

BEDFORD

Completed freeway project clears the way for great 2015, even better future

The City of Bedford experienced an encouraging level of new business activity in 2015, and it continues to remain strong as we move into 2016. The **expanded Airport Freeway** has served to improve access to all major freeway intersections and opened up a variety of opportunities for development and redevelopment.

Several projects along the freeway corridor that began during 2014-2015 will soon be reaching completion, including the expansion of the **Movie Tavern**, a multi-million project that relocated the business to Central Drive and doubled its size. Also, a new **Texas Harley-Davidson** dealership opened, becoming a flagship store with nearly 70,000 square feet of area. In addition, **Texas Health HEB Hospital** completed a \$25 million expansion of the Intensive Care Unit, adding 60,000 square feet to the wing.

The city continues to grow in 2016. Upcoming projects that will soon dot the Bedford highway corridor include **Popeyes/T-Mobile**; a free-standing restaurant/retail space to be located at Bedford Road/183; and **El Pollo Loco**, another free-standing restaurant which



The new Texas Harley-Davidson dealership is one of just many projects which will be completed soon.

will be located just north of Central Drive and 183.

The forward-thinking Bedford City Council previously identified the importance of developing a comprehensive economic and physical plan for the central city. In 2015, the City Council approved design standards for a proposed development called **Bedford Commons**.

With its boundaries incorporating approximately 100 acres, Bedford Commons will be adjacent to the Cultural District, which was established by the City Council in 2011. The city is currently coordinating with developers interested in the project.

For more information on development opportunities in Bedford, call Bill Syblon at 817-952-2175, email [Bill.Syblon@Bedfordtx.gov](mailto:Bill.Syblon@Bedfordtx.gov). or visit [bedfordtx.gov](http://bedfordtx.gov).

EULESS

City enjoys steady growth in residential and commercial space, sales tax revenue

The City of Euless has enjoyed a steady pace of activity recently. For example, **multiple businesses completed relocations or expansions**, including **A.G.H. Industries, ASCO Equipment, AERO DYNAMIX, Fine Line Productions, Quickway Stamp, Montgomery Crane, Ricochet Fuels, Service Master Advanced Restorations and Structural and Steel Production**.

Almost **370,000 square feet of commercial space** has been completed or is under construction. Tenants include **Belk Department Store, Dave & Busters, Dick's Sporting Goods, Boot Barn, Cato, Kirkland's, Michaels, Ulta, Five Guys Burgers, Pie Five and Panera Bread**.

Residential growth also has been impressive. Since 2011, 409 permits have been issued for single-family homes. In 2012, there were 25 lots available in four active subdivisions, while 2016 starts with over 383 available lots in 12 active subdivisions.

Just as important, from 2011 to 2015, **the average permit value rose** from \$308,604 to over \$371,000. **K Hovnanian** also has built 43 homes in its 127-lot subdivi-



The Glade Parks mixed use development will include a Belk Department store, currently under construction.

vision, with an average value of over \$480,000.00. Looking ahead, **five new subdivisions** are underway. They will add 430 lots, most located south of Airport Freeway.

We continue to see very positive improvement in our one-cent **sales tax revenue**, which increased from \$6.6 million in 2011 to approximately \$9.1 million in 2015. During this time, **Glade Parks**, located at S.H. 121 and Glade Road, emerged as perhaps the most visible and prominent mixed-use development in 20 years.

For more information on development opportunities in Euless, call Mike Collins at 817-685-1684, email [mcollins@eulesstx.gov](mailto:mcollins@eulesstx.gov). or visit [eulesstx.gov](http://eulesstx.gov).

HURST

Successes include 136 new businesses, streak of sales tax revenue growth

This is the time of year when businesses begin implementing their new strategic plans, refining it based on analysis of the previous year-end results.

Cities do the same, and at the recent Hurst Town Hall Forum, the 2015 results shared were very positive, with **136 businesses opened in the city**. The businesses occupied 346,000 square feet, driving occupancy of the total retail inventory to a new high of **94.5 percent occupancy**. In addition, we had 14 consecutive months of **sales tax revenue increases**, with the latest month being double-digit.

In residential real estate, 724 new families moved to Hurst in 2015, representing the highest number in 10 years and one of the highest amongst the 14 mid-cities.

The **Hilton Garden Inn** broke ground in February on a six-story, 140-room hotel that will attach to the Hurst Conference Center. The Inn will complement the three nearby hotels, allowing greater use of the facilities for



The new Chick-fil-A in Hurst.

regional conferences needing overnight stays. It should open by summer 2017.

The **Hurst Crossing Shopping Center** on Highway 26 opened its first retailers, as **Care Now** relocated to their new urgent care center. **Chick-fil-A** also opened last month with a double-lane drive-through, making it the fourth Chick-fil-A in Hurst. **Natural Grocers** has also started construction on their neighboring 15,000-square foot natural grocery store that should open in the fall.

For more information on development opportunities in Hurst, call Steve Bowden at 817-788-7025, email [sbowden@hursttx.gov](mailto:sbowden@hursttx.gov) or visit [hursttx.com](http://hursttx.com).

SNAPSHOT		2013	2014	2015
HEB Chief Economic Indicators	New Businesses	389	437	327
	New Housing Starts	69	161	197
	Residential Permits	\$16,889,263	\$48,391,880	\$71,242,207
	Multi-family Permits	\$5,039,483	\$19,726,885	\$566,979
	Commercial Permits	\$46,895,104	\$54,673,228	\$66,661,073
City Sales Tax		\$22,657,036	\$28,652,295	\$29,439,666

The Hurst Euless Bedford Economic Development Foundation is a partnership of the three cities of Hurst, 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:

