

Volume 17, Edition 1

HURST

Another great year for retail and residential growth

ended with a bag full of presents, including a strong showing of Christmas shoppers and many new businesses in Hurst. The fourth quarter saw 34 new businesses open, occupying 85,000 square feet, with the city enjoying a total of 118 businesses opening during the calendar year. Adding nicely to the fine roster of retailers at **North East Mall**, the city's largest shopping destination, were Bellano Jewelers, Austin 5 and the soon-to-open Paciugo Gelato and Beauty by Nature.

Natural Grocers opened their new grocery store to a warm response from the community and especially those who like to eat healthy. The store is a proponent of consumer education on health and nutrition and maintains a full-time nutrition coach on staff who teaches healthy cooking in their on-site kitchen. St. Camillus Hospital, Double Take Dance Studio and Total Care Clinic also opened in Hurst in the quarter. Pollo Loco opened their new Latinthemed, citrus-based chicken restaurant by North East Mall. Two other new Mexican restaurants, Burritos Locos 2 and California Tacos, opened and both are serving their full menus of Mexican cuisine.

Year-end existing home sales data was released recently and 717 existing single family homes were sold in 2016 at an average price of \$211,000, a 13 percent increase over the year before.

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





Strong growth continues along 183, 157 corridors

he City of Bedford saw a strong start for 2017, with several new groundbreakings. Continuing Bedford's trend as a health care hub, Heartis broke ground on their senior housing facility along SH 121. Heartis specializes in independent living, assisted living, memory care, and integrated health care. This new facility will have approximately 178,000 square feet and 175 units.

City Vet also broke ground at the intersection of Cheek Sparger Road and SH 121. This 7,000square-foot veterinary facility will offer medical services, surgical services, wellness programs, boarding, grooming, services, and food and supplies. This will be City Vet's first location in Tarrant County.

Continuing the theme of redevelopment along the SH 183 corridor, Armstrong Development broke ground on a 3,375-square-foot retail facility that will house a Chipotle restaurant and a Sprint store. This building is being constructed on a former convenience store site that was demolished as a result of the expansion of SH 183.

The City has also made an investment in a tract of available land along SH 157. The Bedford Public Works Department recently completed a project to provide water and sewer to a 9-acre stretch of property between Harwood and Bedford roads. The City Council approved the project in an effort to further promote commercial development in the corridor.

With several more projects on the horizon, Bedford is looking forward to a productive 2017, and there are still many opportunities available. For more information, please contact Bill Syblon at 817-952-2175, email Bill.Syblon@bedfordtx.gov.

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Enjoying major growth south of freeway

Luless' growth was strong in 2016, with 185 singlefamily permits issued, with an average value of over \$412,000. In contrast, 167 permits were issued in 2015, with an average value of \$371,000.

The City Council approved Planned Development Zoning Ordinances in 2015 that have enabled construction of mixed-use development on almost 100 acres of land south of Airport Freeway. Infrastructure is being installed in Founder's Parc, located on 60 acres on the east side of FM 157 south of Airport Freeway. Commercial retail and restaurants will be located on the FM 157 side, urban lofts will be constructed on the SH 10 side, and a mix of single-family detached homes and townhomes located in the remainder.

On the south side of SH 10 between Cullum and Dickey drives, development of 15 acres of singlefamily homes and senior housing has begun. The two developments represent the most significant amount of private investment that has occurred 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 SH 121 at Glade Road. Anchored by Belk department store, retailers include Dick's Sporting Goods, Boot Barn, Cato, Kirkland's, Michaels and Ulta. Also open now are DSW Shoe Warehouse, Tuesday Morning, the Lazy Dog restaurant and 24 Hour Fitness. And in the summer of this year, Cinepolis Movie Theatre will open.

For more information about the City of Euless, please contact Mike Collins at 817-685-1684, email mcollins@eulesstx.gov.

SNAPSHOT

HEB Chief Economic Indicators 2016 Summary **New Businesses New Housing Starts Residential Permits Multi-family Permits Commercial Permits City Sales Tax City Property Tax**

2015	2016	
327	347	
197	214	
\$71,242,207	\$88,475,058	
\$566,979	\$15,000	
\$66,661,073	\$69,547,861	
\$29,439,666	\$33,535,707	
\$42,627,306	\$44,888,348	

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 though trade shows, professional associations and meetings with commercial real estate developers. Another focus is retaining area businesses. For more information, please contact Mary Frazior at 817-540-1053. In addition to the partners, funding comes from area businesses. Major supporters:





