



ECONOMIC UPDATE

OCTOBER 2004

*Data provided by Strategic Insight Group
Intelligence Research Partner of the Fort Worth Chamber of Commerce*

In the Works

West Seventh Street has plans for a redevelopment project. It is wide enough and ripe with possibilities for redevelopment as a grand boulevard, a long tree-lined pathway with sidewalk cafes, specialty shops and residences. New apartments are already in place; more apartments and a hotel are on the way; and a project to restore the Montgomery Ward warehouse for shops, office and apartments has started.

Fort Worth Star Telegram, October 4

Property investment firm **Realty Capital Partners Inc.** has teamed up with industrial developer Bradford Cos. to develop more multi tenant industrial space at Carter Industrial Park in south **Fort Worth**. The companies are building two speculative buildings, totaling 120,000 square feet, to service small-end users in need of 15,000 to 25,000 square feet

Dallas Business Journal, October 01

The Bradford Companies, Realty Capital Partners and Mereken Land & Production Co have teamed to begin construction of a 120,000 square foot expansion at the 36-year-old **Carter Industrial Park**. The Industrial Park, at I-35 and I-20, is home to Miller Brewing Co and Albertson's.

Fort Worth Business Press, October 1-7

Expansions and Moves

Mike's Brake & Alignment Shop has moved to 3769 N. Beach St. The new shop is 2,400 square feet, which includes three service bays.

Fort Worth Star Telegram, October 4

Global Group, an employee-owned printing company, is adding a 73,625-square-foot building to its facility at 4901 N. Beach St. The addition will more than double the plant's size, now about 52,000 square feet.

Fort Worth Star Telegram, October 4

Frenzies, an eclectic gift shop on Vickery is undergoing an expansion this month into the space next door.

Fort Worth Business Press, October 1-7

Autobahn Motorcars had purchased and expanded an existing building at 2810 White Settlement Road for its Volkswagen product line. The 81,000 square foot facility is now the largest VW dealership in the country.

Fort Worth Business Press, October 1-7

Hillwood has begun adding hangar space to its operations at **Alliance Airport**. Construction has started on a 30,181 square-foot expansion to existing space for a total of 62,181 square feet there. This will allow storage of an additional eight aircraft. The new space will be finished in February 2005.

Fort Worth Star Telegram, October 11

Postal Vault, a company that specializes in secure residential mailboxes, has moved from Dallas to Main Street in downtown Fort Worth.

Fort Worth Business Press, October 15-21

The **Half Price Books** store that has been on Hulen for 14 years has moved across the street and re-opened on October 21 with 1,100 more square feet than in its previous locations.

Fort Worth Business Press, October 15-21

TCU's Starpoint School has completed renovation and expansion of the school, the first in its 38-year history. The project included an additional classroom, which incorporates a new sixth level classroom, expansion of the current five classrooms and other enhancements.

Fort Worth Business Press, October 22-28

Kaiser Permanente has moved a call center from Camp Bowie to the Inspire Insurance Building at 300 Burnett Street.

Fort Worth Business Press, October 22-28

American Integration, an IT company, has relocated from 235 NE Loop 820 in Hurst, taking 2,400 square feet at the First Industrial Park.

Fort Worth Business Press, October 22-28

Under Construction

Westwood College, a national system of privately operated career-focused colleges with four Texas campuses, is building a new campus at 4220 North Freeway in the Mercantile Tech Center at Interstate 35W and Meacham Boulevard.

Fort Worth Star Telegram, October 4

Construction has begun on the \$5.1 million **Wells Fargo Bank** building at 901 W. Rosedale St. in the **Magnolia Green** mixed-use urban development on Fort Worth's near south side. Wells Fargo will anchor the two-story, 33,000-square-foot Class A office building that is scheduled for completion in May.

Fort Worth Star Telegram, October 11

Construction is under way on **Texas Cancer Care Center for Cancer and Blood Disorders**, a two-story, 51,000-square-foot building in the 800 block of Magnolia Avenue. It is expected to be ready in February.

Fort Worth Star Telegram, October 11

Office developer **DeGuire Properties** has started construction on offices for **Benenati Law Firm PC** at 2816 Bedford Road in the **Sunnycrest Office Park**. The 3,999-square-foot office is expected to be completed in four months, according to the Bedford-based developer.

Fort Worth Star Telegram, October 11

Construction is expected to begin in about a month on **River Bend Villas**, a 110-unit condominium community for mature adults at 3390 River Bend Blvd., just east of Highway 183 and Vickery Boulevard.

Fort Worth Star Telegram, October 25

Construction is expected to begin within 90 days on two speculative industrial buildings, totaling 120,000 square feet, in the **Carter Industrial Park** on Interstate 35W and Will Rogers Boulevard.

Fort Worth Star Telegram, October 11

All Saints School has broken ground for its Upper School, baseball field and accompanying campus structures at the Normandale campus. Construction is expected to be complete by December 2005.

Fort Worth Business Press, October 15-21

The existing 500 square foot **fire station #8** will remain open during construction of a 14,000 square foot facility just a few blocks away at the southeast corner of W. Rosedale and 12th Avenue.

Fort Worth Business Press, October 15-21

Harris Methodist HEB Hospital has begun construction on an expanded Neonatal Intensive Care Unit. The \$1.775 million project will allow the hospital to add 12 beds and create a 16-bed unit.

Fort Worth Business Press, October 22-28

On the Dotted Line

The owner of **ESI Distribution**, a music and DVD distribution business in Arlington, has bought the **G&K Services** plant at 428 Hemphill St., where he will move his company's operations. **Brien Culver**, ESI's owner bought the 49,000-square-foot building to consolidate ESI's operations by doubling its space.

Fort Worth Star Telegram, October 4

Coaster Co. of America, a furniture importer and distributor, has moved into its new 405,000-square-foot regional-distribution and call center, 14901 Grand River Road in Seefried Properties RiverPark Business Park, just south of Dallas/Fort Worth International Airport.

Fort Worth Star Telegram, October 4

Race Street Properties sold the 220 S. Sylvania Business Park, at the corner of Sylvania Avenue and Fourth Street, to an entity called 220 S. Sylvania Partners.

Fort Worth Star Telegram, October 4

Kimrick, a manufacturer of ready-to-finish wood cabinet parts, posts, corner moldings and pedestal feet, has purchased the building it has leased for the past year at 229 Felix St.

Fort Worth Star Telegram, October 4

Lowe's, which announced in late July that it will build a home improvement store at the northeast corner of Eastchase Parkway and Interstate 30, bought the land from Fort Worth businessman **Alan Friedman**. The \$18.5-million project will create 175 local jobs, the company said.

Fort Worth Star Telegram, October 4

ERX Network LLC, a provider of network services to retail pharmacies, has leased 9,674 square feet of office space on the 31st floor of Tower II at City Center.

Fort Worth Business Press, October 1-7

Vincenzo Corp., headed by **Vincent Piras**, president of **Giovanni Homes** in Dalworthington Gardens, bought the property, at Interstate 30 near Eastchase Parkway, from **Dorcas Benson** in Arlington, deed records show.

Fort Worth Star Telegram, October 11

Cici's Pizza plans to open a restaurant at 2724 Eighth Ave.

Fort Worth Star Telegram, October 11

Advantage Home Care, a home health agency, has leased 11,900 square feet of space at 6421 Camp Bowie Blvd., moving from Curzon Avenue.

Fort Worth Star Telegram, October 18

Americo Leasing has bought a 36,900-square-foot industrial warehouse on 3.165 acres at 1149 W. Hurst Blvd.

Fort Worth Star Telegram, October 18

Oishi Steakhouse, a sushi bar and Japanese steakhouse, has leased 9,200 square feet in **Lake Worth Shopping Center**, 6302 Lake Worth Blvd.

Fort Worth Star Telegram, October 18

Dollar Tree Stores has leased 17,685 square feet of space at 4621 E. Lancaster Ave., in the former **Pep Boys** location.

Fort Worth Star Telegram, October 25

Factory Builder Stores has leased 1,900 square feet at 3801 West Freeway, joining tenants Techline Furniture & Cabinetry and Pella Windows & Doors.

Fort Worth Star Telegram, October 25

Dwight Mitchell of Mitchell Properties has purchased the former **Martha Washington Candy Co.** building at 1412 W. Magnolia.

Fort Worth Business Press, October 22-28

Sawtooth Energy Partners, a local oil and gas company headed by Mary Searcy, has taken 3,215 square feet on the 14th floor of the Chase Texas Tower at 201 Main Street.

Fort Worth Business Press, October 29 – November 4

Ice cream seller **Ben & Jerry's** has leased 1,150 square feet in The Village at Camp Bowie, 6115 Camp Bowie Suite 115 will open in December.

Fort Worth Business Press, October 29 – November 4

Openings

RJ's Roadhouse opened Saturday at 2513 Rodeo Plaza in the Fort Worth Stockyards. The 10,300-square-foot restaurant and bar features a limited lunch and dinner menu of burgers and fried chicken, as well as bands on weekends.

Fort Worth Star Telegram, October 18

Wingstop, a chicken wing fast-food chain, has opened stores in the **Meadowbrook East Shopping Center**, 7731 Meadowbrook Dr., and in **Fiesta Plaza**, 237 N.E. 28th St.

Fort Worth Star Telegram, October 18

Famsa, an appliance, furniture and electronics retailer with more than 300 stores in Mexico, is opening its second Texas location in the Hispanic neighborhoods of north Fort Worth.

Fort Worth Star Telegram, October 11

The Book Market, a discount bookseller, has opened two temporary stores in Tarrant County, one in Arlington on Arbrogk Blvd and one in Fort Worth on Camp Bowie.

Fort Worth Business Press, October 15-21

Rave Motion Pictures will open November 10th its third DFW location, at the North East Mall in Hurst.

Fort Worth Business Press, October 15-21

Around Town

The **National Society of Hispanic MBAs** had its 15th annual conference and career expo at the Fort Worth Convention Center on October 21st.

Fort Worth Star Telegram, October 4

Nanotechnology, green chemistry and allergens research, including 450 scientific papers, were presented at the **60th Southwest Regional Meeting of the American Chemical Society** in Fort Worth September 29-October 2 at the Fort Worth Plaza Hotel.

Fort Worth Business Press, October 1-7

Watermill Express has opened a water-vending kiosk at Haltom Road and Belknap Street.

Fort Worth Star Telegram, October 11

Out of Town Reporting

Cowtown's downtown living boom is drawing more than local attention. Lawyers **Tom Lang** and **Steve Dutton** were interviewed, along with Fort Worth developer **Fran McCarthy**, president of **Daedalus Development**. They extolled the virtues of housing in the city's downtown and the Magnolia Avenue area.

Newsweek, October 4

The Kimbell Art Museum in **Fort Worth** is known for its financial muscle, scholarship and active acquisitions program.

The New York Times, October 22

In more recent years, the neighboring cities of Dallas and **Fort Worth** have turned themselves into a sprawling showcase of first-rate paintings, sculptures and architecture. **Fort Worth** grabbed the lead in the transformation of northeast Texas into a major arts destination two years ago with the opening of its boldly designed Modern Art Museum.

The Washington Post, October 17

There is no shortage of interesting orchestras in the Dallas-**Fort Worth** metropolitan area. In **Fort Worth** there were even more pleasant surprises, including Texas Camerata, a younger version of Toronto's Tafelmusik, with a Tafelmusik alumna, Cynthia Roberts, as guest violinist, and most impressively of all, the **Fort Worth** Symphony Orchestra under Miguel Harth-Bedoya.

The Toronto Star, October 16

Fort Worth installed its whitewater at the city-owned Trinity Park within the last year, while it was rehabilitating some worn-out flood-control dams.

The New York Times, October 8

The Craftsman Trucks series is in **Fort Worth**, Texas, for the Silverado 350K.

Pittsburg Post Gazette, Pennsylvania, October 14

National Research Corporation, a Nebraska-based consumer-health research company, surveyed nearly 140,000 households in 154 U.S. markets for the ninth annual NRC Healthcare Market Guide. Texas hospitals named in the survey include Scott and White Memorial Hospital in Temple, Harris Methodist **Fort Worth** Hospital in **Fort Worth** and Sierra Providence Health Network in El Paso.

Corpus Christi Caller-Times, October 27

At Billy Bob's Texas in **Fort Worth**, the racing crowd gathered for a Texas-style bash on October 28. Country-singing legend Willie Nelson crooned out the entertainment at the official Breeders' Cup party and the Texas two-step was the move. Racing's real celebration takes place as the World Thoroughbred Championships makes its first visit to the Lone Star state.

London Free Press, Ontario, October 30

Did You Know?

The **Fort Worth Business Press** won three Katie Awards during a dinner honoring journalism quality for 2003-2004.

Fort Worth Business Press, October 1-7

A survey of college recruiters conducted by the *Wall Street Journal* rated **TCU's Neeley School of Business MBA program** sixth in the region, ahead of SMU (14th), Rice (24th) and Texas A&M (31st).

Fort Worth Business Press, October 1-7

The **Dallas-Fort Worth business community** is the nation's second most prepared to face a natural or man-made disaster, according to a survey by the Partnership for Public Warning and AT&T. The study found that nearly 80% of D/FW companies have a written plan, second only to South Florida.

Fort Worth Business Press, October 1-7

D&D Performance Exhaust in Haltom City has achieved what motorcycle enthusiasts thought was impossible by creating a turbo-charged Harley Davidson that can exceed 200 miles per hour.

Fort Worth Business Press, October 1-7

Fort Worth residents' have recognized **Harris Methodist Fort Worth Hospital** as a *Consumer's Choice* Award winner and Fort Worth's "most preferred hospital" for overall quality and image, according to a survey conducted by the National Research Corporation.

Fort Worth Business Press, October 1-7

The **National Association of Women in Construction** presented its Community Service Award for 2003–2004 to the Fort Worth Women's Business Center.

Fort Worth Business Press, October 1-7

Kohl's Cares for Kids, a program of Kohl's department stores, has donated \$157,000 to Cook Children's Medical Center to help fund services benefiting patient families and dental care for low-income children.

Fort Worth Business Press, October 1-7

Todd Speer, owner of Grapevine-based Speerhead Event Consulting, Inc., is working to get the DFW area a **Ladies Professional Golf Association** event as early as 2005.

Fort Worth Business Press, October 15-21