



### City of Euless

Having attended several industry forecast meetings and read multiple real estate trends articles, there seems to be a common theme -- everyone is looking towards the new year with an anticipation of it being a new start. Everyone wants to believe that whatever signs of improvement that have begun to emerge will create a foundation for a meaningful and sustainable recovery.

During the last three months of 2009, Euless experienced a very modest and steady stream of economic activity. Local entrepreneurs were issued Certificates of Occupancy for several retail or service businesses on North Main Street, including the Tropical African Market, Gala Hair, and Tan Zone. Redi-Mix Concrete also opened its new regional headquarters building on N. Main Street. 223 Martha Street is the site for a new business called



Construction of Verizon Switching Facility

All in One Medical Supply. The Landry Basket laundromat opened for business at 417 W. Euless Blvd. Cannon Business Systems moved into office space at 150 Westpark Drive. Masso

Enterises, Quality Kitchens, My Credit Union, and Texas Wireless also were issued Certificates of Occupancy. Shelton's Salon and Day Spa is now located at the Shops at Vineyard Village. Construction continues on Verizon's 37,000 square foot wireless switching facility at the southwest corner of Bear Creek Parkway and Harwood Road.

There were a total of 108 building permits issued for single family residential in 2009, an increase of 25 from 2008. The average permit value was approximately \$289,000. Similar to national trends of people staying in their existing homes rather than buying a new home, the City continues to see a slight increase in the number of remodel permits issued.

Sales tax revenue continues to struggle. The months of October, November, and December reflected double digit declines in sales tax collections when compared to 2008. On a positive note, there was a slight increase in retail sales tax revenue.

For assistance and for more information about the City of Euless, please contact Mike Collins at 817/685-1684 or at [mcollins@eulesstx.gov](mailto:mcollins@eulesstx.gov).

### City of Hurst

Many cities across the country spent 2009 focusing on business retention. Things were no different in Hurst, Texas as business retention was made a top priority. Retail struggled, falling short of previous year's sales volumes in most cases and in the most extreme filing for bankruptcy. Working closely with businesses was a large part of the retention plan in Hurst. This was in an effort to help struggling businesses enhance sales volumes, reduce expenses and maintain some form of profitability. Hurst was fortunate in that few businesses were forced to close and the few that did were offset by enough small business lease renewal and new leases, resulting in a positive absorption in the fourth quarter. In fact, 33 new businesses opened in the fourth quarter occupying 106,000 square feet. Some of these openings included BJ's Restaurant and Brewhouse and the new Moritz Kia dealership. Both opened along the State Highway 121 South frontage road. Also look for information about the grand openings of the new Stein Mart in Mayfair Village and the new Aldi grocery store on Precinct Line Road next quarter. Interested in available space in Hurst? There are still strong retail locations available that we encourage you to call us about.

And that's not all that's happening in Hurst. Excitement continues to build as construction on the Hurst Conference Center progresses

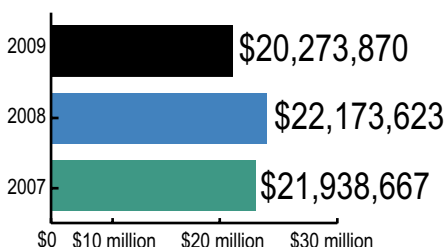


Hurst Conference Center to open September 2010

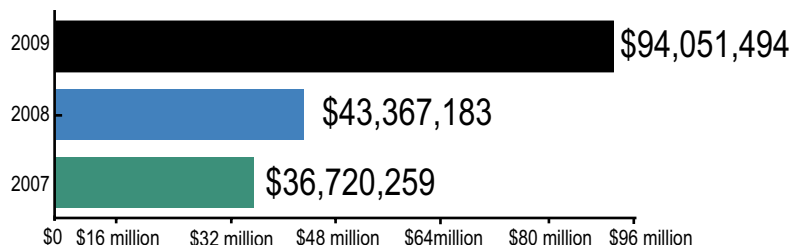
on schedule. This hallmark facility for Hurst and the Northeast Tarrant County community is slated to open in September. Not only are interior plans being tweaked to perfection, but staff is being hired, rates have been determined and events and conferences are already being booked. Each conference or event that is booked at the conference center equals more revenue into the City, more patrons to our businesses, more rooms booked at our hotels and ultimately even better services and quality of life for our residents. Have an event you'd like to book at the Hurst Conference Center? Contact the new Executive Director, Charlton Northington, at 817/581-0044.

For more information about economic development in the City of Hurst, contact Steve Bowden at 817/788-7025 or at [sbowden@ci.hurst.tx.us](mailto:sbowden@ci.hurst.tx.us) or visit [www.hursted.com](http://www.hursted.com).

#### City Sales Tax Receipts



#### Commercial Permits



## City of Bedford

Bedford City staff has been charged with the task of developing and presenting an updated Comprehensive Plan, one that will address the issues required of a mature city. The original 1970 Comprehensive Plan has been updated at least twice during this forty-year period, with the latest being in 2001. Future growth for the City of Bedford will focus on developing in-fill parcels and redeveloping existing developments as they age and deteriorate. There will be an enhanced focus on protecting the value of property and maintaining the quality of life of our residents. The planning efforts connected with updating the Comprehensive Plan will take about six months to complete. During that time, with the assistance of the Planning and Zoning Commission and the public, goals and guidelines for future development will be consolidated into a brochure document that provides both text and graphic descriptions of those growth plans.

Citizens will be invited to participate in this update effort, where they will first be asked to complete a simple Community Survey that will be posted on-line. In fact, the Internet will be used greatly in the public participation efforts connected with the Comprehensive Plan update. Meeting dates, status of efforts, drafts of maps and documents, as well as the survey will be posted on the City's webpage. This update effort will provide a fresh vision for the future, pursuing new opportunities while focusing on maintaining the value of property and the quality of life in Bedford.

Bedford has also seen three new restaurants open over the past several weeks. Bataar has opened in the former China



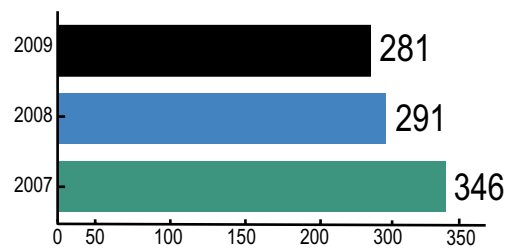
New Bataar Restaurant in Bedford

King building along Airport Freeway. Bataar is a Mongolian Barbeque concept where all meals include a salad, fresh soup, and dessert for a very economical price. Cornejo's

also recently held their grand opening in the former Tequila Factory location along State Highway 121. Cornejo's offers a unique "American-Mexican" menu with items ranging from BBQ ribs and gulf red snapper, to a variety of soft tacos. Pollo Regio has opened their 19th DFW store in the former Burger Basket building along Pipeline, offering a more traditional Mexican fare. Also, look for Amore Pizza and Pasta out of Grapevine to open a new location in the Forest Oaks shopping center adjacent to Toadies.

For more information about the City of Bedford, contact Bill Syblon at 817/952-2175 or at [bsyblon@ci.bedford.tx.us](mailto:bsyblon@ci.bedford.tx.us).

### New Business Certificates of Occupancy



For information on the Hurst Eules Bedford Economic Development Foundation and the Hurst Eules Bedford area, contact us at 817-540-1053 or at [www.heb.org/economicdevelopment](http://www.heb.org/economicdevelopment)

The Hurst Eules Bedford Economic Development Foundation is a partnership of the cities of Hurst, Eules, 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. Retaining businesses in the area is also a focus of the Foundation.

In addition to the partners, funding comes from area businesses. Major supporters include:

**Atmos Energy**  
[www.atmosenergy.com](http://www.atmosenergy.com)



[www.wellsfargo.com](http://www.wellsfargo.com)



[www.texashealth.org](http://www.texashealth.org)

**Allied Waste Services**  
[www.disposal.com](http://www.disposal.com)

**Benenati Law Firm P.C.**  
[www.benenatilaw.com](http://www.benenatilaw.com)

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