



Visit us
at Booth
S379S,
Upper
South
Hall!

Volume 18, Edition 2

T E X A S

April 2018

To the Third Power

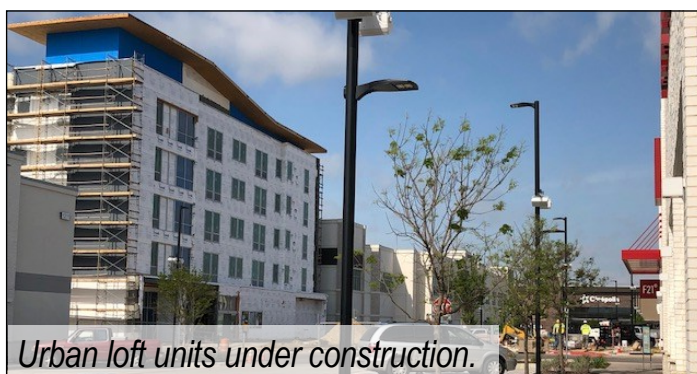
In Hurst, Euless and Bedford, opportunities for growth are abundant and multiplying annually.

EULESS is located next to **D/FW International Airport** and within Tarrant County, the nation's fifth-fastest growing county. Housing starts and values, and commercial permit values all are up from the previous year.

Five hundred new homes and 900 new urban loft units will be soon be constructed. Local businesses are expanding, and 450 acres of prime land is being developed, including two areas with master planned mixed-use developments:

Glade Parks is near the Shops of Vineyard Village and **SuperTarget** on S.H. 121. It is home to retailers including **Lowe's, Marshalls, Ross, LA Fitness, PetSmart, and Bed, Bath, and Beyond**. Within Glade Parks, 417 luxury urban lofts are fully leased. K. Hovnanian Homes has completed a 127-lot luxury single-family subdivision, with homes in the upper \$400s. **The Thirsty Lion, Hopdoddy, Imperial Hibachi, Forever 21, and Old Navy** have joined **Belk, Dave & Busters, the Cinopolis Theatre, Dick's Sporting Goods, Lazy Dog** and others in the open-air center.

The **Bear Creek** development, a 200-acre mixed-use project, is on the corner of S.H. 360 and Airport Freeway. Five hundred homes have been developed by Lennar



Urban loft units under construction.

Homes. NRP Group has completed a 300-unit urban loft project, with 200 Class A units under construction. One hundred acres of commercial land is available.



We would enjoy the privilege of discussing how we can contribute to the success of your business in Euless. At ICSC, contact Mike Collins at 817-304-9334, or 817-685-1684, MCollins@Eulesstx.gov

NINETY PERCENT of retail sales occur in stores, and **HURST** is fortunate to have many national and regional stores make their home here. In the last four years, over 1 million square feet of businesses have opened, creating an attractive environment for shoppers across the region.

Retail occupancies exceed national and regional averages, while developers and retailers still find opportunities. Hurst enjoys a centralized location between Dallas and Fort Worth, and the recently expanded S.H. 121/183 brings over 230,000 cars through the city daily.

In recent years, 12 restaurants have opened in this busy corridor. Numerous eateries opened this year, including **Corner Bakery, Chicken Salad Chick, Pollo Loco, R Tacos** and **Firenza Pizza**. The soon-to-open **Taco Cabana** and **Jack in the Box** will add to the roster.

Simon Property Group's **North East Mall** continues as the retail highlight. Eight stores opened there this year and **Nordstrom, Dillard's, Macy's, JC Penney, Sears, Dick's Sporting Goods, Michael Kors, Pandora, James Avery Jewelry, White House Black Market, Rave**



Theater, and 140 other stores and eateries keep the mall vibrant and fully occupied. Each year, 15 million shoppers from across the region shop the mall and our other retailers. The state's third-largest mall helps keep Hurst as one of Texas' "Top 50" cities in retail sales per capita.



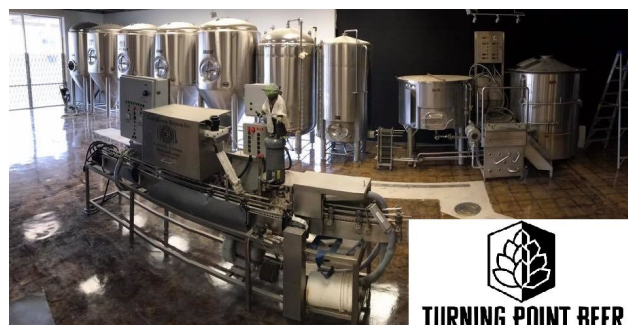
We look forward to hearing your story and sharing the many opportunities in Hurst. At ICSC, contact Steve Bowden at 817-470-8260; in Hurst at 817-788-7025 sbowden@hursttx.gov.

WITH OVER 100,000 households within a 10-minute drive and average annual household incomes over \$80,000, it is no surprise that businesses are thriving in **BEDFORD**, Texas. The city boasts some of the densest demographics in the area, averaging nearly 5,000 people per square mile, and nearly 250,000 vehicles course through our community daily.

Along with the residential community and high traffic counts, Bedford's buying power is fueled by major employers like **Texas Health HEB Hospital** (1,500 employees) and **Carter BloodCare** (1,200 employees). Bedford is highly regarded as a medical and health care hub.

Three hotels are under construction. **Marriott** and **IHG** properties will open along the busy S.H. 121/183 corridor, and a **Hilton** property is being built in the City-envisioned Bedford Commons district, bringing the hotel base to 12.

The retail base also is seeing significant boosts. Much of the activity is attributed to the recent highway expansion. Some of the more exciting projects involve the repurposing of existing space. **American Motorcycle Trading Company** invested over \$2 million to transform an office building on 121/183 into an upscale dealership for preowned motor-



TURNING POINT BEER

cycles. Along the same highway, **Urban Air Trampoline Park** is converting a 30,000-square-foot movie theater space.

Bedford also has seen the opening of its first craft brewpub: **Turning Point Beer** has been an instant success, converting a portion of an existing shopping center at the intersection of Brown Trail and Bedford Road.



Opportunities are available, and Bedford is proud to offer a "one-stop shop" to discuss your perfect site. At ICSC, call Bill Syblon, 817-952-2125. Afterward, call 817-952-2175, email bill.syblon@bedfordtx.gov.

All-around Excellence

The Hurst,-Eules-Bedford ISD offers innovative approaches and award-winning athletic programs

The **Hurst-Eules-Bedford ISD** is consistently one of the highest -performing districts for academic performance and financial efficiency. Whether it's through innovative ap-
proaches to learning or award-winning athletics programs, students at HEB ISD are empowered to achieve their goals.

Through its **Schools of Choice** initiative, HEB ISD offers programs that set students on the path to success. At the elementary level, students can explore programs such as **STEM** (Science, Technology, Engineering, & Math), **Suzuki Strings**, **Spanish Immersion**, and **World Languages**.

The elementary Schools of Choice programs are aligned at the secondary level where students have the option to continue sharpening their skills in Orchestra, Advanced Spanish, and Arabic, Hindi, and Mandarin Chinese through the **International Business Initiatives** program.

At the secondary level, students have the choice to pursue the World Languages listed above, along with advanced



The **Schools of Choice** initiative offers STEM, World Languages and more.

orchestra, STEM and the IB (International Baccalaureate) program, a rigorous pre-university course. HEB ISD students consistently achieve at or above the global average for earning the coveted IB diploma.

Through its five-year strategic plan, HEB ISD and its board members are prepared to meet these challenges, continuing to ensure that every student is empowered today to excel tomorrow.

To learn more, please call 817-283-4461, hebisd.edu.

SNAPSHOT

HEB Chief
Economic Indicators

	2015	2016	2017
New Businesses	327	347	356
New Housing Starts	197	214	211
Residential Permits	\$71,242,207	\$88,475,058	\$79,495,464
Multi-family Permits	\$566,979	\$15,000	\$79,277,981
Commercial Permits	\$66,661,073	\$69,547,861	\$105,364,080
City Sales Tax	\$29,439,666	\$33,535,707	\$31,544,780

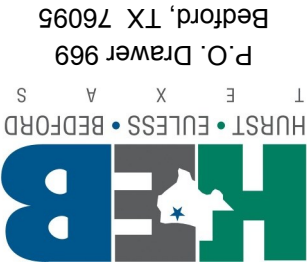
The Hurst Eules Bedford Economic Development Foundation is a partnership of the cities of Hurst, Eules, Bedford, the HEB Chamber of Commerce and the HEB Independent School District. The Foundation markets the three cities primarily though trade shows, professional associations, and meetings with commercial real estate developers. Another focus is retaining area businesses. In addition to the partners, funding comes from area businesses. Major supporters:



U.S. Concrete

Atmos Energy

Benenati Law Firm, P.C.



HURST • EULESS • BEDFORD

P.O. Drawer 969

Bedford, TX 76095

PRSR.T, STD.
US Postage Paid
Fort Worth, TX
Permit #2266