

## **City of Colleyville, Texas: 2011 Highlights Retail & Restaurants**

**Y2Kitchen starts renovation, Council approves grants for NEXT** Terry Builders Inc. recently started on \$220,166 of renovations to and expansion of what was formerly Peter's Pizzeria at 5003 Colleyville Boulevard. New owners Y2Kitchen LLC hired Terry Builders—and intend to open **NEXT Wood-fired Bistro and Vino Bar** upon completion of the improvements.

Colleyville's City Council unanimously passed a resolution on August 16, 2011, awarding two \$15,000 matching grants to Y2Kitchen LLC (a Grapevine-based caterer which will relocate here) for façade and tenant improvements. Colleyville's Architectural Review Commission recommended Council approval of both grants, since Y2Kitchen made a substantial real property investment and quantified how NEXT would attract diners as a destination restaurant. Ward Architecture designed the building improvements (see related article below). For more information on NEXT Wood-fired Bistro and Vino Bar, contact Colleyville residents Tom and Ying Aikens at 817.705.5589 or [y2kitchen@yahoo.com](mailto:y2kitchen@yahoo.com).

**Tri City Spirits opens on west side** Contractors recently completed improvements to 7990 Precinct Line Road and owner Amer Fakri received a Certificate of Occupancy to open Tri City Spirits in 1,108 square feet of space. Tri City Spirits is open Monday through Saturday from 10 a.m. to 9 p.m. For more information, call 817.427.4000.

**Colleyville Plaza to welcome Colonial Savings** Southern Services took out a building permit for \$71,000 of improvements to 4900 Colleyville Boulevard to accommodate new tenant Colonial Savings. The previous site of World Savings, 4900 Colleyville Boulevard is located on the northwest corner of Glade and Colleyville Boulevard in the **Colleyville Plaza Shopping Center**.

**Roosters: Now Grooming in Town Center** Roosters Men's Grooming Center has opened in 1,428 square feet at 5915 Colleyville Boulevard # 250. Owner Michael Farmer and the Roosters haircutting professionals are there Monday through Friday from 9 a.m. to 7 p.m. Call 817.281.0225 for more details.



**New entrepreneurs invite you to Be Girly** Jeff & Stephanie Mulligan received a Certificate of Occupancy for the 1,250 square feet at 5200 Colleyville Boulevard, Suite C—and have opened Be Girly for young girls' birthday and princess parties. Be Girly is open each Saturday from 10 a.m. to 8 p.m. and Sunday from 1 p.m. to 6 p.m. Call 817.946.8879 to schedule a party.

**Colleyville Cinema Grille upgrades theatres to digital** B&B Theatres, the new operators of the Colleyville Cinema and Grille, have installed digital projection equipment and 3D screens in all seven dine-in theatres. Digital technology creates a perfect presentation with crystal clear images for every single presentation. Digital technology in all auditoriums allows the theatre to show more 3D movies. And an all digital facility means customers will be able to enjoy the films in 3D as opposed to the 2D alternatives. For more information, contact General Manager Chris Ticknor at the Colleyville Cinema Grille at 817.656.4600.

B&B Theatres has been family owned and operated since 1924 when Elmer Bills Sr. opened a movie house in Salisbury, Missouri where the future Mrs. Bills played the piano for silent movies. During the company's 87 years, B&B has seen the arrival of sound, Technicolor, Cinemascope, surround sound, stadium seating, and now the arrival of digital movies. B&B Theatres is the 26<sup>th</sup> largest theatre chain in North America and operates 199 screens in Missouri, Kansas, Oklahoma, Florida and Texas. B&B Theatres has corporate offices in Salisbury, Liberty, and Fulton in Missouri and has additional offices in Iola, Kansas and Los Angeles, California.

**New restaurant, retailer soon to open in Town Center** A hibachi Japanese restaurant to be known as **Tokyo Samurai** is finishing out a 5,000 square foot space between the Colleyville Cinema and Grille and Gloria's. The restaurant will include outdoor patio seating.

**Contractors nearing completion of new project renovations** Tecton Services is nearing completion of the first phase of shell tenant improvements totaling more than 28,000 square feet at 4701 Colleyville Boulevard, Suite 300, at the Village Park Shopping Center for **Goody Goody Liquor**.



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**Marcus & Millichap helps sell Village retail building** Marcus & Millichap recently announced the sale of a 6,250 square foot retail property in Colleyville. Blake Burnett and Drew Kile, investment specialists in Marcus & Millichap's Fort Worth office, had the exclusive listing to the market the property on behalf of the seller, an individual, personal trust. The property is located at 5200 Colleyville Boulevard, near the entrance to the Village at Colleyville. The building was constructed in 1981 and has an 80% vacancy. It is now owned by Farmers Branch-based Beam Real Estate, LLC, which plans to set up an office here, as well as eventually lease space to a mortgage company.

**Adrenaline Dance relocates to Colleyville** Previously located in Southlake, Adrenaline Dance relocated to Colleyville. First Enterprise made tenant improvements to 3,000 square feet of space at 1900 Industrial Boulevard, Suite 204 for Adrenaline's hip hop, lyrical, contemporary and tap dance classes and intensives. To sign up for a class, call 866.695.4144.

**Roots Coffeehouse opens in Compass Church** Roots Coffeehouse has opened in 450 square feet of space at 2600 Hall Johnson Road. Although the café is located inside Compass Church, Roots welcomes the public all week. Roots Coffeehouse serves fair trade and organic coffee and tea. The café is a nice place to work, meet read and study. For more information, call 817.503.7344.

**Rockin' Haute opens in the Village at Colleyville** On April 1<sup>st</sup>, owner Theresa Russell debuted Rockin' Haute and the latest in high end fashion, in the Village at Colleyville at 88 Village Lane, Suite 100. Rockin' Haute carries upscale consignment merchandise including handbags, apparel and accessories in 1,900 square feet of space. You can learn more about the Rockin' Haute's unique merchandise by calling 817.281.7077.

**Council approves first matching grant** On May 17, 2011, the Colleyville City Council voted 6-1 on to approve a \$15,000 matching grant to the Gibson Family Trust for \$250,000 in façade improvements to 5117 Colleyville Boulevard, across from the entrance to the Village at Colleyville. Trust officials hired Colleyville's Ward Architecture to design the improvements, which are meant to mirror the Mediterranean look of the Village. The Gibson Family Trust intends to rename the project "Colleyville's Center Point".



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**Blue Candle Computers moves to Oakmont Plaza** Blue Candle Computers moved from the renovated center housing Goodwill Industries to 3809 Colleyville Boulevard, Suite C in Oakmont Plaza. Their new space is 1,250 square feet. Blue Candle Computers sells PC hardware, software and accessories. They are also able to locate hard to find items for PC's. If you need a customized piece for your PC, call Blue Candle Computers at 817.498.2339.

**Donut Palace says “Welcome Back”** The Donut Palace, which had relocated south on Colleyville Boulevard with the reduction of space and renovations at 5117 Colleyville Boulevard, has moved back in and opened a second outlet in a suite at 5115 Colleyville Boulevard, near All Star Signs.

**Boba Factory opens in Colleyville Towne Square** Boba Factory opened in 1,322 square feet of space in **Colleyville Towne Square**, across from Town Center Colleyville. Boba Factory sells bubble tea, smoothies and slushes, in a variety of flavors. Frank Eastman is the owner. To reach Boba Factory, call 817.500.9953.

**PC Help moves to Colleyville** PC Help moved from Hurst to Colleyville. PC Help opened in 2,400 square feet of space at 5117 Colleyville Boulevard, Suite A, formerly occupied by Blue Candle Computers, which stayed in town but relocated south on Colleyville Boulevard to 3809, in Oakmont Plaza. PC Help services and sells computers. To speak with a representative from PC Help, call 817.280.0500.

**IMassage Chairs opens in Colleyville Center** A Colleyville home-based business has opened a permanent store in 800 square feet of space at 4620 Colleyville Boulevard, Suite 103. IMassage Chairs sells professional massage loungers to spas, beauty salons, wellness centers and home owners. For a product listing, call 469. 585.4991.

**Foot Heaven reopens in same location** Foot Heaven reopened at 4209 Colleyville Boulevard, Suite C, in 1,405 square feet of space—and Lianjun Cao is the new owner. Foot Heaven provides massage therapy, reflexology and acupressure treatments. Call 817.576.2395 for an appointment.



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**Borders closes Colleyville store** As part of its Chapter 11 bankruptcy reorganization, Borders closed 10 stores in Texas—including the Colleyville store at 5615 Colleyville Boulevard, Suite 100. The building went dark at end of April. While the closure decision is beyond the scope of the City of Colleyville's influence, city staff continues to work with the landlord for the property to assist in finding another tenant that is suitable for the Colleyville retail market. The development is owned and managed by Hodges Development Services.

The 23,000-square-foot store opened in 2006 in **Town Center Colleyville**. During the three previous fiscal years, the city has rebated to Borders a total of \$122,272.66, the 1% sales tax paid to the city, as part of an incentive agreement with the retailer.

**Faithful Treasures opens in Tara Village** Faithful Treasures opened in 1,600 square feet of space at 1101, Cheek Sparger Road, Suite 109, in Tara Village. Faithful Treasures is a gift shop with Christian themed gifts, cards, home décor, accessories and other specialty items. Looking for a gift for someone special? Call Faithful Treasures at 817.729.6017.

**Scarlet Poppy Interiors stays within Colleyville** Scarlet Poppy Interiors moved from 6600 Colleyville Boulevard, Suite A, to 1101 Cheek-Sparger Road, Suite 107A, into 1,200 square feet of space in Tara Village. Scarlet Poppy Interiors is a window and design fabrication studio owned by AnnaKelly Mueller. Their products include custom window treatments bedding, slipcovers, blinds and shutters. For more information about Scarlett Poppy Interiors, call 817.505.3562.

**Gypsy Butterfly: Open for Business** Gypsy Butterfly opened in 749 square feet of space at 99 Cheek Sparger Road, Suite 102A, in the **Blue Star Storage and Business Park**, behind the **99 Cent Store**. Gypsy Butterfly is located near **Queen of the Trailer Park**. Owners believe the boutique nature of both stores may create synergy and sales. Paige Floyd is the owner of Gypsy Butterfly. She can be reached at 817.881.7169. [Blue Star Storage and Business Park has two buildings totaling 7,920 square feet and 15,000 square feet, with a minimum divisibility of 749 square feet. Steve Roberts is the property manager for Blue Star Storage and Business Park and can be reached at 817.605.9922.]



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**Bow Kay Designs comes to Tara Village** Dianna Buchanan & Kristi Allen have been operating an online business known as Bow Kay Designs, providing floral designs for weddings and special events. They have opened their first physical location inside **Tara Village**, at 1101 Cheek-Sparger Road, Suite 103, and also signed up their company as a Teleflora vendor. Bow Kay Design's new space is approximately 1,100 square feet. To place an order, call Kristi at 817.656.7673.

**Lola's Libations consolidates** Leigh Ann Rodriguez consolidated the operations of Lola's Libations, LLC, into 1,600 square feet space at 4121 Colleyville Boulevard, Suite 1. Lola's Libations was previously run out of Mrs. Rodriguez's home and a second location in Irving. Lola's Libations sells "Smartinis", or low calorie cocktails. Several Colleyville businesses carry the brand including Hall's, Bear Creek, Tivoli and Ruggeri's. To place an order with Lola's Libations, call 214.908.5999.

**Premiere Photography moves within The Village** Premiere Photography Studio moved from 88 Village Lane, Suite 100 to 33 Main Street, Suite 160 in The Village at Colleyville. Their new location totals 1,125 square feet. Premiere Photography Studio specializes in fine art photography portraits for high school seniors, weddings, families and commercial businesses. For a professional picture, call 817.605.8441.

**Massage Element opens in Gateway Professional Offices** Massage Element opened an office in 100 square feet of space at 4012 Gateway Drive, Suite 130, next to MPi Permanent Make-up Clinic. Magen Berry is the owner and a licensed massage therapist. Massage Element specializes in Swedish massage and deep tissue massage. To book an appointment, call 972.652.0552.

**Piazza in the Village expands** Piazza in the Village received a Certificate of Occupancy and has opened a 3,200 square foot reception hall known as the Village Ballroom, located at 55 Main Street, Suite 190. The Village Ballroom can accommodate rehearsal dinners, social gatherings, meetings and other small events. For a tour of The Piazza's new Village Ballroom, call 817.520.0026.



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**Kodokan Education Foundation relocates** Kodokan Education Foundation relocated to Colleyville from Bedford into 1,250 square feet of space at 4117 Colleyville Boulevard, Suite 113. Now located just north of the intersection of Colleyville Boulevard and Cheek-Sparger Road, Kodokan Education Foundation provides martial arts and physical fitness training. Shigeyuki “Ace” Sukigara is the owner. To reach Ace, call 817.514.1994.

**Salon Serenity Suites expands** Salon Serenity opened at 1128 Glade Road—and the company has introduced Salon Serenity Suites II at the same location. The expansion of Salon Serenity’s hair salon suite concept is 2,201 square feet. Michael Sartain is the owner of the salon. Call 214.957.3180 for an appointment.

**Eden Spa and Spa by Di Vine spin off from Spa Beauty** Two spas, Eden Spa and Spa by Di Vine, opened in 916 square feet of space at 1124 Glade Road, Suite 160. The two spas were once joined under one name, Spa Beauty. They have now developed into two separate businesses at the same location. Karen Van Eeden is the owner of Eden Spa, and Elizabeth Van Beljon is the owner of Spa by Di Vine. To make an appointment at Eden Spa, call 817.507.7820. For an appointment at Spa by Di Vine, call 214.926.9892.

**Queen of the Trailer Park opens 2<sup>nd</sup> location** Diane Gregory with Queen of the Trailer Park has opened a second outlet just one store over from her existing location at Blue Star Business Park. The new space, located at 99 Cheek-Sparger Road, Suite 103A, totals 800 square feet. Queen of the Trailer Park now offers home décor at one shop and women’s and children’s shoes at the other. To learn more, call 214.930.2425.

**U.S. Census Bureau releases data** The 2010 U.S. Census Bureau count data for cities is scheduled to be made public in the summer of 2011. However, several data sets were released to cities. Preliminary data indicate the following profile for Colleyville: Population of 23,671 people; median age of 43.2 years; 7,800 households in the city; 3 people for the average household size; 64% of people 25 years of age or older have a bachelor’s degree or higher; 58% of people 16 years and older are employed in management and professional occupations; median income is \$154,233.



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**Highest existing home prices in Texas: Colleyville** In a new home comparison of nationwide home prices, Colleyville had the most expensive housing market in the state. This information came from Coldwell Banker Real Estate's annual home listing report, which compares average prices of homes on the market in 2,300 North American markets. In Texas, Lancaster had the most affordable average home price at \$100,246; Colleyville had the highest price for the same house at \$350,710.

**Colleyville to market at 27th Annual NTCAR Expo** The 2011 North Texas Annual Commercial Real Estate Expo will be held Tuesday, August 30th from 4pm to 8pm at the Downtown Dallas Sheraton. As done in previous years, Colleyville Economic Development will set up and staff a booth, promoting the results of the City's Merchandising Plan and marketing properties for development and redevelopment. For more information, contact Director Marty Wieder at 817.503.1060.

**Colleyville to co-sponsor Bisnow's Retail Summit** Colleyville is co-sponsoring Bisnow's Retail Real Estate Summit on Wednesday, September 28 at the Dallas Marriott City Center. City Staff will use this event to promote Colleyville's retail and restaurant development and redevelopment opportunities. For more information, contact Director Marty Wieder at 817.503.1060.

**2<sup>nd</sup> Annual Business Appreciation Reception** The City of Colleyville hosted its 2<sup>nd</sup> Annual Business Appreciation Reception on Monday, May 16, 2011, from 7:30 p.m. to 9 p.m. at the Colleyville Center. The event was coordinated with the U.S. Small Business Administration's National Small Business Week, which ran from May 16 through May 20, 2011.

**Colleyville CloseBuy Program signing up businesses** Colleyville held its 2<sup>nd</sup> Annual Business Appreciation Reception on May 16, 2011—and unveiled Colleyville CloseBuy. CloseBuy includes a website with a database of the businesses in Colleyville, as well as an events calendar. Businesses may go online, sign up for the program and create their own business profile on the website and post photos, videos and social media links—and have access to a customer database. For more information on posting your business' information, please contact Marty Wieder at 817.503.1060.



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**Colleyville partners with DFW Area Tourism Council** Colleyville's City Council has made a long-term commitment to Economic Development—and one of the City's associated objectives is to *begin to build a visitors economy*.

Along those lines, the City affiliated with the **Dallas-Fort Worth Area Tourism Council** (DFWTC) for the first time in Fiscal Year 2011 and likewise chose to team with **Piazza in the Village** and the **Colleyville Cinema + Grille** on a joint ad in DFWATC's **2011 Official Visitors Guide** (page 67 of <http://www.nxtbook.com/nxtbooks/dfw/ovg2011/#/0>). Colleyville's text is featured on the adjoining page 66, the **Colleyville Nature Center** is described on page 14, the **Colleyville Center** & Colleyville Cinema + Grille on page 18, Piazza in the Village on page 20 and DFWATC also chose to include a picture of the **Village at Colleyville** on page 66.

**Colleyville officials attend ICSC RECON** Mayor David Kelly, Council Members Carol Wollin, Michael Muhm and Mike Taylor and Economic Development Director Marty Wieder attended the International Council of Shopping Centers (ICSC) 2011 RECon (Real Estate Convention) from May 22<sup>nd</sup> to May 25<sup>th</sup> – carrying with them the City's merchandising plan and aerial to market Colleyville to potential retailers, restaurants and developers.

**Sales tax revenues up again** From the sales tax revenues reported this month, General Fund sales tax is up 2.64% (\$7,760) from revenues reported for the same time period last year for this quarterly filing period. For the 2011 fiscal year, General Fund sales tax revenue is up 4.58% (\$85,274). For contextual purposes, August 2010 sales tax revenue included prior period payments, future period payments and audit adjustments totaling \$11,483. If these are excluded from the August 2010 allocation for comparison purposes, the August 2011 allocation is up 6.80% (\$19,243).



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