



## ECONOMIC UPDATE

JANUARY 2005

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

### ***In the Works***

The **City of Fort Worth's** top four agenda items for 2005 are the Trinity uptown / Trinity River vision, state highway 121 toll way, the convention center hotel, and other central city revitalization.

*Fort Worth Business Press, January 3-9*

**John Peter Smith** hospital is planning construction on a five-story, 221,000 square foot building across from the current JPS Hospital, which will include an emergency department, surgery department, and a sky bridge to connect to the existing hospital. The project is expected to begin mid 2005.

*Fort Worth Business Press, January 17-23*

The developers of **So7**, the residential and retail development on West Seventh Street near Trinity Park, say that additional phases in the project will begin in the coming months. The work will include 150,000 square feet of retail space, and additional condominiums and apartments.

*Fort Worth Star-Telegram, January 24*

**Baylor All Saints Fort Worth** is planning to add three new floors to its five-story Building A, as well as building a new parking garage.

*Fort Worth Business Press, January 24-30*

### ***Expansions and Moves***

**McCans Sonic Drive-In Restaurants** purchased and has moved to a 3,900-square-foot building at 7404 Calmont Ave. The company moved from 7201 W. Vickery Blvd.

*Fort Worth Star-Telegram, January 03*

**Miracle Ear Hearing Center** has leased 1,240 square feet in the Lone Star Shopping Center, 6500 Camp Bowie Blvd., and has moved from its location in Ridgmar Mall at Green Oaks Boulevard and Interstate 30.

*Fort Worth Star-Telegram, January 17*

**Hughes & Luce** law firm has moved its downtown office to D.R. Horton Tower in City Center at Third and Commerce streets from Carter Burgess Plaza at Seventh and Main streets.

*Fort Worth Star-Telegram, January 24*

**Business Flooring Specialists**, a provider of custom business-flooring solutions in the Dallas-Fort Worth area, recently moved to a 10,000 square-foot-facility on Dogwood Park in Fort Worth.

*Fort Worth Business Press, January 10-16*

## ***Under Construction***

**Woodcrest** is building a 61,500-square-foot neighborhood shopping center at the northeast corner of Beach Street and Basswood Boulevard.

*Fort Worth Star-Telegram, January 03*

**Evans Vacuum**, which has more than 60 years of business experience, is revamping its five Tarrant County locations -- with construction under way at its North Richland Hills store. The retailer is spending about \$250,000 to raze the store and replace it with two buildings, at 5101 Davis Blvd.

*Fort Worth Star-Telegram, January 24*

## ***On the Dotted Line***

**Curves of Wedgewood** has leased 2,500 square feet in the Westcreek Centre at 5751 Westcreek Drive, more than doubling its space.

*Fort Worth Star-Telegram, January 03*

**Ministerio Cristo Vive**, a 4-year-old congregation, has purchased a 10,000-square-foot property at 3263 Tex Blvd., off of Camp Bowie Boulevard and Greenway Road.

*Fort Worth Star-Telegram, January 03*

**Monarch Dental**, a dentist office, has leased 4,144 square feet of space at Davis Towne Crossing Shopping Center, 8628 Davis Blvd.

*Fort Worth Star-Telegram, January 03*

A limited partnership, **TC Jones Partners**, through **Capital Trust of Delaware**, has acquired the **Mitchell Motor Co.** tract at 648 N. Main St., about a block west of LaGrave Field.

*Fort Worth Star-Telegram, January 10*

An Arlington dentist, **Thomas Clayton**, has purchased 0.688 acre at 2200 W. Seventh St., the site of **Commercial Motor Co.** Clayton bought the property as an investment under the name **TJ Clayton Properties**. Plans are to raze a nearly 3,000-square-foot building on the property and build town houses and retail space along Seventh Street.

*Fort Worth Star-Telegram, January 10*

**Texas Expeditors of DFW** has leased a 2,000-square-foot office and 4,800-square-foot warehouse at 300 Blue Smoke Court.

*Fort Worth Star-Telegram, January 10*

**Anh Vu** has acquired just under an acre at the northwest corner of Eastchase Parkway and John T. White Boulevard where plans call for building an 11,000-square-foot shopping center. The center will accommodate about seven service-related retailers. Construction is scheduled to begin in March with the center completed by September.

*Fort Worth Star-Telegram, January 10*

**Senior Retirement Planners**, an estate planning service, has leased 1,400 square feet of space at 6040 Camp Bowie Blvd.

*Fort Worth Star-Telegram, January 10*

Maryland based **The Laminate Store** has arrived in Tarrant County with a lease for 8,400 square feet at 7345 Airport Freeway in Richland Hills.

*Fort Worth Star-Telegram, January 17-23*

**Bobby D. Cox Cos.** has bought a 1.48-acre pad site at 6050 Hawrylak St. near the Star Village shopping center, where it will build a Rosa's Cafe and Tortilla Factory restaurant.

*Fort Worth Star-Telegram, January 17*

**Fort Worth Screen Printing**, 3001 Shamrock Ave., has bought the 10,200-square-foot Mathis Radio building at 200 Carroll St. and plans to remodel it before moving in April.

*Fort Worth Star-Telegram, January 24*

**Flamefighter Corp.** has leased 2,500 square feet of industrial space in the 820 Business Park on southeast Loop 820.

*Fort Worth Star-Telegram, January 24*

**Liberty Tax Service** has leased 1,500 square feet of office space in the Lake Worth Shopping Center, 6306 Lake Worth Blvd.

*Fort Worth Star-Telegram, January 24*

**First Industrial Realty Trust** has signed several leases at the Midway Business Park. They include the **Laminate Store**, 8,400 square feet at 7345 Airport Freeway; **Quality Custom Floors**, 6,000 square feet at 7461 Airport Freeway; and **Texas Gyro**, which renewed its lease and added space, bringing its total to almost 4,700 square feet.

*Fort Worth Star-Telegram, January 24*

**Legacy Capital Co.**, the Dallas developer building Tarrant County's largest planned community, purchased 180 acres at US 287 and Avondale Haslet Road in North Fort Worth.

*Fort Worth Star-Telegram, January 24-30*

**Vintage Capital Partners**, a Fort Worth-based real estate investment firm, has acquired two properties in Mineral Wells. The group bought 17 acres at Farm Road 1821 and U.S. 180, next to the Wal-Mart Supercenter under construction. The firm also bought 2.2 acres at Energy Road and U.S. 180 and is considering the site for a restaurant.

*Fort Worth Star-Telegram, January 31*

**Ferguson Enterprises**, a distributor of plumbing and builder products, has leased 12,100 square feet for a kitchen and bath showroom at 3433 W. Seventh St.

*Fort Worth Star-Telegram, January 31*

**Douglas, Wuester & Stenholm**, a law firm, has leased 2,314 square feet in the Bank of America Building, 500 W. Seventh St.

*Fort Worth Star-Telegram, January 31*

**Joseph McWherter**, a physician, has purchased a 5,288-square-foot medical office building at 709 W. Leuda St. from the W.I. Cook Foundation and plans to remodel it before moving in.

*Fort Worth Star-Telegram, January 31*

## ***Openings***

A **Cold Stone Creamery** scoop shop opened Jan. 15 in the Chapel Hill shopping center at Interstate 30 and Hulen Street in Fort Worth.

*Fort Worth Star-Telegram, January 03*

Magnolia Avenue is getting a new tenant that might help evoke the Magnolia Avenue of decades past: a custom clothing shop. Kenneth Wilson, an east Fort Worth native, opened **Dominion Custom Clothing** on Jan. 8. The store specializes in men's suits, shirts, overcoats, tuxedos, country-western wear, shorts and jeans. Wilson said he also has several designs for women, in fabrics including silks and crepe.

*Fort Worth Star-Telegram, January 03*

**Cato**, a specialty retailer of value-priced women's clothing and accessories, is opening locations in Fossil Creek Plaza, 4330 Western Center Blvd., and Clifford Crossing Shopping Center, 9336 Clifford St.

*Fort Worth Star-Telegram, January 24*

Riverbend Bank has leased 3,200 square feet at 5001 S. Hulen St. and has opened an office of its new **Riverbend Mortgage**.

*Fort Worth Star-Telegram, January 24*

John Kaytaz has opened a new hair salon on Winthrop Avenue, off Camp Bowie, called **JKS International**.

*Fort Worth Business Press, January 24-30*

Samuel and Quinette Brown have started **TITAN Janitorial Services** on Julie Avenue.

*Fort Worth Business Press, January 24-30*

**Hi-Energy Weight Control Centers**, a division of Medifast, has opened centers at 3216 Harwood Road in Bedford and 8245 Precinct Line Road in North Richland Hills.

*Fort Worth Star-Telegram, January 31*

A **Wal-Mart Neighborhood Market** has opened at Central Drive and Bedford Road.

*Fort Worth Star-Telegram, January 31*

## ***Around Town***

The 16<sup>th</sup> annual real estate forecast sponsored by Integra Realty Resources ran from 7 to 11:30 a.m., Jan. 19 at the Fort Worth Convention Center. Proceeds went to the economic development department of the **Fort Worth Chamber of Commerce**.

*Fort Worth Star-Telegram, January 10*

The **2005 Southwestern Exposition and Livestock Show** kicked off on January 14 at Fort Worth's Will Rogers Equestrian Center with Ranching Heritage weekend and the debut of the American Quarter Horse Association Best of the Remuda Sale.

*Fort Worth Business Press, January 10*

The **Woman's Club of Fort Worth's 41<sup>st</sup> Annual Winter Art Show** began January 31 and will run through February 24.

*Fort Worth Business Press, January 24-30*

## ***Out of Town Reporting***

The **Fort Worth Convention Center and Visitor's Bureau** hosted an old-fashioned cattle drive in New York.

*The New York Times, January 27*

## ***Did You Know?***

Officials are determined to turn Fort Worth into the most livable city in Texas by 2020 – a city with a friendly atmosphere and the opportunities associated with a growing economy and a diverse community.

*Fort Worth Business Press, January 3-9*

In 2005, *Men's Fitness* magazine named Fort Worth the 14<sup>th</sup> fittest city in the country.

*Fort Worth Business Press, January 17-23*

**Business Flooring Specialists** was recently ranked 41<sup>st</sup> on *Entrepreneur* magazine's Hot 100 list of America's Fastest Growing New Businesses.

*Fort Worth Business Press, January 10-16*

The **2005 Tarrant County Real Estate Forecast** predicted significant gains in residential development in the Fort Worth area, the arrival of new major retail centers, a turn-around in the industrial market, and ascension of the downtown Fort Worth office market to record high rents and low vacancies.  
*Fort Worth Business Press, January 24-30*