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T E X A S

April 2017

Three Times Better

Hurst, Euless and Bedford are three great cities with many great opportunities. Here are only a few.

Located on the southwest edge of D/FW International Airport in the heart of the Metroplex, **EULESS** enjoys a very strong economy, with sales tax collections, housing starts and values and commercial permit values all above 2016 levels. 500 residential lots and 900 urban lofts are being developed, and national, regional, and home-grown businesses are expanding.

Euless offers financial incentives, available land, existing space and a one-stop shop development process. Over 450 acres of prime land is available, including two areas with master planned mixed-use developments.

Glade Parks is located across from the successful Shops of Vineyard Village on SH 121, which includes **Lowe's, Marshalls, Ross, LA Fitness, PetSmart** and **Bed, Bath, and Beyond**.

Within Glade Parks, 417 luxury Urban Lofts are leased. K. Hovnanian Homes is developing a subdivision for 127 luxury single-family homes in the mid-\$400s. **Belk, Boot Barn, Dave & Busters, Dick's Sporting Goods, HomeGoods, Kirkland's, Michael's, Ulta** and **Lazy Dog** restaurant are open, and a 12-screen **Cinepolis** theater will open this summer.

Riverwalk is a 200-acre mixed-use project, and **Lennar Homes** is developing approximately 500 residential lots. **NRP Group** has completed a 300-unit luxury Urban Loft project, with 200 additional units coming, and 100 acres of commercial land is available. We also enjoy quality schools, miles of trails and numerous parks within our Tree City USA community.



We would enjoy the privilege of working with you and discussing how we can contribute to the success of your business in Euless. Come grow with us! For more information, please contact Mike Collins, 817-773-0829 at ICSC, or 817-685-1684 MCollins@Eulesstx.gov

HURST appreciates the many national, regional and local retailers that have made us their home. Hurst enjoys a centralized location between Dallas and Fort Worth, with nearly 200,000 cars per day traveling daily on SH 121/183, which was recently expanded.

Complimenting those east-west car counts are those of Precinct Line Road. With an average traffic count of 55,000, it's one of the Mid-Cities' busiest north-south roadways. Both roads have some of the highest traffic counts in the Metroplex, helping attract 12 new restaurants along the two frontage roads.

In the last three years, Hurst has added more than 850,000 square feet of new businesses. Retail occupancy levels exceed national and regional averages, while developers and retailers are still finding new opportunities.

The retail community is highlighted by Simon Property Group's **North East Mall**, the state's third-largest mall and



voted best shopping destination in Tarrant County for eight consecutive years. The roster of fine retailers and eateries includes **Nordstrom, Dillard's, Macy's, JC Penney, Dick's Sporting Goods, Michael Kors**, the **Rave Theater** and many more. The mall enjoys annual shopper counts upwards of 15 million, and Hurst ranks in the Top 50 cities in the state in retail sales per capita.



There are still many opportunities to join Hurst's dynamic community. At ICSC, contact Steve Bowden at 817-470-8260, or in Hurst contact him at 817-788-7025, sbowden@hursttx.gov.

With average household incomes of over \$75,000 in more than 100,000 households within a 10-minute drive to the heart of the city, it is no surprise so many retailers are thriving in **BEDFORD**.

Located in the center of the Metroplex, Bedford's buying power is not limited to the residential community and high traffic counts. Major employers include Carter BloodCare (1,200 employees) and Texas Health Harris Methodist Hospital HEB (1,500). In fact, Bedford is a health care hub, and Texas Health HEB's \$25 million expansion builds on this reputation. Bedford's retail base also is enjoying

a significant boost. Much of the recent activity has revolved around redevelopment opportunities created by the recently completed State Highway 183 corridor expansion. Just last year, three national fast, casual operators broke ground in this area: **El Pollo Loco, Chipotle** and **Popeye's Chicken**. Only three similar land opportunities are available along this busy highway corridor.

Additionally, Bedford's **Texas Harley-Davidson**, the largest Harley dealership in Texas, is continuing grow, having recently secured an adjacent acre. They are optimally seeking a restaurant operator.



With room to grow and opportunities available, Bedford is proud to offer an efficient "one-stop shop" to discuss your perfect site. At ICSC, call Bill Syblon, 817-726-6117. After the conference, call 817-952-2175, email bill.syblon@bedfordtx.gov.



In 2016, three national fast, casual operators broke ground along State Highway 183.

All-around Excellence

The Hurst,-Euleess-Bedford ISD offers innovative approaches and award-winning athletic programs

The [Hurst-Euleess-Bedford ISD](#) is consistently one of the highest -performing districts for academic performance and financial efficiency. Whether it's through innovative ap-
proaches to learning or award-winning athletics programs, students at HEB ISD are empowered to achieve their goals.

Through its **Schools of Choice** initiative, HEB ISD offers programs that set students on the path to success. At the elementary level, students can explore programs such as **STEM** (Science, Technology, Engineering, & Math), **Su-
zuki Strings**, **Spanish Immersion**, and **World Languages**.

The elementary Schools of Choice programs are aligned at the secondary level where students have the option to continue sharpening their skills in Orchestra, Advanced Spanish, and Arabic, Hindi, and Mandarin Chinese through the **International Business Initiatives** program.

At the secondary level, students have the choice to pursue



the IB (International Baccalaureate) program, a rigorous pre-university course. HEB ISD students consistently achieve at or above the global average for earning the cov-
eted IB diploma.

Through its five-year strategic plan, HEB ISD and its board members are prepared to meet these challenges, continuing to ensure that every student is empowered to-
day to excel tomorrow.

To learn more, please call 817-283-4461, [hebisd.edu](#).

SNAPSHOT

HEB Chief
Economic Indicators

	2014	2015	2016
New Businesses	437	327	347
New Housing Starts	161	197	214
Residential Permits	\$48,391,880	\$71,242,207	\$88,475,058
Multi-family Permits	\$19,726,885	\$566,979	\$15,000
Commercial Permits	\$54,673,228	\$66,661,073	\$69,547,861
City Sales Tax	\$28,652,295	\$29,439,666	\$33,535,707

The Hurst Euleess Bedford Economic Development Foundation is a partnership of the cities of Hurst, Euleess, 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. In addition to the partners, funding comes from area businesses. Major supporters:



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