



City of Hurst

The busy Christmas season is in full swing and many HEB retailers are projecting this to be the best holiday season in recent memory. According to Accentures Survey of US consumers, 40% say they plan to spend more on holiday shopping this year thanks to renewed optimism. Shopping malls and department stores enjoy 30 to 35% of their annual sales volume during this six weeks and that's a big number for a super-regional mall like North East Mall. Their presentation could not be better this season as five new stores have opened this month, the mall is 100% leased and they recently unveiled their newly renovated Dining Pavilion. The fresh new food court look includes 100 additional seats, all new furniture, new restrooms, new floor and wall coverings and food kiosks. This, along with eight new restaurants that have opened this year in Hurst, will offer many new dining choices this Christmas season.

New business activity continues to flourish as 37 new businesses opened in Hurst this quarter and 97 have opened year to date. Exciting new business offerings include Pet Supplies Plus, Goody's Food Market and the new Pinnacle ER emergency room facility. The largest new business that opened this quarter is an entertainment venue, Battlefield Frontlines Combat Laser tag. Participants enjoy the experience of a new tactical style of laser tag at their new adrenaline filled location next to North East Mall where players feel like they are stepping into a live combat video game.

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



Northeast Mall Dining Pavilion

City of Euless

Economic growth continues in Euless, Texas. Builders are constructing homes in twelve active subdivisions totaling 638 platted lots. During the first nine months of 2014, 66 permits were issued with an average value of \$271,374. In the same period in 2015, there were 136 permits issued, averaging over \$375,327. Lennar, KHovnanian, Impression Homes, and Bloomfield Homes are some of the homebuilders active in Euless.

The City Council recently approved Planned Development Zoning Ordinances that will guide mixed-use development of almost 100 acres of land south of Airport Freeway. Sixty (60) acres of property was rezoned east of FM 157, south of Airport Freeway and north of S.H. 10. The master developer has begun the asbestos abatement and demolition of the two 1960's era apartments that will make way for the project. Commercial retail and restaurants will be located on the FM 157 side, urban lofts will be constructed on the S.H. 10 side, with a mix of single detached and townhomes will be located in the remainder. Located on the south side of S.H. 10, between Cullum Drive and Dickey Drive, approximately 15 acres will be developed as senior housing and single family detached. Specifically, a multi-story age restricted for 55 years and older Belk Department Store at Glade Parks building, with a several single story cottages will be constructed on the east side. Bloomfield Homes will be constructing a single-family detached subdivision on the west side. These combined developments will represent the most significant amount of private investment that has occurred south of Airport Freeway in many years, and one that we hope will be a catalyst for even more.



Belk Department Store at Glade Parks

Tremendous excitement continues to build for the Glade Parks, a 200 acre mixed use development located south of the SuperTarget at Glade Road and S.H. 121. K Hovnanian has a very attractive subdivision under construction. Belk Department Store is under construction next to Dick's Sporting Goods. Other retailers that have recently opened include Dick's Sporting Goods, Boot Barn, Cato, Kirkland's, Michaels, and Ulta. Several outparcel buildings along the S.H. 121 service road will house tenants that include AT&T, Monarch Dental, Potbelly Sandwich Shop, Five Guys Burgers, Legacy Nails & SPA, Verizon, Pie Five, and Panera Bread.

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 City of Bedford ended the 2014/2015 fiscal year on a very strong note. Sales tax collections were up by double-digit percentages over the prior fiscal year, and new commercial permit activity was up by almost fifty percent. With the North Tarrant Express being complete for over a year now, the development community is starting to take notice of the tremendous opportunities along the corridor. A prime example is the announcement that one of DFW's first El Pollo Loco restaurants will locate in Bedford. Development of this fast casual restaurant will include demolition of two buildings left vacant by the highway expansion project on the northeast corner of 183 and Central Drive. The site plan for the 3,000 square foot restaurant with drive thru was recently approved by the Planning and Zoning Commission. Demolition permits have been obtained, and site work is expected to proceed soon.



Pollo Loco

Similar to the El Pollo Loco site redevelopment, Popeyes Chicken will begin construction soon at the southwest corner of 183 and Bedford Road. This hardcorner site with great visibility and access is the remainder lot of a demolished office building. The lot had to be downsized as a result of the highway expansion. With several of these remainder lots still available for development, the City of Bedford expects to make future announcements updating their status.

As the calendar year comes to a close, the outlook for 2016 looks great for the City of Bedford. Several large-scale projects are in the conceptual design stage, and there are significant projects nearing completion. 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.

Commercial Permits - 3rd Quarter



City Sales Tax Receipts - 3rd Quarter



New Business Certificates of Occupancy - 3rd Quarter



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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