That passion isn't lost on his students. Andre, now headed to Sam Houston State University to major in supply chain management, said Mr. Bingham's energy is what pulled him into the program.

"At first, I didn't know what distribution was," Andre said. "But Mr. Bingham broke it down and made it exciting."

Junior Raisa Ramirez, already working part time in marketing, said the program



It takes a team! Raisa and Andre's Distribution and Logistics classmates were working in the lab, and one was dressed nicely for an interview.

PREPARING STUDENTS FOR TOMORROW'S WORKFORCE



Blanson CTE High School offers 17 industry-aligned programs developed in direct response to labor market trends. Programs include:

- Animation
- Audio/Video Production
- Automotive Technology
- Business/Marketing (through cross-program collaboration)
- CAD/Computer-Aided Design
- Collision Repair
- Construction
- Diesel
- Distribution & Logistics
- Health Services
- Hospitality & Tourism
- HVAC
- Information Engineering Technology
- Instrumentation (Process Control)
- Machining
- Medical Terminology
- Welding

Applications are open to incoming eighth graders district-wide and beyond, with limited ninth-grade seats available. A selection committee evaluates applicants based on academics, attendance, and behavior. Qualified students are entered into a lottery system to ensure equitable access.

"We want every student to have a pathway to opportunity," said Wanda Ardoin-Bailey, Coordinator of Campus and Student Initiatives. "Our job is to prepare them not just for a job—but for a future."

helped her connect the dots between her creativity and logistics.

"I want to run a business someday, so I need to understand distribution," she said. "This program gives me that foundation."

Industry Connections Are Key

Ongoing input from employers helps Blanson align its curriculum with industry needs. Local companies play a role in shaping the skills students develop—and Blanson is listening.

"We are here," Bingham emphasized. "We're looking for industry partners who can offer mentoring, internships, even just advice. Mentoring alone could change a student's future."

The Results Speak for Themselves

In 2024, Blanson students earned more than \$20 million in scholarship offers. Whether

they're heading to college, the workforce, or the military, Blanson graduates leave prepared—with certifications, experience, and confidence.

As North Houston continues to evolve, the students of Blanson aren't just watching change happen.

They're leading it.

Learn more about the program and partnership opportunities at northhouston.org/delivers.

Blanson Career and Technical Education High School

311 West Road
Houston, TX 77038

blansonhs.aldineisd.org

NORTH HOUSTON DELIVERS »» Q&A WITH RAISA & ANDRE

Raisa Ramirez

Junior | Class of 2026

Career Interest: Business + Marketing in Supply Chain



Q: What drew you to this program?

A: I always knew I wanted to be in business—maybe fashion or makeup. But I realized you need distribution to make any business work. That’s why this was my first choice.

Q: What part of logistics excites you most?

A: I love the marketing side. I already work on a marketing team at Sam Houston Race Track, and that experience made me realize I want to combine creative storytelling with what I’ve learned about distribution.

Q: What’s your favorite thing about class with Mr. Bingham?

A: The conversations. We talk about real-world issues—like tariffs or school policy—and how they connect to what we’re learning. It’s not something you get in every classroom.

Q: What surprised you most about logistics?

A: I thought it was just about boxes and shipping, but it’s so much more. You need leadership, analytical thinking, tech skills—it’s a lot deeper than people think.



Andre Johnson

Senior | Class of 2025

Headed to Sam Houston State University | Major: Supply Chain Management



Q: How did you first hear about the Distribution & Logistics program at Blanson?

A: I actually got recruited a few weeks before orientation. My mom and I visited, and when we met Mr. Bingham, his energy was just different. He explained the program, and I’ve been committed ever since.

Q: What made you choose logistics as a career path?


A: I had never really seen a teacher so passionate about their subject. Mr. Bingham broke everything down and made it make sense. That’s when I knew—this was it.

Q: What’s been your favorite part of the program?

A: Definitely teamwork. Mr. Bingham teaches us how to work with different people toward a common goal. That, and leading my peers—it’s something I’ll take with me into college and beyond.

Q: What’s next for you?

A: I’ll be attending Sam Houston State University to study supply chain management. And I actually received scholarship money thanks to this program.

Curious what’s next for these standout students? Read their full profiles and learn more about Blanson’s Distribution & Logistics program at northhouston.org/delivers. As the District evolves into a regional industrial hub, programs like this help fuel workforce readiness. Explore more success stories from logistics and distribution operations thriving across North Houston. 

Q1 2025 SUMMARY

INDUSTRIAL/FLEX

19.8M	8.6%
SQUARE FEET	VACANCY RATE
\$8.92	7.7%
MARKET RENT PER/SF	CAP RATE

OFFICE CLASS A

3.8M	56.5%
SQUARE FEET	VACANCY RATE
\$22.15	10%
MARKET RENT PER/SF	CAP RATE

OFFICE CLASS B/C

6.7M	34.9%
SQUARE FEET	VACANCY RATE
\$19.3	10.5%
MARKET RENT PER/SF	CAP RATE

RETAIL

7.1M	10.8%
SQUARE FEET	VACANCY RATE
\$22.89	7.3%
MARKET RENT PER/SF	CAP RATE

APARTMENTS

19.19k	12.6%
UNITS	VACANCY RATE
\$963	6.6%
MARKET RENT PER/UNIT	CAP RATE

Source: CoStar, April 2025

NORTH HOUSTON DISTRICT HOTELS OUTPACE PRE-PANDEMIC PERFORMANCE

By Robert Fiederlein, Vice President, Planning & Infrastructure

The North Houston District is home to quite a few business travel-focused hotels. This segment of the market comprises everything from a La Quinta Inn or Hampton Inn up to Hilton and Marriott branded hotels (“upper midscale” to “upper upscale” in hospitality lingo). All together there are 12 such properties comprising 1733 rooms in the District.



Hilton Houston North

In this article we will try to answer how they are doing (spoiler alert: better than you might have thought), but first we must define some very specific hospitality industry terms and explain some of the challenges collecting the data. First the terms.

The principal performance metric used for hotels is “REVPAr” or revenue per available room. This is merely the product of two other numbers, occupancy and the average daily rate for a room at the hotel or “ADR”. In mathematical terms: REVPAr = occupancy x ADR. No more math, I promise. But it is intuitively logical – my revenue is how many people are in my hotel multiplied by what they are paying.

Now the data we source. As you think about the terms we defined above you can imagine that hotel operators would not necessarily want to share this data with their competitors. Hence, CoStar, our data source and one of the largest data sources in the commercial real estate industry, aggregates data by submarkets and then applies a weighted average across the properties in any specific submarket. We don’t know how any specific hotel is doing but we know how the submarket is doing relative to other submarkets and how hotels are doing over time. We will focus on this last point – how have the hotels in the District been doing over time?

And the news here is good. As teased in our title, they are doing better than before the pandemic hit in 2020. Covid of course caused occupancy to plunge close to zero and hence take REVPAr with it. But the good news is that REVPAr in 2025 is higher than it was before Covid hit. Occupancy is better than before Covid but ADR is quite a bit higher and thus so is REVPAr. All (occupancy, ADR and REVPAr) in fact are at the high end of their 5-year range and up significantly over the last year. REVPAr in fact is 12.56% higher than this time last year. So how are the business-focused hotels doing in the District? Just fine – one might even say better than fine.

The North Houston District Commercial Real Estate Market Report delivers hyperlocal facts, stats, and case studies about the shifts within our boundaries.

Read an expanded report at northhouston.org/cre and contact Robert Fiederlein at rfiederlein@northhouston.org for information.



Houston Marriott North



DISTRICT PARKS BLOOM WITH SPRING IMPROVEMENTS

With warmer weather on the horizon, the North Houston District’s Field Services team is rolling into peak season with fresh upgrades across several public parks. The 20-member crew—including full-time staff, part-time employees, and contractors—maintains eight parks covering 56 acres and more than six miles of trails.

“During mowing season, there’s a crew working somewhere in the District every day,” said Dru Gutierrez, Field Services Director. “We work daily to keep our parks clean, green, and inviting.”

Recent projects include new pour-in-place safety surfaces at Dylan Park, North

Houston Skate Park, and Buckboard Park. Dylan Park, known for its inclusive play areas, now features a refreshed rubber surface, while Buckboard Park, received a new mat to extend the life of its popular spinning feature. North Houston Skate Park also got a smooth new surface just in time for spring break visitors.

Jack Drake Park, which recently doubled in size, saw crews renovate 1,200 linear feet of trail using 190 tons of decomposed granite. Underbrush clearing is scheduled for this spring to improve safety and visibility along the expanded trail system.

Tree care has also been a big focus. Field Services recently pruned 258 trees

across all eight parks. “Pruned trees grow stronger and let more sunlight reach the turf, which helps improve overall park conditions,” Gutierrez added.

Beyond these upgrades, the Field Services team handles daily mowing, landscape maintenance, graffiti removal, and illegal dumping abatement. They’re also responsible for seasonal beautification efforts that keep public spaces looking their best year-round.

These improvements reflect the District’s ongoing investment in high-quality public spaces that serve both residents and businesses. As always, drivers are encouraged to slow down and stay alert for Field Services crews working throughout the District.



New pour-in-place play surface at Dylan Park
12351 Kuykendahl Road



New play mat and play surface at Buckboard Park
70 Buckboard Drive



New decomposed granite trails at Jack Drake Park
641 Bradfield Road

2024 HIGHLIGHTS IN FIELD SERVICES



From graffiti to storm debris, the Field Services team is constantly at work removing what doesn’t belong. That includes abandoned signs, illegally dumped trash, and other debris left behind after storms. These behind-the-scenes efforts make a big impact—helping keep the North Houston District clean, green, and ready for everyone to enjoy.

For more, visit northhouston.org/field-services.



OPEN DURING EXPANSION: WUSSOW PARK CONSTRUCTION IS UNDERWAY

Big changes are underway at Wussow Park—but the park remains open for visitors throughout construction. The North Houston District has officially kicked off a nearly \$1 million expansion and renovation project, made possible through a grant partnership with the Texas Parks and Wildlife Department.

This exciting transformation includes two new youth soccer fields with permanent goals and improved lighting, a shaded outdoor fitness area designed for strength and mobility training, and an expanded playground with age-appropriate pods for toddlers and older children. Crews will also add native plant gardens, a pollinator zone, and upgraded LED lighting throughout the park.

Construction began in March and is expected to last approximately four months, wrapping up in July. During this time, most of the park will remain open, though visitors are encouraged to be mindful of signs and avoid work zones.

These enhancements reflect the District's continued investment in high-quality public spaces that serve the growing needs of the North Houston community.

🔗 Learn more about the upgrades and timeline at: northhouston.org/news. 🌱





QUADRANTS

NORTH HOUSTON DISTRICT NEWS

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northhouston.org



The North Houston District is a management district that advocates for projects and services that attract the best in commercial and residential life to the area.

It's a special-purpose district created by the Texas Legislature and provides enhanced services in public safety, planning and development, beautification and maintenance of public rights of way, and development of parks and trails.

The District's service area includes four quadrants that span across the intersection of I-45 North and Beltway 8.



¿Habla español?



¡Lea nuestra última edición de Quadrants en línea!
northhouston.org

WHERE **LOGISTICS** AND **DISTRIBUTION** INTERSECT



10.5M SF
Office



7.1M SF
Retail



19.8M SF
Industrial



76 Apt.
Communities



North Houston District