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Volume 19, Edition 2

T E X A S

May 2019

The Power of Three

Hurst, Euless and Bedford continue to enjoy growth and prosperity.

"Our Bedford location is one of the highest performers in the Dallas-Fort Worth market", is something we hear quite often. Not surprising though, with the **CITY OF BEDFORD** being centrally located between Dallas and Fort Worth, and with roughly a quarter-million vehicles coursing through our community every day.

Bedford boasts some of the densest residential developments in the Dallas-Fort Worth metroplex, at roughly 5,000 people/acre. So naturally, national retailers like Wal-Mart, Harley-Davidson, and Movie Tavern are thriving in Bedford. Top chain restaurants such as Texas Roadhouse, Saltgrass Steak House, Chili's, and Chipotle are also popular in the Bedford marketplace. But success is not limited to national chains in Bedford, we also have a growing base of experiential businesses that include a craft brewery and a trampoline park.

Bedford's local buying power is not limited its residential community and high traffic counts: Bedford is also a major medical and healthcare hub employing thousands of skilled workers. Texas Health HEB Hospital alone sees around 100,000 patients a year. Moreover, the pace of healthcare development in Bedford has not slowed, with the hospital investing \$7.5M for a cath lab addition and renovations to their existing footprint. Bedford also recently welcomed a newly-built luxury senior living community that offers 178 units of independent living, assisted living and memory care options.

The city is investing a \$70 million bond package to fund the next phase of construction at the city's most prominent park. Bedford's city leadership envisions the final product to be a world-class facility with amenities that will be multi-generational, multi-purpose, and multi-seasonal. This vision will meet the needs of residents and visitors of all ages, interests and capabilities for years to come.

WHO IS THE MISSING PIECE?



With room to grow, and opportunities available, Bedford is proud to offer an efficient "one stop shop" to discuss your perfect site. While at ICSC, call Bill Syblon 817-726-6117. After the conference call 817-952-2175, or email bill.syblon@bedfordtx.gov.



North East Mall provides a vibrant retail experience for 15 million shoppers yearly.

140 other retail stores and eateries help keep this popular shopping destination vibrant. 15 million shoppers come from all across the region each year to shop this super regional mall and they enjoy the many other retail offerings as well. The state's third largest mall helps keep Hurst as one of the Top 50 Cities in the State of Texas in retail sales per capita.



We welcome the opportunity to hear your story of growth and new development in Hurst. While at ICSC, contact Steve Bowden at 817-470-8260, or in Hurst contact him at 817-788-7025, sbowden@hursttx.gov.



Glade Parks has more than 500,000 square feet of space completed.

We enjoy quality schools, miles of hike and bike trails, and numerous parks within our Tree City USA community. We would enjoy the privilege of working with you and discussing how we could contribute to the success of your business in Euless.



Contact us for more information and let us know how we can be of assistance. While at ICSC, please contact Mike Collins at 817-304-9334, or in Euless at 817-685-1684 or MCollins@Eulesstx.gov.

90% of all retail sales occur in brick and mortar stores and **HURST** is fortunate that many national and regional physical stores call Hurst their home. In the last four years, over 1M square feet of new businesses have opened in Hurst, helping to create an attractive shopping environment for shoppers all across the region. Retail occupancy levels exceed national and regional averages while developers and retailers are still finding new opportunities. The City enjoys a centralized location between Dallas and Fort Worth as the recently expanded SH 121/183 brings over 230,000 cars per day through the center of the City. Fifteen new restaurants have opened in the last few years in this busy corridor. The recently opened Tropical Smoothies Café, Tiff's Treats, Corner Bakery and the soon to start construction Carl's Jr. will add further to the highway roster. Consumers extend their shopping stay if they can enjoy a good meal out as they shop to meet their retail needs. Numerous other new eateries are now offered in Hurst after openings this year including Soulman's Barbeque, Burning Rice Korean BBQ, Burger IM, Taco Cabana and others.

Simon Property Groups North East Mall continues to serve as the highlight of the Hurst retail community. Several new stores opened there this year that allows them to remain nearly 100% leased year round 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

EULESS, Texas is located next to D/FW International Airport and within Tarrant County, the fifth fastest growing county in the State of Texas. Our economic indicators are positive with housing starts and values, and commercial permit values up over the previous year. In the next few years, 500 new homes and 300 new urban loft units will be constructed. Local businesses are expanding and creating new employment.

450 acres of prime land are being developed in Euless, including two areas with master planned mixed-use developments.

- Glade Parks is located across from the successful Shops of Vineyard Village on S.H. 121, and south of **SuperTarget**. The Shops of Vineyard Village is home to retailers, including **Lowe's**, **Marshalls**, **Ross**, **LA Fitness**, **PetSmart**, and **Bed, Bath, and Beyond**. The Thirsty Lion, Hopdoddy, Imperial Hibachi, Forever 21, and Old Navy have joined Belk, Dave & Busters, the Cinepolis Theatre, Dick's Sporting Goods, Lazy Dog, and Midici Pizza in the open-air center.
- The Bear Creek Development at Euless, a 200-acre mixed-use project, is located at the northwest corner of S.H. 360 and Airport Freeway. 500 homes have been developed by Lennar Homes. NRP Group has completed a 500-unit luxury Urban Loft project. 100 acres of commercial land is available.
- The Founders Parc Development at the southeast corner of Airport Freeway and FM 157 is 60-acre mixed-use development with commercial available for 60,000 square feet of retail/restaurant space.

All-around Excellence

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

The **Hurst-Euless-Bedford ISD** is consistently one of the highest-performing districts for academic performance and financial efficiency. Whether it's through innovative approaches 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 orchestra, STEM and the IB (International Baccalaureate)



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

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

| | 2016 | 2017 | 2018 |
|-----------------------------|--------------|---------------|--------------|
| New Businesses | 347 | 356 | 380 |
| New Housing Starts | 197 | 211 | 218 |
| Residential Permits | \$71,242,207 | \$79,495,464 | \$75,248,620 |
| Multi-family Permits | \$566,979 | \$79,277,981 | \$8,768,232 |
| Commercial Permits | \$69,547,861 | \$105,364,080 | \$39,257,186 |
| City Sales Tax | \$29,439,666 | \$31,544,780 | \$32,321,475 |

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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Atmos Energy

HEB Independent School District

First Bank Texas

Allstate - Steve Ward Agency

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Hurst Euless Bedford Economic Development Foundation

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T E X A S

The HEB logo, featuring the letters "HEB" in a bold, blue, sans-serif font, with a small white star above the "E". Below the letters is a stylized map of the state of Texas.