



Still Going Strong

Brick-and-mortar may be slowing down elsewhere, but HEB enjoys continued growth.

THE CITY OF BEDFORD is enjoying strong momentum in redevelopment. Some of the many parcels currently being renovated and opening this spring include **American Motorcycle Trading Company**, which is nearing completion on the transformation of a former office building at 3201 Airport Freeway into a 30,000-sq. ft. full-service dealership of pre-owned motorcycles.

Turning Point Beer, Bedford's first brewpub and the Mid-cities' only one, is converting a 6,000-sq. ft. strip center at 1307 Brown Trail into a beer production facility, complete with brewing equipment, pub-style bar and seating for patrons.

A new steakhouse is coming to Bedford, **Saltgrass Steak House** at 1813 S.H. 121. Saltgrass is improving the parcel that was previously occupied by another steakhouse, Texas Land and Cattle, which closed in January 2017.

And over in the Shops at Central Park, **Urban Air Adventure Park** is transforming a former movie theater into a 28,000 sq. ft. adventure park. Urban Air's attractions are great for all ages, making it the perfect venue for kids' birthday parties, church events, corporate gatherings or family entertainment.

Several new construction developments are making progress, one of the largest being the new **Heartis MidCities** development going up along S.H. 121 north of Bedford Road. This senior living community offers 178 units of independent living, assisted living and memory care options. Heartis is



Turning Point Beer on Brown Trail.

Bedford is enjoying strong momentum in redevelopment.

now leasing and anticipates completion in late spring.

Bedford's two newest hotels also are taking shape: The Residence Inn by Marriott along S.H. 121 north of S.H. 183, and the Home2 Suites by Hilton being built in the Bedford Commons District along Forest Ridge Drive. Both anticipating early fall openings.



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.

ACCORDING TO THE Federal Reserve Bank of Dallas, in the Fort Worth/Dallas region, relocations, finance and professional services continue to lead the way in innovation and hiring. Adding in growth in health care, technology, manufacturing and construction, if the pace continues, 2018 should be a good year for businesses in Fort Worth/Dallas and across the state.

EULESS' economic growth was extremely strong during 2017. The total value of all building permits issued exceeded \$187 million. Permits issued were for four residential projects with a combined value of over \$79 million, including: a 151-unit market rate project called **55 Plus Senior Housing @** S.H. 121, north of Mid-Cities Blvd.; the Trinity Union 478 unit **Urban Loft** project on Heritage Road; the 200-unit **Urban Loft Apex** project located along Bear Creek Parkway at S.H. 360; and, the **Gala at Oak Crest** 132-unit tax-credit senior housing project at Dickey Drive @ S.H. 10.

In addition, 162 single-family permits were issued with an average value of over \$425,000. In 2016, 185 permits with an average value of over \$412,000 were issued.

Over 500,000 square feet of retail, restaurants, and entertainment is completed at the Glade



The Urban Loft project in Glade Parks.

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Parks. Anchored by **Belk Department Store**, other retailers include **Dick's Sporting Goods**, **Boot Barn** and **DSW Shoe Warehouse**. **Cinepolis Movie Theatre**, as well as the **Lazy Dog** and **Out-back Steakhouse** restaurants, are open as well.



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.

HURST AND THE HEB AREA enjoyed a vigorous Christmas season and 2017, with 141 new businesses occupying 323,000 sq. ft. opened or expanded during the year.

There have been many retail analysts that have been predicting the downfall of brick-and-mortar retailing as e-commerce has grown across the country. This certainly does not hold true for high-growth areas like HEB and the DFW Metroplex, where this past year, over 4 million sq. ft. of new retail has opened -- more in one year than any of the past 10 years.

Many national retailers have experienced strong increases in volumes and had "bottled up" their expansion plans as development had slowed greatly since the "Great Recession." Many of them chose HEB, as new shopping centers were built in the area, including four in Hurst. All told, \$21 million was spent in Hurst in new construction as well as remodeling costs for existing retailers and those taking previously vacant space.

Adding to the roster of attractive food offerings in Hurst last year was **Firenza Pizza**, **Slim Chickens**, **Rusty Tacos**, **Fruteria Tropicana**, **La Real Origin Gyros**, **Michoacana Ice Cream**, **Brookside Café**, **Euro Gyros** and **Chicken Salad Chick**.

Just when you think there is no new way to offer the tried-and-true chicken entrées, a popular concept like Chicken Salad Chick comes along offering 16



Chicken Salad Chick, Grapevine Highway.

More than 4 million sq. ft. of retail opened last year, more than any of the past 10 years.

yummy flavors of chicken salad. Just recently opened or soon to open in Hurst, try the new **Corner Bakery**, **Harwood Café**, **Burning Rice BBQ** and **Smoothie King**.

Whether you're shopping or eating, Hurst is the place to be.



For more information about Hurst real estate opportunities, please contact Steve Bowden at 817-788-7025, sbowden@hursttx.gov, or visit hursted.com.

SNAPSHOT

HEB Chief Economic Indicators 2017 Summary

	2016	2017
New Businesses	347	356
New Housing Starts	214	211
Residential Permits	★\$88,475,058	\$79,495,464
Multi-family Permits	\$15,000	\$79,277,981
Commercial Permits	\$69,547,861	\$105,364,080
City Sales Tax	\$33,535,707	\$31,544,780
City Property Tax	\$44,888,348	\$49,924,734

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:



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