



Volume 19, Edition 4

T E X A S

November 2019

Three Times the Charm

Hurst, Hurst, Euless and Bedford prepare to cater to the community this holiday season.

According to the Federal Reserve, Fort Worth-Dallas' economic expansion moderated in September. Payroll gains came in below the metro's long-term average rate after spiking in the summer. Unemployment dipped, further tightening the labor market. The FW/D business-cycle indexes expanded. Leasing activity remained solid in the office and industrial markets, with net absorption staying positive and vacancy rates trending downward.

EULESS' economic growth is off the pace of the last 5 years, a reflection that there is less land available for development. Certificates of Occupancy were issued to 66 new businesses, while 16 businesses changed ownership during the first 9 months of the year. A review of the list would show that many of the certificates of occupancy were issued to entrepreneurs and small businesses in different sectors with a belief in themselves and in the continued strength of the North Texas economy. Some of those businesses include Elite Sportsman and Promo, DDS Dentures and Implant Solutions, Fastenal Company, Legend Hospice, and ATI Physical Therapy.

Glade Parks continues to add new retailers and restaurants. Anchored by Belk Department Store, other retailers include Dick's Sporting Goods, Boot Barn, and DSW Shoe Warehouse. New openings have included 54th Street Restaurant and Drafthouse, Floyd's Barbershop, and Carter's Oshkosh. The 132 room ALOFT Hotel had its Grand Opening as well. Across the street, the 85 room La Quinta Del Sol also opened. Two other new hotels are under



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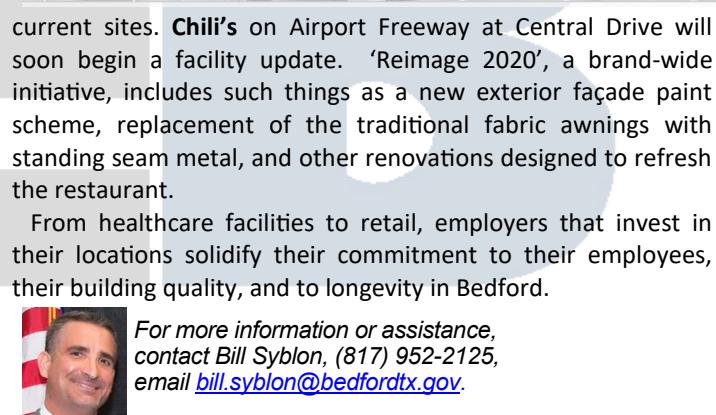
construction, including a 173-room dual branded Home2Suites/TRU and the 95-room Comfort Inn and Suites.

In our industrially zoned areas, 2 businesses involved in manufacturing, and distribution and warehousing are occupying their new buildings.

Our residential development activity was very modest in the 3rd quarter, with a total of 7 permits issued. We have 4 active subdivisions with approximately 275 lots. 69 single-family permits have been issued to date, compared to 165 in 2018.



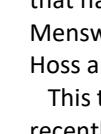
To let us know how we can be of assistance and for more information, please contact Mike Collins, (817) 685-1684 or at MCollins@EulessTx.gov.



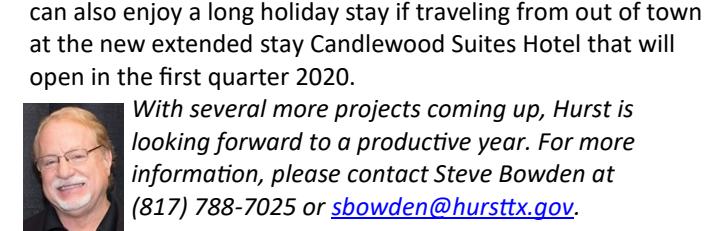
Texas Health HEB has been serving the citizens of Northeast Tarrant County since 1973.

current sites. **Chili's** on Airport Freeway at Central Drive will soon begin a facility update. 'Reimage 2020', a brand-wide initiative, includes such things as a new exterior façade paint scheme, replacement of the traditional fabric awnings with standing seam metal, and other renovations designed to refresh the restaurant.

From healthcare facilities to retail, employers that invest in their locations solidify their commitment to their employees, their building quality, and to longevity in Bedford.



For more information or assistance, contact Bill Syblon, (817) 952-2125, email bill.syblon@bedfordtx.gov.



J.C. Penney's ReGrand Opening kicked off its new look just in time for the busy season on November 1.

rebuild is a must see this holiday season. Other new stores that have opened at North East Mall this year include Gianni's Menswear, Aerie, Seventh Sense, Wave, Old Boot Factory and Hoss and David's Italian Burgers.

This time next holiday season shoppers will enjoy the recently announced Hobby Lobby and Tuesday Morning stores that will open after the first of the year on W. Pipeline. They can also enjoy a long holiday stay if traveling from out of town at the new extended stay Candlewood Suites Hotel that will open in the first quarter 2020.



With several more projects coming up, Hurst is looking forward to a productive year. For more information, please contact Steve Bowden at (817) 788-7025 or sbowden@hursttx.gov.

SNAPSHOT

HEB Chief Economic Indicators AS OF 3RD QUARTER YTD.

	2017	2018	2019
New Businesses	273	294	304
New Housing Starts	162	179	85
Residential Permits	\$61,419,023	\$64,476,295	\$3,459,688
Multi-family Permits	\$277,981	\$371,312	\$44,087
Commercial Permits	\$87,295,505	\$26,336,306	\$57,708,426
City Sales Tax	\$26,683,971	\$24,145,990	\$24,759,928

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:



ONCOR Electric Delivery

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