



MONTHLY ECONOMIC REPORT

JULY 2016

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

In the Works

The owner of the **Schokolad Chocolate Factory** is bringing another fun business to **Sundance Square** in time for the holidays. Lindsey Ross plans to open a 1,843-square-foot toy store called **Houston Street Toy Company**, between Five Guys Burgers and Fries and Overland Sheepskin Co., in December. The store will feature high-quality toys and books for infants to teens, including games, puzzles, books, musical toys, plush animals, arts and crafts, and educational toys, Sundance Square announced.

Star-Telegram, July 5, 2016

As construction progresses on the **I.M. Terrell school** site, the design that will repurpose this Fort Worth landmark into a resplendent showplace for 21st Century learning begins to take shape. Fort Worth school district officials and community leaders broke ground in March on the \$55.8 million renovation project that will transform Terrell, built in 1882 as Fort Worth's first black high school during the era of racial segregation, into the combined **Visual and Performing Arts Academy (VPA)** and **Science, Technology, Engineering and Math Academy (STEM)** for ninth through 12th graders.

Fort Worth Business, July 8, 2016

A **West Seventh** district property has been acquired by a Fort Worth real estate investor who is planning a dining and entertainment venue for the location. The property at 2818 Morton St. includes a vacant 8,060-square-foot two-story office building on a 13,000-square-foot lot. Investor Allan Meyer envisions a multi-concept venue featuring indoor, outdoor and rooftop amenities in the remodeled building.

Fort Worth Business, July 8, 2016

Fort Capital's new headquarters reflects the natural characteristics of its west Fort Worth surroundings. From flooring made from reclaimed 150-year-old longleaf heart pine to table and chairs made from a local tree trunk, the 16,500-square-foot corporate heart of the **River District** development makes a statement. Located primarily between Roberts Cutoff and Priddy Lane along White Settlement Road, the project is taking shape after developers kicked things off in April. That's when the public learned details of a development set to feature single-family homes, townhomes and apartments, as well as commercial, entertainment and retail space.

Fort Worth Business, July 22, 2016

Expansions and Moves

Fiesta Mart is expanding its presence in North Texas, acquiring nine Minyard supermarkets and two Sun Fresh Markets. Two of the stores are in **Tarrant County**.

Star-Telegram, July, 8, 2016

RSP Architects enjoys more than an expanding clientele. Its Fort Worth office now enjoys a better view. "We've gone from the back of the building to the front," says Ed Hess, associate principal for the Minneapolis-based firm providing architectural and engineering services for retail and distribution.

Only three associates staffed the Fort Worth office when it opened in 2012. They came from Jacobs Engineering Group Inc. and Carter & Burgess and worked on the ground floor of downtown's **Cantey Hanger Plaza** at 600 W. Sixth St. About 18 associates share the new space, formerly occupied by engineering/architecture firm HDR Inc., which relocated to a higher floor. The new suite doubles RSP's previous space, which was subleased from TXU Energy.

Fort Worth Business, July 8, 2016

The familia Rojas, led by owner Regino Rojas, is moving their beloved **Revolver Taco Lounge** to the space recently vacated by Sera Dining on Forest Park.

Fort Worth Business, July 15, 2016

Solera Holdings Inc., a global provider of software and services to the automobile insurance claims processing and decision support industries, said July 19 it will acquire **Enservio Inc.**, the largest provider in the United States of SaaS-based software and services to the property contents insurance marketplace.

Fort Worth Business, July 19, 2016

Fort Worth-based **D.R. Horton Inc.**, the largest U.S. homebuilder, is adding a new line of affordable homes aimed at seniors to its lineup of brands. The new brand, **Freedom Homes**, will initially be offered in Florida, Texas and Arizona and be open in at least eight markets by the end of fiscal 2016 and in approximately one-third of D.R. Horton's 78 operating markets by the end of fiscal 2017, according to a company news release. No details were provided on pricing or square-footage of the new brand.

Fort Worth Business, July 26 2016

The Cowtown Marathon has outgrown its current headquarters at Park Place Avenue and will be moving to a new location west of downtown. The offices of the annual running event will be relocated from 1612 Park Place Ave. to 2621 Whitmore St., behind the Target store north of West Seventh Street.

Fort Worth Business, July 28, 2016

Stream Realty Partners LP has gained 4 million square feet in Fort Worth-Dallas property management assignments, including 110,000 square feet in **Fort Worth's medical district**.

Fort Worth Business, July 29, 2016

On the Dotted Line

Fort Worth-based Crescent Real Estate LLC today announced it has acquired Dallas' **Rosewood Crescent** hotel.

Fort Worth Business, July 6, 2016

Aeroblaze Laboratory, a SmartStart client of **TECH Fort Worth**, has leased 4,000 square feet of warehouse and office space at 12801 Harmon Road, **Saginaw Business Park** in Fort Worth.

Fort Worth Business, July 13, 2016

Goodman Distribution Inc. has renewed its lease for 25,984 square feet in Fort Worth's Carter Business Center. "Goodman did look around, but there were limited options because the vacancy factor in south Fort Worth is less than 5 percent. We were able to keep the building at 100 percent occupancy and gain steady rent growth," said Nick Talley of Dallas-based Bradford Commercial Real Estate Services, commenting in a news release.

Fort Worth Business, July 15, 2016

Edmundton Apartments in Fort Worth has been sold, with an unnamed buyer purchasing the 20-unit property at 5601 Birchman Ave.

Fort Worth Business, July 15, 2016

Crazy Canvas has leased 2,180 square feet at **Country Day Plaza**, 5512 Bellaire Drive South in Fort Worth.

Fort Worth Business, July 15, 2016

Ulterra Drilling Technologies LP of Fort Worth has been acquired by **American Securities LLC**.

Financial terms of the transaction were not disclosed.

Fort Worth Business, July 18, 2016

Phoenix-based Alliance Residential Co. has closed its deal to buy nearly 3 acres at the corner of Summit Avenue and West Fifth Street near the **Pier 1 Imports Building** for a 345-unit apartment community. The deal closed July 11, according to deed records. The project, called **Broadstone 5th and Summit**, will have efficiency, small and large one-bedroom units and nine, two-story townhomes fronting Summit Avenue, said Chad Jackson, managing director of Alliance Residential's Dallas office.

Star-Telegram, July 18, 2016

RR Morton LLC has purchased 8,060 square feet of office space at 2818 and 2822 Morton St. in Fort Worth from Bosquenova LLC.

Fort Worth Business, July 29, 2016

Shipman Companies has purchased 90 acres at Summer Creek Drive and Sunflower Ridge-Chisholm Trail Parkway in Fort Worth from FW & Crowley Partners Ltd.

Fort Worth Business, July 29, 2016

R&S Miller Family LP has purchased 27,157 square feet of industrial space at 210 South Freeway and 510 E. Broadway Ave. in Fort Worth from Ramsay-Griffay Assets LLC & RLB Assets LLC.

Fort Worth Business, July 29, 2016

Robert Half International Inc. has leased 5,829 square feet of office space in **WestBend**, 1751 River Run in Fort Worth from Trademark Property Co.

Fort Worth Business, July 29, 2016

Girls Inc. of Tarrant County has leased 5,141 square feet of office space at 1226 E. Weatherford St. in Fort Worth from Chillingham Park LLC.

Fort Worth Business, July 29, 2016

Dirty Knuckles Garage has leased 4,000 square feet of industrial space at 3413 S. Jones in Fort Worth from Lyden Investments Inc.

Fort Worth Business, July 29, 2016

Potbelly Sandwich Works LLC has leased 2,391 square feet of retail space at 1201 Eighth Ave. in Fort Worth from Funky Town Development LLC.

Fort Worth Business, July 29, 2016

Crescent Real Estate Equities has signed a 1,741-square-foot lease expansion and extended its office lease of 9,367 square feet at 777 Main St. in Fort Worth from F7 SSSM LLC.

Fort Worth Business, July 29, 2016

Della Ramos and Glenn Moody have renewed and extended their lease for 1,250 square feet of industrial space at 440 Bowen Road in Fort Worth from 440 North Bowen LLC.

Fort Worth Business, July 29, 2016

Nicox Ophthalmics Inc. has extended its lease for 1,125 square feet of office space at 777 Main St. in Fort Worth from F7 SSSM LLC.
Fort Worth Business, July 29, 2016

Lyca Tel LLC has leased 600 square feet in **Fairway Plaza** at 7105 Golf Club Road in Fort Worth from Fairway Plaza.
Fort Worth Business, July 29, 2016

Virtuoso Ltd. has leased 23,723 square feet of office space at 777 Main St. in Fort Worth from F7 SSSM LLC.
Fort Worth Business, July 29, 2016

XPressDocs Partners Ltd. has leased 22,046 square feet of industrial space at 2303 Franklin Drive in Fort Worth from Kensington Realty Inc.
Fort Worth Business, July 29, 2016

GF-17 has leased 20,840 square feet of industrial space at 210 South Freeway in Fort Worth from R&S Miller Family LP.
Fort Worth Business, July 29, 2016

Stash Data has leased 8,850 square feet at **Wellington Square**, 6701-6731 Camp Bowie Blvd. in Fort Worth.
Fort Worth Business, July 29, 2016

Texas Wireline Manufacturing has leased 20,000 square feet at 8821 Forum Way in Fort Worth.
Fort Worth Business, July 29, 2016

Openings

Texas Health Southwest Fort Worth has opened its 108,000-square-foot professional office building 2, providing a sports orthopedic surgery center and medical office space as an extension of the hospital campus. The \$40-million expansion includes a five-story professional office building and a five-story parking garage, both located across the street from the hospital's main campus at 6100 Harris Parkway.
Fort Worth Business, July 6, 2016

Funky Town Donuts opened its long-awaited, first brick and mortar store on **Eighth Avenue** on May 28 and lines have been forming early to indulge in these artisan donut creations.
Fort Worth Business, July 5, 2016

Blaze Fast-Fire'd Pizza fires up new ovens this week in **Fort Worth** and The Colony as the Irvine, Calif.-based company expands area pizza options.
Fort Worth Business, July 5, 2016

A Dallas fitness studio open since 2012 is opening a Fort Worth location on Aug. 1. Franchise owners Kamille and Matthew McCollum of Fort Worth will open the second franchise of **bodybar** on August 1. Located in the **Museum Place** development at 3232 West Seventh Street, construction is expected to be complete by late July.
Fort Worth Business, July 19, 2016

Heim Barbecue, located on Fort Worth's near south side sets Saturday, August 6th as its' opening date.
Star-Telegram, July 26, 2016

Around Town

Cowtown has plenty of hospitality to go around, according to a recent survey. According to *Travel + Leisure* readers, Fort Worth ranked No. 7 of 20 among **America's friendliest cities**. San Antonio topped the list at No. 1, followed by Houston at No. 2. The publication noted some of the cities for their "small-town vibes."

Star-Telegram, July 6, 2016

Salsa Limón's University Drive location is picking up and moving--literally. The Historic and Cultural Landmarks Commission voted July 11 to approve moving the taco restaurant's building from 929 University Drive to 5012 White Settlement Road, to be part of the **River District** development planned along the Trinity River.

Fort Worth Business, July 12, 2016

Out of Town Reporting

The North Little Rock City Council will hold a special meeting at 5 p.m. today to discuss plans for a downtown plaza, Mayor Joe Smith announced. The city-owned Argenta Plaza area, set on a 0.66-acre empty lot at 510 Main St., is envisioned to become a smaller version of **Fort Worth's Sundance Square Plaza**, part of a larger entertainment and shopping venue, Smith has said. Sundance Square officials have invited Smith for a guided tour and "working dinner" Aug. 1. Smith is inviting business and community leaders to join him and City Council members and staff for the planned one-night trip, he said.

Arkansas Democrat-Gazette, July 7, 2016

Fort Worth-based developer **Fort Capital** — the firm behind the new 276-acre River District project in downtown Fort Worth— has started construction on its new headquarters, which will give the company room to grow. The two-story, 16,500-square-foot building at 105 Nursery Lane is the first non-residential property to break ground near the west fork of the Trinity River and will relocate Fort Capital westward about three miles.

Dallas Business Journal, July 14, 2016

Denver-based **DCT Industrial Trust**, an industrial real estate development firm, has acquired two parcels of infill land in North Texas, with plans to begin speculative development on each of the sites by the end of the year.

Dallas Business Journal, July 15, 2016

Old Chicago Pizza & Taproom is planning Texas, DFW expansion and is already looking at three prospective sites in North Texas.

Dallas Business Journal, July 18, 2016

McAlister's Deli, boasting 65 units across Texas, Oklahoma, Kansas and Missouri, plans to add 10 more locations this year, including several in the Dallas-Fort Worth area.

Dallas Business Journal, July 21, 2016

Central Market and fellow grocer **Kroger** are introducing delivery to Fort Worth on Aug. 2 and Dallas starting Aug. 4.

Dallas Business Journal, July 26, 2016

Did You Know?

The 50 best burgers in Texas include many of Fort Worth's familiar winners. Plus a couple of surprises. The newest ranking by the gastronomic gods at *Texas Monthly* magazine already spurred business at

the **Bearded Lady**, ranked No. 3 statewide for its L.U.S.T. burger, a 1-pound poblano-feta-stuffed burger with avocado and gouda.

Star-Telegram, July 20, 2016

At the corner of Fletcher Avenue and Horne Street in west Fort Worth's Como neighborhood is a single-story house spanning about 1,100 square feet, with a porch and screen door at the front, much like the houses beside it. No one lives there, though, because it's not being used as a house at all – the house serves as the Como campus of **HOPE Farm Inc.**, an educational nonprofit that offers academic, character building and leadership programs to at-risk boys from elementary through high school (HOPE Farm's main campus is in the Morningside neighborhood off Interstate 35 West). The group plans to move out of the house and build an approximately 7,000 square-foot facility at 5532 Shiloh Drive that can hold about 60 students. A general contractor is yet to be selected, but Fort Worth companies Schwarz-Hanson Architects and engineering firm Baird, Hampton & Brown, Inc., are on board to help build the roughly \$1.5 million project. The building will have classrooms, offices and a kitchen among other amenities, as well as a counseling center with resources to help single parents

Fort Worth Business, July 30, 2016