



## ECONOMIC DEVELOPMENT UPDATE

JANUARY 2006

### **IN THE WORKS**

**Sunrise Senior Living** in McLean, Va. plans an assisted-living and Alzheimer's center on seven acres directly west of Harris Methodist Southwest and fronting Bryant Irvin Road. Building permits totaling \$7.48 million in construction costs have been issued for the project. The project, 6151 Bryant Irvin Road, will consist of three buildings totaling 53,000 square feet of space.

*Star Telegram, January 17*

According to **Presidio Hotel Group Management**, the California-based group is expected to acquire **The Fort Worth Plaza Hotel** located at 1601 Commerce St. The group plans to renovate the two 12-story towers totaling 284,049 square feet.

*Fort Worth Business Press, January 23*

The last building on the historic former **James E. Guinn** campus at Rosedale and I-35, the home of the **Fort Worth Business Assistance Center**, will be renovated in the next three years, thanks to a September state appropriation of \$3.1 million.

*Fort Worth Business Press, January 09*

Plans for a new 56,000-square-foot **Southwest Regional Records Display Museum** was presented for approval at the Jan. 31 Fort Worth City Council meeting. The proposed site for the U.S. National Archives' museum is a three-acre tract of land that lies between the Fort Worth Museum of Science and History and the Fort Worth Community Arts Center on Montgomery Street in the city's Cultural District.

*Fort Worth Business Press, January 30*

Construction on **Citizens National Bank** is set to break ground sometime during February. The planned two-story bank building will be located in the 2700 block of W. Seventh St.

*Fort Worth Business Press, January 30*

**Baskin-Robbins** plans on opening one-hundred locations in the Metroplex with 30 to 40 in Tarrant County.

*Fort Worth Business Press, January 30*

### **EXPANSIONS & MOVES**

**Advanced Gaskets and Supply**, a manufacturer and distributor of gaskets, is moving to 3332-3336 Stuart Drive, where the company has bought an 8,000-square-foot industrial building.

*Star Telegram, January 03*

### **UNDER CONSTRUCTION**

Atlanta-based **Seefried Properties** is building a 320,000-square-foot warehouse at 15990 Trinity Blvd. in its **RiverPark** development. **JanPak**, a supplier of janitorial supplies to the commercial industry, will lease 170,000 square feet of the \$6.5 million building when it is completed in April, with the remaining 150,000 square feet available for lease.

*Star Telegram, January 23*

Renovation work on **DFB Pharmaceutical's Coria Building** at Hulen Street and Vickery Boulevard has been completed by Innovative Developers. The interior of the 22,000-square-foot, two-story structure was renovated and a vestibule and elevator were added. Parking was added, and a 12-foot stainless steel and glass sculpture will be installed in the spring.

*Star Telegram, January 23*

Fort Worth's **Kysor Panel Systems** broke ground on its new 182,500-square-foot corporate campus on Jan. 27 at **Mercantile Center** Business Park.

*Fort Worth Business Press, 23*

**Hahnfeld Giordano Cocanower Residential Development** and **N3 Capital** broke ground on the companies' joint residential project, **Chamberlain Heights**, on Jan. 26. Chamberlain Heights, located at 4700 Dexter Ave., one block off of Camp Bowie Boulevard, will consist of 23 luxury town homes reminiscent of New York brownstone neighborhoods, according to project listing agent **Tappan Bailey** of **Brants Realtors**.

*Fort Worth Business Press, January 23*

**Reeves Construction Services** recently began construction on a 65,000-square-foot shopping center near Alliance Town Center in northern Fort Worth.

*Fort Worth Business Press, January 16*

**Heritage Trace Plaza Shopping Center**, which will be located at the northeast corner of Heritage Trace Parkway and North Riverside Drive, is positioned across the street from the Alliance Town Center, which is currently being developed by

**Hillwood Development**.

*Fort Worth Business Press, January 16*

The **Tarrant County Bar Foundation** and the **Tarrant County Bar Association** began renovations of their offices at 1315 Calhoun St. in downtown Fort Worth during January. The interior of the facility will be demolished to make way for new offices, a boardroom, and conference facilities for local attorneys and associated groups. The Bar Association moved into temporary offices behind the building during construction.

*Fort Worth Business Press, January 23*

### **ON THE DOTTED LINE**

Professional golfer Jim McLean, who operates a string of top-rated golf schools, purchased the former Academy at WaterChase School and the adjoining nine-hole practice facility on the north side of Interstate 30, near Eastchase Parkway in east Fort Worth. The name has changed to Jim McLean Golf School at WaterChase.

*Star Telegram, January 16*

**Chisholm Development** has purchased 254 acres near the southwest corner of Willow Springs Road and U.S. 287 for residential development. Chisholm will develop 180 half-acre lots at **Willow Ridge Estates** to sell to custom builders.

*Star Telegram, January 16*

The former **Levitz Furniture** store, 6913 Camp Bowie Blvd., was bought by Hearthstone Properties, an entity of Nationwide Auction Systems, a California-based auction company.

*Star Telegram, January 03*

**Jamie Moreno** has purchased 5 acres at 3101 S. Cravens Road and will use the land for storing and selling stone.

*Star Telegram, January 03*

**Kraft Energy Systems**, a provider of products and services to the prefabricated-concrete products industry, has leased 6,273 square feet of office space at 5450 Stratum Drive for its headquarters.

*Star Telegram, January 03*

**SGD-121 FW**, an investment group based in Omaha, Neb., bought the 47,690-square-foot industrial building leased by Federal Express, 109 N. Chandler Drive, in north Fort Worth from Conti Partners, the real-estate investment company of Bruce Conti.

*Star Telegram, January 09*

**Mid South Engine** has leased 15,000 square feet of industrial space in the **Village Creek Industrial Park**, 5035 Martin Luther King Freeway.

*Star Telegram, January 09*

**Easy Access**, an application software-solutions, consulting and Internet-services company, has leased 1,200 square feet of office space in **Overton Centre Tower 2**, off Hulen Street in southwest Fort Worth.

*Star Telegram, January 09*

**Complete Maintenance** has bought a 23,250-square-foot office and warehouse building on 1.1 acres at 5216 David Strickland Road.

*Star Telegram, January 17*

**W.W. Partners** has bought a 5.8-acre tract at 7000 John T. White Road for the development of single-family homes.  
*Star Telegram, January 17*

**JaGee Real Properties**, which is amassing nearly 10 acres for a residential and retail project off West Seventh Street and University Drive called Museum Place purchased the one-story building that is leased by **Chase Bank** at Bailey Avenue and Sixth Street and the 4.69 acres the building sits on from **The Bombay Co.**  
*Star Telegram, January 23*

**Murphy Turner & Associates**, a political consulting firm, has leased 1,134 square feet of office space in the 2001 Beach Street Building.  
*Star Telegram, January 23*

**Enterhost**, a Fort Worth-based Web hosting company, signed a lease for nearly 20,000 square feet of office and datacenter space in the lower level of Burnett Plaza, making the company one of the largest co-location entities in the downtown area. The company will consolidate its offices, located on Camp Bowie Boulevard and in the International Building.  
*Fort Worth Business Press, January 23*

**Whirlpool Corporation** has leased a 724,000-square-foot facility in the **Carter Industrial Park** for the company's domestic distribution sector in the Carter Industrial Park off Interstate 30 and Everman Parkway..  
*Fort Worth Business Press, January 23*

**Blue Star Title Inc.** announced a corporate name change to **Sendera Title Inc.**, effective Jan. 2.  
*Fort Worth Business Press, January 09*

**Cox Lancaster Venture** in Dallas purchased the former Stripling & Cox department store at 3616 E. Lancaster Ave.  
*Star Telegram, January 30*

**Interface Security Systems**, a provider of custom security services and solutions, has leased 8,847 square feet of industrial space at 14500 Trinity Blvd.  
*Star Telegram, January 30*

**Summit HMR**, a medical-billing company, has purchased a 24,000-square-foot building at 4916 Overton Plaza, a former **State Farm Insurance Co.** claim center. Summit HMR will move from the **Park Gardens** office building near Interstate 30 and Forest Park Boulevard to the new location in March.  
*Star Telegram, January 30*

## **OPENINGS**

Houston-based Hospitality USA Management Group has opened its third Metroplex location of **221B Baker St. Pub & Grill** at 6333 Camp Bowie Blvd., in The Village at Camp Bowie shopping center. Baker St. is a British-themed pub, offering a full menu and bar, state-of-the-art audio and video systems, complimentary wireless Internet access, live music nightly and traditional games of skill such as billiards and steel-tip darts.

*Star Telegram, January 03*

The **Fort Worth Independent School District** recently completed construction on the district's first **Future Farmers of America Center**. The center, located at 1855 North Las Vegas Trail in Fort Worth, is a 9,900-square-foot facility for livestock. The ten-acre site will be the headquarters for the local school district's FFA program.

*Fort Worth Business Press, January 23*

Fort Worth veterinarian **Steve Hotchkiss** now has a complete animal-care center near his **Hulen Hills Animal Hospital** on Hulen Street south of Interstate 30. It now includes the **Grand Pet Resort and Spa**, luxury accommodations for cats and dogs. The \$1.4 million building includes flat-panel televisions, Web cams, granite window sills and rooms with a view of the bone-shaped pool.

*Star Telegram, January 30*

## **AROUND TOWN**

Fort Worth's annual **Stock Show and Rodeo** opened on January 13. The event runs through the beginning of February.

*Fort Worth Business Press, January 09*

Last year's overall grounds attendance for the **Fort Worth Stock Show and Rodeo** totaled 941,100 and included patrons from the United States and 94 foreign countries, according to show records. Based on last year's numbers, estimates are that the economic impact of this year's livestock show and rodeo at more than \$100,000 million.

*Fort Worth Business Press, January 09*

## **OUT OF TOWN REPORTING**

City officials are close to signing off on nearly \$22 million in incentives to help renovate **Fort Worth Town Center**. Developers plan to spend \$42 million to renovate the mall.

*The Post Standard, Syracuse, New York, January 01*

## **DID YOU KNOW?**

**Ben E. Keith Company**, a foodservice distributor based in Fort Worth, will celebrate its 100-year anniversary this year.

*Fort Worth Business Press, January 09*

The **Fort Worth Bowl** boasted the second-best fan attendance of its short three-year life with 30,112 watching as the Kansas Jayhawks rolled over the Houston Cougars 42 to 13.

*Fort Worth Business Press, January 09*

*Data provided by Strategic Insight Group*

*Intelligence Research Partner of the Fort Worth Chamber of Commerce*