



# Everywhere You Turn

*Hurst, Euless and Bedford continue to thrive, welcoming businesses and residents.*

**ACCORDING TO REALTOR.COM**, a popular national "homes for sale" search engine, six of the top 10 cities in the country most often "clicked on" when potential home buyers search for a new home are in Texas. The top three are Waco, Carrollton and [Hurst](#).

Last year, **717 new families moved to Hurst**. Through the first five months of this year, 264 homes have been sold in Hurst at an average sales price of \$230,000, or **11 percent higher in average value** than those sold in 2016. Very little land in Hurst remains undeveloped, making the ability to add new residential subdivisions extremely limited.

Because the area is so popular and **demand is so high**, homebuilders are willing to build on small in-fill parcels or try and assemble vacant parcels together. There are three such areas under construction now where subdivisions are being created: Royal Residency Estates, Melbourne Place and Sandstone Cove.

The **retail sector also continues to flourish**, with 61 new businesses opening in the first six months of 2017, occupying 81,000 square feet. Area residents are enjoying the new R Taco on Grapevine Highway, and excellent breakfast and lunch entrees can be found at the new Brookside Café on Bedford Euless Road. North East Mall has welcomed numerous new or expanded retailers including a new Bath and Body



*The new R Taco on Grapevine Highway in Hurst.*

**Just through June of this year, 61 new businesses have opened in Hurst.**

Works, White Barn Candle Company, Love Culture, Build-A-Bear, Austin 5 and Origin Gyros. Considerable additional inventory will be found when Victoria's Secret and Pink open their newly expanded stores in the Dillard's wing of the mall.



For more information about real estate opportunities in Hurst, please contact Steve Bowden at 817-788-7025, [sbowden@hursttx.gov](mailto:sbowden@hursttx.gov), or visit [hursted.com](http://hursted.com).

**THE SUMMER HAS BEEN** a busy one for [Bedford](#), with many new projects breaking ground and several others being finalized. Bedford is significantly adding to its hotel stock with **two new hotels underway**.

Residence Inn by Marriott is under construction along SH 121 just north of SH 183. This hotel will be an 85,000 square foot, 96 room, 4-story property. Similarly, a 64,000 square foot, 100 room, 4-story Home2 Suites by Hilton is being constructed in the Bedford Commons District along Forest Ridge Drive just north of SH 183. A Staybridge Suites hotel has been approved to be developed along SH 183 as well, and will add another 70 rooms and 58,000 square feet.

Once complete, these three properties bring **Bedford's total number of hotels up to 12**, with approximately 1,300 rooms.

In addition, **two new headquarter operations will be moving to Bedford soon** with the completion of their new buildings. Magnolia Property Company, a specialty residential development company is completing their new 6,000 square foot building along Airport Freeway, and LINQ, a leading third party logistic provider is constructing their new 10,000 square foot headquarters in the Bedford Commons District. American Motorcycle Trading Company is also moving to Bedford by way of renovating and converting a 30,000-square-foot office building along Airport Freeway into a new dealership.



*Architect's drawing of the new LINQ offices.*

**Soon, Bedford will have 12 hotels and two new headquarters operations.**

This new dealership, combined with Texas Harley, the largest Harley-Davidson dealership in Texas, arguably **makes Bedford the motorcycle sales destination of DFW**.

As summer winds down, our thoughts turn to the Labor Day weekend. We invite you to "Discover the Center" and join thousands of visitors as the City of Bedford hosts our annual [Bedford Blues & BBQ Labor Day Weekend Festival](#), September 1-3, 2017.



With many opportunities available, Bedford is proud to offer an efficient "one-stop shop" to discuss your perfect site. Contact Bill Syblon, 817-952-2175, [bill.syblon@bedfordtx.gov](mailto:bill.syblon@bedfordtx.gov).

**ACCORDING TO THE** Dallas Federal Reserve's Texas Business Outlook Survey, the Texas economy continues to grow at a solid pace. Employment rose in June, and both manufacturing and **service activity expanded**, exceeding last year's index averages.

[Euless'](#) economic activity could certainly be characterized as steady. Development of almost 100 acres of land south of Airport Freeway continues. **Streets will be poured soon** in the Founder's Parc mixed-use project located on the east side of FM 157, south of Airport Freeway. Façade work on the Gala at Oak Crest Senior Housing project is underway south of Highway 10 at Dickey Drive. Lots are being formed in Bloomfield's new residential subdivision next door to the senior housing.

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.

Over 500,000 square feet of commercial retail space and restaurants has been completed at the Glade Parks mixed-use development on SH 121 at Glade Road. Cinépolis Movie Theatre had its Grand Opening on August 5. Anchored by Belk



*Architect's drawing of Founder's Parc.*

**The Glade Parks development has more than 500,00 square feet completed.**

Department Store, other retailers include Dick's Sporting Goods, Boot Barn, Cato, Kirkland's, Michaels, and Ulta. DSW Shoe Warehouse and Tuesday Morning are open. The Lazy Dog restaurant and 24 Hour Fitness also are open.



To let us know how we can be of assistance and for more information about the City of Euless, please contact Mike Collins, 817-685-1684, [MCollins@Eulesstx.gov](mailto:MCollins@Eulesstx.gov).

## SNAPSHOT

*HEB Chief Economic Indicators through Q2 2017*

	2015	2016	2017
<b>New Businesses</b>	158	167	197
<b>New Housing Starts</b>	114	135	110
<b>Residential Permits</b>	\$37,989,835	\$53,419,035	\$43,714,117
<b>Multi-family Permits</b>	\$0	\$15,000	\$0
<b>Commercial Permits</b>	\$40,552,842	\$36,618,705	\$60,046,187
<b>City Sales Tax</b>	\$14,829,013	\$17,824,920	\$15,877,845

**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. Another focus is retaining area businesses. In addition to the partners, funding comes from area businesses. Major supporters:



**Atmos Energy**  
**Frost Bank**  
**Benenati Law Firm, P.C.**