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COLLEYVILLE  
**ECONOMIC  
 DEVELOPMENT**  
 NEWSLETTER



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**Redevelopment WIN In Colleyville:  
 Walmart Neighborhood Market Is Coming**

The Colleyville City Council voted at the end of 2011 to approve a Special Use Permit (SUP) requested by representatives of the Walmart Corporation for beer and wine sales at **4904 Colleyville Boulevard** in the Colleyville Plaza Shopping Center. Walmart purchased the former Kroger at that location in early January, and intends to open a Neighborhood Market store there no later than the spring of 2013.

As part of the SUP consideration, Colleyville City Council Members asked Walmart to upgrade the building façade - especially since it is adjacent to the Village at Colleyville, with its Mediterranean architecture. The resulting façade will include additional windows

to provide more natural light, and other architectural elements of natural colors (see illustration.)

Likewise, the Colleyville City Council asked Walmart's engineers to provide access through the Colleyville Plaza parking lot, linking the Village to Glade Road. After some deliberation, Walmart's engineers and legal representatives agreed to provide a private easement for that purpose - and submitted plans for it to include additional parking islands.

*(see Walmart Site Plan on page 4)*



**Sales Tax Revenues Continue To Climb**

From the sales tax revenues reported in March 2012, General Fund sales tax is up 9.96% (\$15,621) from revenues reported for the same time period last year. Year-to-date General Fund sales tax is up 14.96% (\$119,366). This is the sixth consecutive month of increased sales tax revenues as compared to the prior year, and is the highest March sales tax allocation ever received. January and February figures were also the city's highest sales tax allocations ever received in the same months of previous years.

The March 2012 Colleyville Crime Control Prevention District (CCCPD) allocation is up 9.61% (\$6,494) over

the same time last year, and is up year-to-date 19.09% (\$63,628). This is the ninth consecutive month of increased sales tax revenue as compared to the prior year, and is the highest March sales tax allocation ever received.

In Tarrant County, all cities are up an average of 5.42%.



# New Hot Spot Coming To The Village

The Londoner Pub & Restaurant, a popular neighborhood restaurant with four Dallas area locations is opening its first Tarrant County venue in Colleyville. As the name implies, The Londoner is a British themed concept serving authentic English/U.K. cuisine, American favorites and dozens of imported and domestic beers. In the spirit of jolly Old England, there are darts, pool and a lively sports bar atmosphere where professional soccer is always the first choice on TV.



The Londoner is scheduled to open in June at the entrance to the Village at Colleyville at **5150 Colleyville Boulevard** (in what was originally Applebee's). See more at [www.londoneraddison.com](http://www.londoneraddison.com).

# Colleyville Welcomes New 7-Eleven

Construction is underway on a new \$1.2 million 7-Eleven store at **Colleyville Blvd. and Mid-Cities Blvd.** The store will open just in time for summer to cool down Colleyville with 7-Eleven's signature Slurpees and Big Gulp drinks.



# Scooter's Expands to D/FW Metroplex. First stop, Colleyville.

Scooter's Coffee & Yogurt, a national franchise retailer known for its high quality coffee and espresso drinks, fruit and espresso smoothies, frozen yogurt, fresh pastries and other treats, chose Colleyville as its first Dallas/Fort Worth location. The recently opened Scooter's Coffee & Yogurt is located at **7171 Colleyville Blvd.** at Longwood Drive. The location includes a convenient drive thru window.

Franchisee Steve Villet, who plans to open 10 Scooter's stores in Dallas / Fort Worth, says

Colleyville was his first location choice because the city has great traffic flow from the retail area and is backed by a strong residential community and a robust overall retail climate. "We are very much a 'local' coffee shop, and we're happy that Colleyville has greeted us with open arms," Villet said.

Scooter's was founded in 1998 in Nebraska and now has more than 90 stores in seven states.



Melinda Weber and John Jewell at the new Scooter's in Colleyville.

Contact Scooter's Coffee & Yogurt, Colleyville at 817.416.6800.

# Colleyville Lands Corporate Relocations

Colleyville has met the needs of two national organizations, one is absorbing existing office space and the other bringing new construction to the city. The Automotive Service Association (ASA) has moved to Colleyville from Bedford. Colleyville garnered the relocation with 7,487 square feet of office space at Meadows Creek Plaza, located on Precinct Line Road at



North Tarrant Parkway. ASA is a not-for-profit trade association founded in 1951 and boasts thousands of members nationwide. For more than 60 years, ASA has been the leading organization for owners and managers of automotive service businesses that strive to deliver excellence in service and repairs to consumers.

Clarke Products, owned by longtime Colleyville resident Don Clarke, is a designer of jetted bath and shower products, and the first in the U.S.

## CLARKE

to manufacture acrylic shower bases. Clarke Products has built and occupied a new 5,000-square-foot corporate headquarters at 820 Central Drive. The company also has a 250,000-square-foot manufacturing and warehousing operation in Waco, where Clarke Products employs 100.



Don Clarke



The building features a striking front entry. The door's design is based on a classic art deco screen design from the 1920s and is made of wrought iron and steel.

## Colleyville Picked for US Memory Care's First Location

Early in 2012, construction began on US Memory Care's first Texas location at Precinct Line Road and LaVaca Trail. The \$12 million project is a two-story, 58,000- square-foot complex on five acres. A fall opening is planned. Dallas-based US Memory Care says it is planning to build up to 20 facilities in the next four years throughout the Southwest. The 75-bed care center in Colleyville will offer private and semiprivate rooms, a fitness and exercise area, family dining, a theater, salon, chapel and general store.

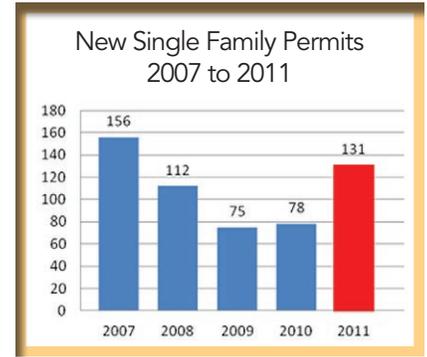
### Medical Gaining Momentum In Colleyville

In addition to the announcement of US Memory Care coming to Colleyville, the city has netted more than 50,000 square feet of medical related absorption in the past 24 months. Newly absorbed space has included Baylor Healthcare's expanded Colleyville Family Medicine Center, Silver Ridge Assisted Living Center's renovation, Urgent Care for Kids, Colleyville Dental Arts and 21 other private or group medical or medical-related practices.

## US Memory Care



Site work is underway at the first US Memory Care facility in Colleyville.



## New Home Construction Rebounds

New home construction has made a strong comeback in Colleyville and is nearing the 2007, pre-recession level. In 2011 there were 131 new home starts in Colleyville with an average valuation of \$502,545.



New home construction is once again brisk in Colleyville.

## SCORE Helps Small Businesses Succeed In Colleyville



The Fort Worth Chapter of the U.S. Small Business Administration's SCORE program has operated a branch office in at the Colleyville City Hall since November 2009. Now available on an appointment basis four days each week (Tuesday through Friday), SCORE prides itself in helping small businesses start, grow and succeed - and touts itself as being "For the Life of Your Business."

SCORE counselors are retired, senior executives—who provide free counseling and support information for new and existing small and mid-sized businesses. They offer face-to-face counseling sessions based on "real-world" advice, as well as specialized

assistance in a wide range of business areas. SCORE can also assist with support information and documentation in areas of business that owners and operators need—as well as on-site evaluations at places of business.

Colleyville resident Jim Lewis is the current Chairman of the SCORE Fort Worth Chapter. He, Tom Smith (who was the first Colleyville SCORE counselor), Jim Hicks and Pamela Bofinger (owner of Colleyville business Vienna Channels) volunteer their time as our City Hall counselors. For an appointment with any of them, visit [www.scorefortworth.org](http://www.scorefortworth.org) or call 817.817.6002.



## New Hibachi & Sushi Restaurant Receiving Rave Reviews

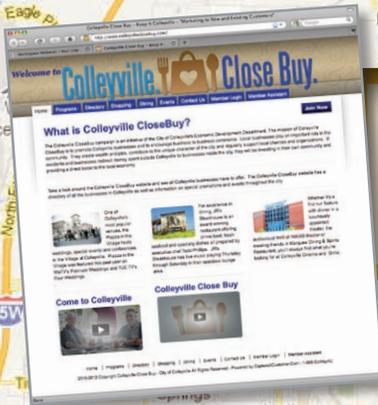
Colleyville's new Tokyo Samurai Hibachi & Sushi opened in Town Center and is building its lunch and dinner business. Tokyo Samurai's owners and investors did their own tenant improvements for the independent restaurateur, and their detailed finish out catches the attention of diners once they enter the front door of **5645 Colleyville Boulevard, Suite 100**. Tokyo Samurai follows the popular Next Wood Fired Bistro & Vino Bar as the latest of Colleyville's string of attractive dining establishments, to be followed this summer by The Londoner Pub & Restaurant (see page 2).



## Look for

Colleyville's Shopping, Dining, Meeting Facilities and Attractions Guide coming soon.





## Check Out [www.ColleyvilleCloseBuy.com](http://www.ColleyvilleCloseBuy.com)

New business directory website spotlighting hundreds of Colleyville businesses.

Since its launch last July, the site has attracted more than 130,000 visitors and is now averaging 60,000+ visitors monthly.



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## Walmart Neighborhood Market Site Plan

*(Continued from page 1)*

