



ECONOMIC UPDATE

JUNE 2006

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

In the Works

The Fort Worth City Council recently approved a municipal utility district for the 1,400-acre **Haywire Ranch**, west of Northwest Loop 820 and White Settlement Road. Construction could begin in September on the first portion of the project, which will eventually consist of 800 single-family lots on about 260 acres.

Star Telegram, June 12

About 560 acres east of Haywire Ranch, off Silver Creek Road, has been divided into two developments called **Estancia** and **Las Brisas**. Estancia will have custom homes. It has 47 one and two-acre lots under development. Four houses are completed, and five are under construction. About 200 more lots will be developed next year. Las Brisas has nine ranchette tracts of 12 to 40 acres.

Star Telegram, June 12

Interior Door Replacement Co. is planning six franchises in the Metroplex in the next three years, the company's first in Texas. The California-based company provides raised-panel molded interior doors. It will measure jambs in a house and build raised-panel doors to fit inside as an aesthetic alternative to flat, unpainted doors.

Star Telegram, June 19

Harris Methodist Southwest is spending about \$60 million to more than double its size and expand its services this year. Part of the expansion includes a new five-story tower planned to open as soon as October. The construction, which will give the hospital a total of 215 beds, includes the addition of 36 medical-surgical beds, as well as a significant boost in the size of its obstetrics unit. Overall, the project is expected to bring the hospital's work force from 650 employees to about 1,000 when the tower is complete. The expansion of the maternity unit is especially significant, because babies represent Harris Southwest's largest service line, with more than 170 deliveries each month.

Star Telegram, June 26

Baylor Southwest plans to begin renovations next winter that will double the size of its emergency department. Eventually, the hospital also may add two or three floors to its two-story building.

Star Telegram, June 26

Construction of the **Southwest Parkway**, a toll road expected to pass near both Harris Methodist Southwest and Baylor Southwest – stretching from Interstate 30 near Forest Park Boulevard southwest to Altamesa Boulevard is scheduled for completion in 2010, with a later phase extending to Cleburne.

Star Telegram, June 26

Thanks to a \$1 million donation from the Bank of America Charitable Foundation, **Cook Children's Hospital** will open two additional Tarrant County clinics. The new clinics, which are scheduled to open in September, will be at 1500 S. Cooper St. in Arlington and 6421 McCart Ave. in Fort Worth.
Fort Worth Business Press, 19

Regency Hospital Co. is slated to open a 44-bed long-term care facility on Oakmont Boulevard in August.
Star Telegram, June 26

Expansions and Moves

Southwest Business Park, which was started in 2001 as a multi-tenant complex of forty-three 1,000 square-foot lease spaces, is expanding by adding fifteen 1,000 square-foot spaces.
Star Telegram, June 19

Accent Design Studios, a full-service interior-design firm, is relocating to 2435 S. University Drive into a larger showroom to accommodate an expansion in the business. The company has leased 6,000 square feet at the new location, which opened July 1.
Star Telegram, June 19

Aaron Ornamental Iron, a manufacturer of decorative and hand-forged iron, has expanded at its facility at 3501 Locke Ave., near Interstate 30 and Montgomery Street. Aaron Ornamental added 2,600 square feet to its original 1,700 square feet.
Star Telegram, June 26

Renovations

Innovative Developers Inc. of Fort Worth recently started complete interior and exterior renovations at 4900 W. Vickery Blvd., which will be the future home of **DFB Pharmaceuticals'** research and development facility.
Fort Worth Business Press, June 12

On the Dotted Line

Discount Steel & Aluminum, a Minneapolis-based metal fabricator and distributor, will open its first service center outside of Minnesota in November at a site off Hicks Field Road in north Fort Worth. The company recently purchased two buildings totaling 160,246 square feet on 17.32 acres at 10243 and 10353 Hicks Field Road.
Star Telegram, June 05

TCI Berner I LP recently acquired a 34,720 square-foot office warehouse located at 2563 Berner St. in north Fort Worth.
Fort Worth Business Press, June 05

CentrePort Tech, a two building, 30,000-square-foot office property at 4100 through 4108 Amon Carter Blvd., has been sold to a California partnership for \$2.8 million. JRFT Centerport from Woodland Hills, California, and SCJB Centerport from Sherman Oaks, California, purchased the property.
Fort Worth Business Press, June 05

Fort Worth's **XTO Energy** has acquired the former Swift & Co. office building with plans to convert the long-vacant structure into office space. The 28,000 square-foot, two-story building is located on 2.6 acres of land at 600 E. Exchange Ave.
Fort Worth Business Press, June 12

SCM Real Estate Services has negotiated the lease of a 12,970 square-foot Class B office property to Tempo-Extron, a California-based company specializing in professional-tool development. The building, located at 215/219 S. Main St., is in the medical district and also is in the designated Fort Worth South revitalization area.

Fort Worth Business Press, June 19

Pinnacle Environment signed a seven-year lease for 15,000 square feet of office/warehouse space, located at 5070 Brush Creek Road at Village Creek Industrial Park.

Fort Worth Business Press, June 26

A one-story, 1,920 square-foot commercial building at 702 W. Allen Ave., once the site of a deli and grocery store, was purchased by Dang Cong Huynh, Nga Thi Ho Huynh and Bao Long Quoc Huynh who plan to start a business.

Star Telegram, June 05

Prism Electric, a commercial electrical company based in Garland, has leased 3,000 square feet of industrial space at 2315 E. Loop 820 to open a Fort Worth office.

Star Telegram, June 05

Newmark Homes has bought 68 single-family lots at Fossil Creek Boulevard and North Beach Street, near the Fossil Creek golf course.

Star Telegram, June 19

North Star Centreport, a limited partnership in Gypsum, Colo., has bought a 29,352 square-foot industrial space at 4690 Diplomacy Road in the Centreport business park.

Star Telegram, June 19

Triple T Farms, registered as developer Gary Hazlewood of Grapevine, has bought 16.71 acres at the southeast corner of Boat Club Road and Bailey-Boswell Road. The land will be used for pad sites and a shopping center.

Star Telegram, June 19

Southwest Securities has leased 6,000 square feet in the Frost Bank building at 4200 S. Hulen St.

Star Telegram, June 26

Openings

Two new law firms in Fort Worth, one a solo practitioner and another that includes four lawyers who moved from Cantey & Hanger, recently opened. **Douglas Coppernoll** has opened his practice at 112 N.W. 24th St., Suite 201. Shayne Moses, David Palmer, and Timothy Howell have formed **Moses, Palmer & Howell**. Whitney L. Cardwell is an associate with the new firm. Their offices are in the Oil & Gas Building, 309 W. Seventh St., Suite 815.

Star Telegram, June 19

The clothing retailer **Coldwater Creek** opened a store in the University Park Village shopping center May 23. The 7,000 square-foot space displays women's apparel, jewelry, gifts, and accessories.

Fort Worth Business Press, June 05

Around Town

The **2006 World Championship Paint Horse Show** opened on June 25 at Will Rogers Equestrian Center and continued for two weeks of nonstop competition. The show features 2,000 American Paint Horses competing for world championships in 179 classes.

Fort Worth Business Press, June 26

Out of Town Reporting

Thousands of military troops, civilian employees, and civic leaders attended the **5th Annual Free Bar-B-Que** honoring troops at the Naval Air Station Joint Reserve Base in Fort Worth. The Greater Fort Worth Area Civic Leaders Association organized the free event, which was held Friday, May 19th.

PR Newswire, New York, June 02

Did You Know?

YWCA of Fort Worth and Tarrant County was the first YWCA in Texas, and it is celebrating its centennial anniversary through the end of the year.

Fort Worth Business Press, June 26