



ECONOMIC UPDATE

OCTOBER 2007

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

In the Works

Granite Properties has started construction on a speculative building in **RiverPark Business Center**, 15600 Trinity Blvd., in Fort Worth. This is the second building in the development, and it is scheduled to be completed in May. Granite has a 145,000 square-foot building at the site. **MSC Industrial Supply Co.**, a direct marketer of industrial supplies and equipment, leased 14,685 square feet, and **Belfor USA**, a disaster restoration company, leased 14,385 square feet.

Star Telegram, October 1, 2007

Sundance Behavioral Health Care has broken ground on a Fort Worth hospital that is planned to serve children and adults with mental illness. Located at 513 W. Rosedale St., the 38,000 square-foot hospital will have 48 beds, with the possibility of 48 more in the future.

Star Telegram, October 8, 2007

A 130,000 square-foot **Target** store will anchor the **Westover Village** shopping center at the southeast corner of Green Oaks Road and Texas 183. Construction on the store, which will not include a full grocery section, should begin soon, with completion expected by next fall. In addition to Target, Westover Village will include 250,000 square feet of retail space. About 65 percent has been leased, and those retailers include **Party City**, **McDonald's**, **Sleep Experts**, **Lane Bryant**, **Chase Bank**, **Centennial Fine Wines & Spirits**, **Arby's** and **Peter Piper Pizza**.

Star Telegram, October 15, 2007

One Ridgmar Centre, a 10-story multi-tenant office building at 6500 West Freeway near Ridgmar Mall, has been purchased by **Triple Net Properties**, based in Santa Ana, Calif., on behalf of an investor group. The 171,000 square-foot tower was built in 1986. The building was 94 percent leased at the time of the sale in August. The deal included an adjacent five-story, 552-space parking garage and 64 surface parking spaces.

Star Telegram, October 22, 2007

MGS Partners, LP has purchased the 5,912 square-foot office building at 810 Lipscomb St. from Fort Worth Hand Rehab Center.

Star Telegram, October 22, 2007

Whitehead-Smith Investments, a privately held Dallas-based real estate investment firm, has purchased nearly 15 acres on the west side of Harmon Road at Golden Triangle Boulevard near the Alliance Texas commercial and industrial park in far north Fort Worth. The site is for a possible office and industrial park or corporate campus. The firm also has an option on 25 adjacent acres.

Star Telegram, October 29, 2007

Expansions and Moves

Bargeen Ellingson, a multiservice food-equipment supply, restaurant-design and fabrication company, has leased 8,000 square feet at 2521 E. Loop 820 in the Riverbend Business Park. The Tacoma, Washington-based company opened in Fort Worth in 2005 and is moving to a larger location.
Star Telegram, October 22, 2007

FameCare Bottling Inc., an independently-owned packager of non-food items since 1999, is adding another 10,000 square feet to its facilities in Fort Worth. The company leased 20,000 square feet about a year ago at 355 N. Beach St. and is leasing an additional building at 210 Beach St. FameCare's services include filling bottles, bags and tubes with non-food liquids, lotions, fragrances and dry goods.
Fort Worth Business Press, October 22, 2007

The **Backstage Club** at the **Fort Worth Stock Show and Rodeo** will have a new look when the facility opens in 2008. The **Reata Restaurant Group** has taken over operations of the facility in addition to its other Stock Show responsibilities. The Backstage Club is a private club at the rodeo, overlooking the arena for the Will Rogers Coliseum. Individuals, families, or groups pay for a membership that will last the duration of the Stock Show, and patrons can enjoy a full bar and dining in the club.
Fort Worth Business Press, October 22, 2007

Fort Worth-based **N3 Development and the Retail Connection**, based in Dallas, have formed an alliance to help retailers looking for new locations in the Metroplex. The Retail Connection, which developed the Arlington Highlands project, said the partnership will allow it to serve its 160 clients better.
Star Telegram, October 29, 2007

Beck Industries, a 30-year **Riverbend Business Park** tenant now leases 6,000 square feet at 7607 Flagstone Drive.
Star Telegram, October 29, 2007

Hughes and Luce has leased an additional 3,936 square feet of office space in **City Center** at 301 Commerce Street .
Star Telegram, October 29, 2007

On the Dotted Line

Westwood Apartments have been sold to a California investor. The 168-unit complex south of Interstate 30 was built in 1970 and renovated in 1993. It consists of 41 two-story buildings on 8.5 acres. The new owners say they are planning another renovation.
Star Telegram, October 1, 2007

Ruth Chris Steak House has leased 10,075 square feet for a new restaurant on the ground floor of the Hilton Hotel downtown. This is the restaurant's first location in Fort Worth.
Star Telegram, October 1, 2007

Midway Industrial Trust in Dallas has sold 17.7 acres near Trinity and Industrial boulevards, fronting the Golf Course at Texas Star, to **S.J. Thornhill Partnership**.
Star Telegram, October 8, 2007

Dean's Dream, has sold a 3,000 square-foot office building at 5748 Boat Club Road to **J & JL Enterprises**.
Star Telegram, October 8, 2007

Firehouse Subs, a chain that specializes in hot sub sandwiches, has leased 2,000 square feet in **Western Center Plaza** at Western Center Boulevard and I-35W.

Star Telegram, October 22, 2007

RYLB FW Properties in New Jersey bought the **Commerce Building**, 307 W. Seventh St., and the adjacent **Oil & Gas Building**, 309 W. Seventh St., in late September. The Commerce Building is 19 stories and was the Fair Building when constructed in 1930 for the Fair Department Store. The Oil & Gas building is 16 stories and was built in 1954. There is also a parking garage on the 1.5-acre site, and the buildings share an entrance on West Seventh Street between Taylor and Throckmorton streets.

Fort Worth Business Press, October 15, 2007

Ponce Contractors has leased 1,350 square feet of office space at 6430 Brentwood Stair Road

Star Telegram, October 29, 2007

Western Commerce Group, a Fort Worth-based investment bank, has leased 9,000 square feet of office space in **One Museum Place**, the first building under construction as part of the Museum Place development at West Seventh Street and Bailey Avenue in Fort Worth. Western Commerce advises privately held companies on mergers, acquisitions, recapitalizations, corporate financial management, strategic planning, organizational effectiveness, asset management and estate planning, among other things.

Star Telegram, October 29, 2007

Charter Communications has sold **PassGo Ltd.** 10 acres and a 26,998 square-foot building at 4800 Blue Mound Road.

Star Telegram, October 29, 2007

Openings

Chacon Autos of Dallas plans to open its first new-car dealership in Tarrant County. Chacon bought 6.8 acres of vacant commercial land on the south side of Interstate 20, near New York Avenue. The company plans to begin building its Chacon Mitsubishi dealership in November and hopes to open it by July.

Star Telegram, October 15, 2007

Around Town

Two of North Texas' prominent hospital chains are among the nation's most innovative users of technology, according to *InformationWeek's* 19th annual ranking of 500 businesses of various sizes from a broad array of industries. Dallas-based **Baylor Health Care System** - the operator of three Tarrant County hospitals - ranked No. 15. Arlington-based **Texas Health Resources**, which runs Arlington Memorial and the Harris Methodist hospitals, was No. 47.

Star Telegram, October 1, 2007

JPS Health Network dedicated its seventh School-Based Health Center with a ribbon cutting and an announcement that seven more centers are expected to open by the end of the school year. The **School-Based Health Center Northside** was dedicated on Sept. 21 at 2011 Prospect St. in Fort Worth. The Northside center was previously located at the Rufino Mendoza Elementary School, but now it is located in the Fort Worth ISD Family Resource Center at JP Elder Middle School. In its new location, the center will support 18 elementary schools, four middle schools and three high schools.

Fort Worth Business Press, October 1, 2007

The **Six Points/Race Street area**, located about two miles from downtown just east of Interstate 35, is in the process of revitalization. The triangle-shaped area, created by the intersections of Sylvania Avenue and Race and East Belknap streets, is the site of a massive undertaking: dozens of new businesses, the rehabilitation of existing buildings and construction of new, multi-story and mixed-use office buildings. Within the past year alone, three restaurants, an art gallery, a barber shop and several more businesses have opened in the area. An existing apartment complex will be reconfigured into **The Grove**, a 92-room boutique-hotel. The area's first nighttime-entertainment venue, **Dino's Sports Bar and Grill**, will open in the next three weeks. **DeHaven** and company expect to begin construction within 90 days on a 4.5 acre-site that will include about 150,000 square feet of buildings old and new for office and retail. Lofts will be available in about a month for pre-sale at a cost of less than \$100,000 and the entire project should be completed in two years.

Fort Worth Business Press, October 29, 2007

Out of Town Reporting

Texas Aviation Services, an industry leader in helicopter and aircraft completion, MRO and maintenance services for over 36 years, announced increased service offerings to airborne EMS helicopter operators and hospital customers. Plans are also underway to increase Engineering capacities at TAS, **Texas Aviation Services**, with 140,000 square feet of facilities at Meacham Field. Originally founded in 1971, TAS performs complex customizing projects on civilian Bell, Eurocopter, and other helicopter types; and extensive retrofits on military Blackhawk and other government or law enforcement operated special-mission helicopters.

Hospital Business Week, October 7, 2007

The F-16 Falcon will "continue to be a cornerstone" of the Air Force fleet, as well as for other military powers, for a number of years, a vice president of **Northrop Grumman's** business development team told reporters last week at an Air Force Association-sponsored conference in Washington. The company produces three to four F-16's per month, and it expects more orders. Northrop Grumman has restructured its facilities in Fort Worth, Texas, to be able to accommodate the production of both the F-16's and the fifth-generation fighters.

Inside the Air Force. October 5, 2007

ReoStar Energy Corporation (OTCBB: REOS) announced today a purchase and sale agreement with Vern Wilson Energy Inc. (VWEI). The agreement provides for ReoStar to acquire all of the working interests in several oil and gas leases located in Texas and Louisiana, a service rig, and other equipment held by VWEI. ReoStar Energy Corporation, headquartered in Fort Worth, Texas, is an oil and gas company engaged in the acquisition, development, and production of natural gas and oil properties with operations primarily focused on developmental resource plays and enhanced oil recovery projects.

Market Wire, October 5, 2007

Did You Know?

Holt Hickman, the key developer and owner of much of the historic Fort Worth Stockyards, was honored with the 2007 Founder's Award, given by the **Greater Fort Worth Real Estate Council**. The council was formed in 2004 as a sister organization to the Dallas Real Estate Council. Its members are developers, brokers, and other professionals in the commercial real estate industry.

Star Telegram, October 1, 2007

Ten local residential and commercial projects were honored recently by the **Greater Fort Worth Real Estate Council** during the organization's annual Roast and Toast event. They included the **Bell Helicopter Army Program Center**; the **Bob R. Simpson Building** at Seventh and Houston streets; **Citizens National Bank** on West Seventh Street; **DFB Pharmaceuticals** at Hulen Street and Vickery Boulevard; the **Foch Street commercial development** off West Seventh Street; **Lincoln Trinity Bluff**, on the north end of downtown Fort Worth; **Magnolia Green** and **Magnolia Green Townhomes** on the near south side; **State National Bank/Whitley Penn** building on West Seventh and Summit streets, and **The Tower**, at Fifth and Throckmorton.

Star Telegram, October 8, 2007

Townsite Co., a real estate development firm based in Fort Worth, is buying the former **Knights of Pythias Hall** in the Hillside neighborhood east of downtown with plans to turn the historic building -- which until recently faced the wrecking ball - into condos. The firm decided to buy the building before it receives all the needed approvals because it's important to save the building, which is on Historic Fort Worth's list of most endangered places.

Star Telegram, October 3, 2007

More than 150 of the planned 240 condos in the **Residences at One Montgomery Plaza**, the redevelopment of the former Montgomery Ward store and catalog center built in 1928 on West Seventh Street, have been spoken for, its developers say. The residences range from 1,000 square feet to 4,600 square feet, and prices range from the mid-\$200,000s to \$1.6 million.

Star Telegram, October 8, 2007

Alcon is venturing away from eye-related products. The Fort Worth-based eye-care company - which focuses almost exclusively on making eye-related drugs, equipment and consumer products - said that it has taken another step in its quest for government approval of a spray to treat nasal allergies. The company submitted more study data to the U.S. Food and Drug Administration, which is considering its application for Patanase nasal spray. The company devised Patanase with the same active ingredient that is used in its existing treatments for eye allergies.

Star Telegram, October 8, 2007

Gideon Toal, a Fort Worth-based architectural, engineering and planning firm, has been named Firm of the Year by the Texas Society of Architects, the organization's highest honor. This is the first time Gideon Toal has been given the honor. It has also been more than a decade since a Fort Worth firm has claimed the honor. Honorees are judged on quality of the firm's architecture and its contributions to the profession and community.

Star Telegram, October 8, 2007

Dr. Tracy Kobs has spent more than 40 years earning the trust and respect of his patients and colleagues. Now Kobs has been honored for his hard work. Kobs, a Fort Worth obstetrician and gynecologist, was awarded the **Gold-Headed Cane Award** from the **Tarrant County Medical Society**.

Fort Worth Business Press, October 15, 2007