



City of Hurst

The City of Hurst enters the 2009 Christmas season with cautious optimism. Residents are anticipated to want to “give like Santa, save like Scrooge,” as the J.C. Penney Co. noted recently. The Hurst retail community recently stocked their shelves with a colorful array of holiday gifts and sharpened prices. Retailers know that shoppers want to share all they can with family and friends this season and they also know they want value for their hard earned dollar. A variety of new stores have opened or are coming soon to Hurst, including O C Burgers, Kentucky Fried Chicken, Anthologies, Lane Bryant and Carter’s.

BJ’s Restaurant and Brewhouse will also make a great addition to Hurst restaurant offerings with the opening of their new location next to North East Mall. In addition, the new Moritz-Kia dealership located on the Highway 121 frontage road will open in November.

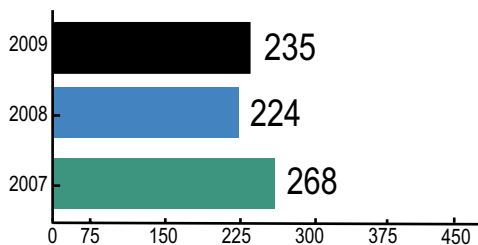


BJ's Restaurant and Brewhouse

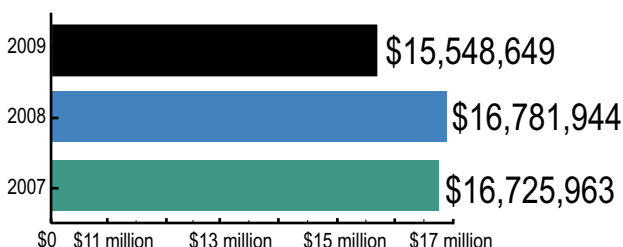
Hurst’s new state-of-the-art senior activities center was officially dedicated November 7 and opened for business November 9. This new 27,500 square foot facility is located at 847 W. Pipeline Rd and caters to seniors 55 and over. Members can enjoy classes, activities and special events with offerings in areas such as the large fitness room, billiards room, art and craft classrooms, learning center, conference room and large ballroom. The Heritage Village Residences are scheduled to begin construction soon right next door.

For more information about the City of Hurst contact Steve Bowden at 817.788.7025, at sbowden@ci.hurst.tx.us or visit www.hursted.com.

New Business Certificates of Occupancy Comparison 3rd Quarter YTD



Sales Tax Comparison 3rd Quarter YTD



City of Bedford

The Bedford Public Library should be in its new home at 2424 Forest Ridge Drive by November of 2010. The sight of the old Food Lion grocery store will be completely transformed over the next few months into a modern, larger, technically-advanced library serving the residents of Bedford and the North Texas area. At a cost of 5.6 million dollars, the structure will contain 40,516 square feet of space. One notable element of the project is the emphasis on a number of renewable energy features. The geothermal heating and cooling system, the solar panels and a number of rooftop wind turbines will result in an impressive 80% reduction in energy costs over conventional energy features.

The Bedford Public library Foundation hopes to raise enough funds to enhance the new library, particularly in the areas of technology and furniture. They plan to contribute towards the addition of about 50 more computer stations as well as state-of-the-art audio/visual equipment for the 2000 sq. ft. meeting room. The Foundation’s fund-raising will include the sale of engraved bricks and tiles starting at \$50, fund-raising dinners and events, and naming opportunities for larger contributors.

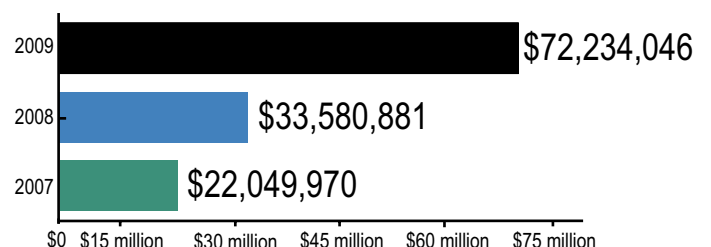
Even though Bedford’s current library is smaller than those of neighboring cities, the circulation of over ½ million books in FY08/09 is consistent with larger libraries in the area. This new library represents a much needed expansion, a point of pride for residents and businesses alike, and an important component in the City’s overall appeal as it relates to development and redevelopment in Bedford.



Artist rendering of New Bedford Library

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

Commercial Value Comparison 3rd Quarter YTD



City of Euless

So, how are things looking in Euless today? During the last several months, the City Council approved a project by Firehole River Real Estate Holdings to complete a 16,000 square foot addition to the existing 36,000 s.f. Legend Healthcare skilled nursing facility on Westpark Way, north of Airport Freeway, bringing the total number of beds in the facility to 140. C. Miller LLC will construct a four-building warehouse complex on a three acre parcel located on S. Pipeline Road West, west of Westpark Way. The buildings will range in size between 10,500 s.f. and 12,000 s.f. Verizon has begun construction on a 37,000 s.f. wireless switching facility at the southwest corner of Bear Creek Parkway and Harwood Rd.



Verizon Switching Facility

Through September, housing starts increased from 67 in 2008 to 84 in 2009. The average permit value was approximately \$295,000. Similar to national trends of people staying in their existing homes rather than buying a new home, the City is seeing an increase in the number of remodel permits issued.

The City Council also recently approved a gas pad site permit for David Arrington Oil and Gas, Inc. at the northeast corner of W. Pipeline Rd. and Westpark Drive. Two wells will be permitted, with drilling expected to occur during the first quarter of 2010.

Retailers reported earlier this year that sales in Euless had shown an increase, but total sales tax in other categories had taken a hit. All categories of sales tax have now experienced double digit declines.

Reading information on the economy can leave you confused. A recent article in a national business publication began with a declaration made by a JPMorgan Chase & Co. economist that "Consumer's bunker mentality is gradually giving way to more familiar spending patterns creating optimism that Holiday retailing will be brighter." The next day the Dallas Federal Reserve Bank said during the months of August and September the economy "showed signs of scattered improvement" with retail sales flat. While experts throughout the country and the DFW region will continue to debate what various economic indicators really mean, the City is hopeful and optimistic that in future editions reports will show the local economy is improving.

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

For information on the Hurst Euless Bedford Economic Development Foundation and the Hurst Euless Bedford area, contact us at 817-540-1053 or at www.heb.org/economicdevelopment

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. 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:

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