

City of Hurst

A few years back most HEB residents were probably all quite skeptical as to how long it might be before ever being able to imagine the actual completion of the 13.5 mile expansion of Highways 183/121/820. And now the project is 95% complete and will be fully functional by year end, six months early! Businesses that lined the highway feared for their continued existence during the construction. There were some businesses that had to be displaced because of the new highway right-of-way taking. Fortunately, the remaining were able to creatively market themselves and educate their shoppers to the varying detour routes and will soon benefit from the greater traffic loads the new highways will carry. Abuelo's Mexican Restaurant lost significant parking at their frontage road location and was able to build and relocate to an even larger, new building just across the street. Retail sales tax for the City of Hurst has continued to grow even with the lesser traffic counts and Hurst businesses look forward to a bright future.

Consumers enjoy being able to have choices when it comes to where to do business, especially with where they can dine. Eight new restaurants have opened this year in Hurst adding to the 132 food service businesses already serving the area. These include Bar Louie's, Fred's Downtown Philly, the new Abuelo's and five on Pipeline Road including the Mimi's Cocina, Wing Stop, Casita Salvadorena, Pizza Patron and Lisa's Chicken. A total of 22 new businesses occupying 154,000 square feet opened this quarter in Hurst.

For more information on Economic Development in the City of Hurst contact Steve Bowden at 817/788-7025, sbowden@hursttx.gov or visit www.hursted.com.



Abuelo's Mexican Restaurant

City of Euless

What an awesome time to be in Euless, Texas. There are currently nine active residential subdivisions totaling 543 platted lots. Seven of these are new subdivisions. Through the first six months of year, 39 permits have been issued, with an average permit value of \$232,800. The median price of a new home in Fort Worth-Dallas has risen from \$216,700 in 2011 to \$269,400 in 2014, a 24% increase.

Local business activity is very important for job growth. Montgomery Crane, a heavy equipment rental and leasing company, moved to Euless on S.H. 10 in March. Ferguson's Plumbing Supply will be expanding their existing facility by 30,000 square feet. Fine Line Production will be adding over 20,000 square feet of new space.

Forty-four Certificates of Occupancy were issued to new businesses between January and June of 2014. Chop House Burger is open in the Shops at Vineyard Village, S.H. 121 and Glade Road. Your Way Café is a new restaurant located at 135 S. Ector Drive, south of Airport Freeway. The Karichi Village began service at its location at 501 N. Main St.



Chop House Burger

Tremendous excitement is growing for Glade Parks, a 200 acre mixed use commercial and residential project under construction south of the SuperTarget at Glade Road and S.H. 121. JLB recently completed a luxury 417 unit Urban Loft project called Suite 2801. K Hovnanian will soon begin model home construction. New restaurants will be developed in the coming year, joining Raising Cane's and Rosa's Café. Dave and Busters will begin construction soon, with a movie theatre expected in 2016. Construction should begin this fall on approximately 287,000 square feet of retail inline space. A 10,000 square foot building next to Rosa's Café is being built.

To let us know how we can be of assistance and for more information about the City of Euless, please contact Mike Collins at 817/685-1684 or at mcollins@eulesstx.gov.

City of Bedford

The North Tarrant Express (NTE), formerly and also known as Airport Freeway, or SH-121/183, is nearing the 95 percent completion point, and is anticipated to be done before the end of 2014, six months ahead of schedule. Final construction activity will continue to affect traffic conditions in Bedford, but it also appears to be accelerating growth in our area.

The six-mile stretch of NTE that flows through Bedford is attracting renewed interest from a variety of restaurants, retail and medical facilities. Shopping centers are filling with new tenants, and developers have been looking at new locations revealed as a result of the launch of the NTE project. Mac Churchill Auto Mall recently bought the vacant auto dealership on the NTE frontage road, which had been empty for over three years. Developers are going over plans with city staff for new commercial construction at some of Bedford's undeveloped properties, and residential development has increased, with three new planned subdivisions selling lots and establishing new houses.

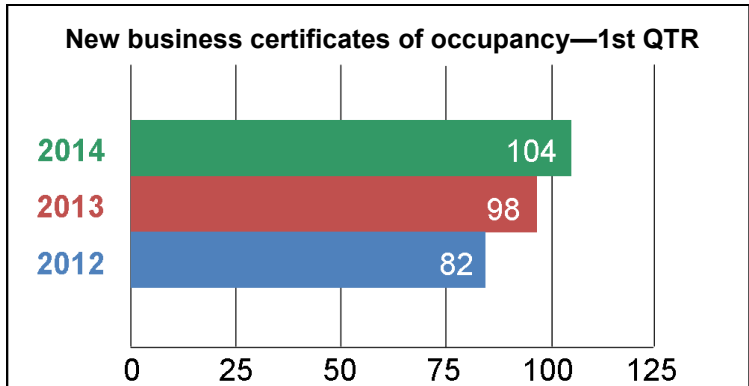
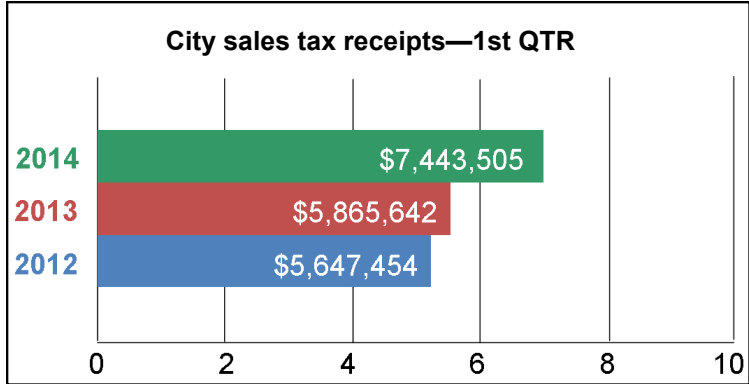
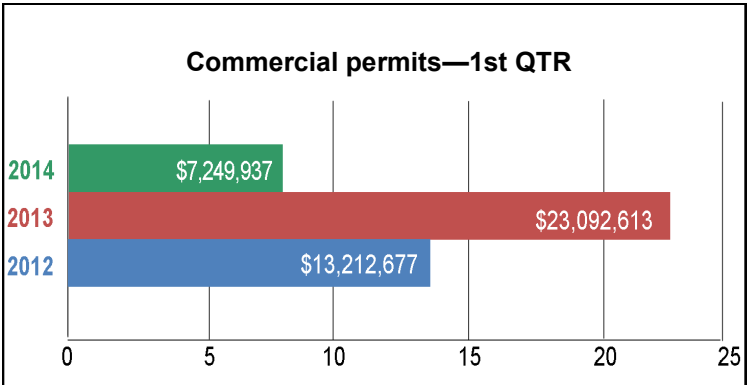
Projects underway in Bedford are also moving forward. The new 144,000 square-foot Gene A. Buinger Career & Technical Education Academy, located at Central Drive and SH183, is nearly complete following two years of construction.



Gene A. Buinger Career & Technical Education Academy

This academy will provide career & technical education programs for thousands of Hurst-Euless-Bedford ISD high school students commuting to classes on a daily basis. The new \$6 million, 38,000 square-foot freestanding Cancer Center being constructed on Hospital Parkway is making great progress, with an anticipated completion date of fall of 2014. Movie Tavern, one of the largest in-theater dining concepts in the U.S., is expanding their Bedford location into the vacant grocery store adjacent to their current location, and will become the company's flagship location.

We look forward to celebrating the conclusion of the NTE highway construction and are encouraged by the increased interest in Bedford's available properties. For more information about Economic Development in the City of Bedford visit www.bedfordtx.gov or contact Bill Syblon at 817/952-2175 or bill.syblon@bedfordtx.gov.



For information on the Hurst Euless Bedford Economic Development Foundation and the Hurst Euless Bedford area, contact us at 817-540-1053 or www.heb.org/economicdevelopment

The Hurst Euless Bedford Economic Development Foundation is a partnership of the cities of Hurst, Euless, Bedford, the HEB Chamber of Commerce, and the HEB Independent School District. The Foundation markets the three cities primarily through trade shows, professional associations, and meetings with commercial real estate developers. Retaining businesses in the area is also a focus of the Foundation.

In addition to the partners, funding comes from area businesses. Major supporters include:



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City of Bedford

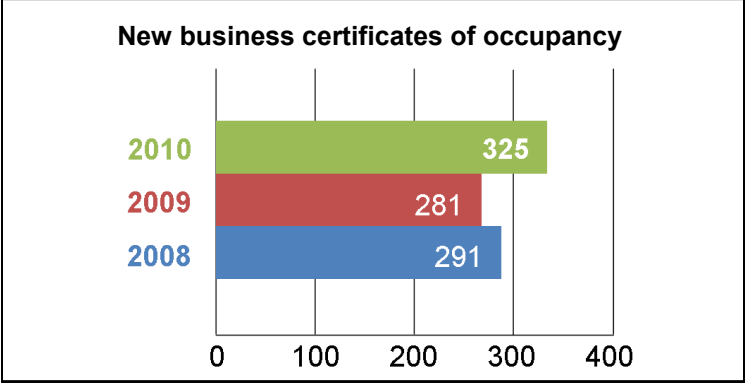
The City of Bedford brought in the new year with several new openings and announcements. One of the larger openings witnessed was Bell Helicopter’s move into a 40,000 square foot space in the Airport Center 121 office building. The initial move included approximately 160 employees, with room to grow for a total of 270 employees. Additionally, the 243-room Holiday Inn held their grand opening in January, just in time to reserve rooms for the Super Bowl. With the opening of this hotel located at the intersection of Highways 183, and 121, there are now over 1,000 hotel rooms in the City of Bedford. The brand new 60-bed Reliant Rehabilitation Hospital also held their grand opening this past month. According to representatives from Reliant, demand for their services has exceeded expectations. The new 40,000 square foot Bedford Public Library also opened in February.



Texas Orthopedics Specialist Ground Breaking

There were several significant announcements in Bedford over the past few months. The Dallas Business Journal recently mentioned that Applebee’s has purchased the former Bennigan’s building located at State Highway 183 and Central Drive. Timing for the opening of this store is yet to be determined. Texas Orthopedic Specialists announced and held their groundbreaking for their new building. They will be constructing a new 26,000 square foot facility adjacent to their existing location in order to expand their operation. Old West Café has also announced that they will be opening a new store in Bedford by early spring. All told, there have been nearly 30 new business certificates of occupancy issued in the City of Bedford over the past two months. As you can see, business continues to thrive in Bedford and in HEB!

For more information about the City of Bedford, contact Bill Syblon at 817/952-2175 or at wsyblon@ci.bedford.tx.us.



For information on the Hurst Euless Bedford Economic Development Foundation and the Hurst Euless

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