



HURST

Productive year continues with opening of Shops at Hurst development

Residents from the HEB area and region enjoy the area's great selection of businesses to choose from when it comes to using their spendable income to purchase what they need and how they choose to recreate. Hurst is fortunate to have 1,350 businesses in 6.1 million square feet, considerably more than typical for cities of its size. Sixty-two new businesses have added to the roster of retailers already this year through June.

Hurst's 6,400 acres is 98 percent built-out, so much of the work done in Economic Development is redevelopment. One of the city's largest redevelopment projects in its history was just recently completed with the opening of **The Shops at Hurst** at Precinct Line and Pipeline Road. This 10-acre parcel was the home to several dilapidated older buildings that had been vacant for some time. The area was totally transformed as all buildings were demolished and the new 90,000-square-foot project was constructed. It is anchored by the latest prototype **Walmart Neighborhood Market** grocery store that was the first one of its design in the country.



The new Neighborhood Market in Hurst is the first Walmart store of this design in the country.

This new shopping center now offers a fine array of new retailers to Hurst, including **Advance Auto Parts**, **Dollar Tree**, **Pizza Hut** and others.

Four new restaurants have opened, adding nicely to the food service selection in Hurst. **Slim Chickens** opened their Southern-style chicken restaurant on Precinct Line. The city's first gourmet grilled cheese sandwich shop, **Grain & Dairy**, opened on Highway 10. **Burritos Locos #2** and **Adobo Puerto Rican** also opened this quarter in south Hurst.

For more information on development opportunities in Hurst, call Steve Bowden at 817-788-7025, email sbowden@hursttx.gov or visit hursttx.com.

BEDFORD

Creative developers benefit from city's demographics and high traffic counts

The City of Bedford has had a significant increase in redevelopment on some of our unoccupied parcels. Some of these sites were vacated around the start of the four-year-long highway expansion project, and have since become critical options in maintaining the economic growth of Bedford.

An empty office building at 1900 Central Drive was recently demolished to make way for the first franchised **El Pollo Loco** restaurant to open in the DFW market. El Pollo Loco is the nation's leading fire-grilled chicken chain. From family chicken meals to burritos, tacos, quesadillas, and salads, El Pollo Loco is a destination for high-quality Mexican offerings. Watch for their grand opening celebration on September 10.

On the southwest corner of SH 183 and Bedford Road, a new **Popeyes® Louisiana Kitchen**, a fast, casual restaurant with drive-thru and space for a T-Mobile retail store, is under construction. This development will fill the lot at 1100 Airport Freeway left vacant after the demolition of a building in preparation for the highway widening project.



The first franchised El Pollo Loco in the DFW area is in Bedford.

Petro's Chili and Chips, Bedford's newest fast casual restaurant with drive-thru, and the first location in the DFW Metroplex, is going up now at one of the city's most prominent intersections, the southwest corner of Central Drive and Harwood Road. The site, located at 2128 Harwood Road, was a former a gas station/convenience store that had been demolished.

The City of Bedford may be 97 percent built out, but developers with a strong desire to construct in Bedford are finding creative development options to capitalize on our impressive traffic counts and demographics.

For more information on development opportunities in Bedford, call Bill Syblon at 817-952-2175, email Bill.Syblon@Bedfordtx.gov. or visit bedfordtx.gov.

EULESS

Multiple projects reflects city's robust residential and commercial health

During the first six months of 2016, 118 permits were issued, with an average value of \$413,111. In the same period in 2015, there were 83 permits issued, averaging over \$386,420.

During 2015, the City Council approved Planned Development Zoning Ordinances that will guide mixed-use development of almost 100 acres south of Airport Freeway. Sixty acres were rezoned east of FM 157, south of Airport Freeway and north of State Highway 10, and the Master Developer has begun work. Commercial retail and restaurants will be constructed on the FM 157 side and urban lofts on the S.H. 10 side, with a mix of single detached and townhomes located in the remainder.

Work also will begin on a 15-acre project on the south side of S.H. 10 between Cullum and Dickey drives. Specifically, a multi-story building, with several single-story cottages, will be constructed on the east side, and restricted for people 55 years and up. In addition, **Bloomfield Homes** will be constructing a 50-lot, single-family detached subdivision on the west side. These developments represent the most significant private investment



24 Hour Fitness is coming to the Glade Parks development.

south of Airport Freeway in many years, and one we hope will be a catalyst for even more.

Over 500,000 square feet of commercial retail space and restaurants has now been completed at the Glade Parks mixed-use development on S.H. 121 at Glade Road. Anchored by the **Belk** department store, retailers include **Dick's Sporting Goods**, **Boot Barn**, **Cato**, **Kirkland's**, **Michaels** and **Ulta**. **DSW Shoe Warehouse** and **Tuesday Morning** are coming soon. **The Lazy Dog** restaurant, **Cinopolis Movie Theatre** and **24 Hour Fitness** also are under construction.

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

SNAPSHOT

HEB Chief Economic Indicators: Through Q2

	2014	2015	2016
New Businesses	168	158	167
New Housing Starts	70	114	135
Residential Permits	16,908,399	\$37,989,835	\$53,419,035
Multi-family Permits	\$19,569,885	\$0	\$15,000
Commercial Permits	\$25,092,707	\$40,552,842	\$36,618,705
City Sales Tax	\$14,576,029	\$14,829,013	\$17,824,920

The Hurst Euless Bedford Economic Development Foundation is a partnership of the three 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. Another focus is retaining area businesses. In addition to the partners, funding comes from area businesses. Major supporters:



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