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COLLEYVILLE  
**ECONOMIC  
 DEVELOPMENT**  
 NEWSLETTER



**Economic Development  
 Department**

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## Whole Foods selects store site at Glade Road and Colleyville Boulevard

After almost three years of market research and negotiation with the city of Colleyville, Whole Foods Market is opening its second Tarrant County location in Colleyville in early-to-mid-2014. Whole Foods will be the anchor tenant at the Colleyville Downs Shopping Center with a 40,000-square-foot store in a former Albertsons location. The center, formerly called Village Park, has been renamed by the new owner to honor the equestrian and agricultural heritage in Colleyville.

Colleyville Downs is a 190,664-square-foot shopping center located at the southeast corner of Glade Road and Highway 26 (Colleyville Boulevard). Centennial Real Estate Co., owner of Colleyville Downs Shopping Center, is making extensive renovations to the

center and adapting the space for Whole Foods. The city of Colleyville is supporting the project with a \$2.25 million grant from its TIRZ (Tax Increment Reinvestment Zone) No. 1. to aid Centennial in the revitalization of Colleyville Downs.



Steve Levin, president of Centennial Real Estate Co., comments: ***"It is not often that you get to be selective about tenant prospects. Whole Foods is making it possible for us to hand pick premier retailers and restaurants that we know want to be near Whole Foods in Colleyville."***

## Whole Foods brings new restaurant, retail opportunities to Colleyville

***It's time to talk with potential co-tenants.***

Centennial Real Estate officials are already in discussions with several premier restaurants and retailers

that want to be in Colleyville Downs with Whole Foods. Don't miss out on this premium location. Contact Colleyville Economic Development Director



Marty Wieder today to discuss the new location opportunities in and adjacent to Colleyville Downs. Call Marty Wieder direct 817.503.1060 or email: mwieder@colleyville.com

# News & Notes from Colleyville's Economic Development Department



## Colleyville to realize development near Whole Foods Market

### Carrollton-based developers purchase property across from Whole Foods site

Standridge Companies, a Carrollton-based development group, has purchased 61,866 square feet at 4708 Colleyville Boulevard, across Colleyville Boulevard from the Colleyville Downs Shopping Center and just north of the city's Sonic Drive-in at 4700 Colleyville Boulevard.

For more information call or email Tommy Crowell at 214.363.1998 ext. 4 or tc@standridge-co.com.

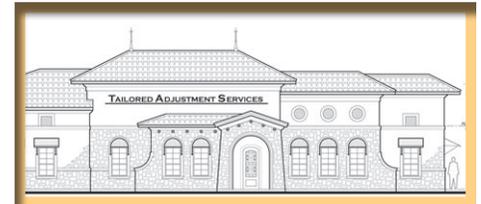
### Centennial purchases former Arby's

Centennial Real Estate of Dallas-the assembler and redeveloper of the Colleyville Downs

Shopping Center (where Whole Foods Market will locate) at Glade Road and Colleyville Boulevard with AC Village Park Partners, LLP-has purchased 4725 Colleyville Boulevard from GE Capital. GE Capital's lease with Arby's Restaurants stipulated that the Colleyville Arby's would close its doors immediately upon sale of the property.

Centennial officials began working on the acquisition of 4725 Colleyville Boulevard several months ago as their closing neared on acquisition of the former Albertsons' space at 4801 Colleyville Blvd. Perren Gasc with Centennial Retail Services is marketing the former Arby's and all of Centennial's Colleyville Downs' space - for more information, contact Perren at 214.888.8099 or pgasc@centennialrec.com.

## Corporations continue Village construction



### Tailored Adjustment

Contractors representing Tailored Adjustment Services, the Irving-based full-service claim management company specializing in property and casualty claims adjustments, received a permit and placed a construction trailer at 51 Village Lane in anticipation of starting the firm's 5,000-square-foot headquarters building in the Village at Colleyville.

Tailored Adjustment Services was founded in 1996 by James Buchanan and Mike Myers and began operations in Irving, Texas. They have branch locations throughout the state of Texas and a national catastrophe division. They will be relocating from their current offices in Las Colinas and will own the one-story, Mediterranean-style stucco and stone building. Completion of the building is planned for late 2013.

## Colleyville residents hungry for new restaurants

### Colleyville theater is DFW's top dine-in movie locale

B&B Theaters' Colleyville Cinema Grille & IMAX made it through the first, second and final rounds of voting-and has been named as the Top Dine-in Theater in Dallas-Fort Worth by DFW.com the official news and entertainment site of the *Star-Telegram*.

### Tribeca Americana Bistro & Lounge

Offering a unique take on international and "new American" food, Tribeca Americana is now open in The Village. The restaurant occupies 4,231 square feet at 62 Main St.

Chef Sage Sakiri, who recently had the honor of cooking for the guests at the opening of the George W. Bush Library, is now operating

Tribeca Americana for lunch, dinner and Sunday brunch. Tribeca Americana also features a lounge, open Thursday, Friday and Saturday from 9 p.m. to 2 a.m.



### Citrus Bistro relocating to Colleyville from Dallas

Chef Didier Viriot and his popular Citrus Bistro are saying 'au revoir' to Big D.

They have closed their restaurant in Dallas and have signed a lease with Cocanougher Asset Management for 4,550 square feet at 5005 Colleyville Boulevard.

A French restaurant which specializes in seafood, Citrus Bistro is scheduled to open in June.



Chef Sage Sakiri

### New office building now open in The Village

Colleyville developer Jerry Pederson and his Westgate Properties built a new 4,176-square-foot office building at 92 Piazza. The location is just east of Colleyville City Hall and north of Heroes Park, and space is now being offered for sale or lease. Contact Paul Blight with Glacier Commercial Realty at 214.637.4300.



# News & Notes from Colleyville's Economic Development Department



## Colleyville expands TIF to include properties that are expected to develop

City Hall, the library, Colleyville Elementary School and the central fire station are proof that Colleyville's tax increment finance district is working, said Jennifer Fadden, city manager.

The buildings were all constructed within the 633-acre tax increment finance (TIF) zone that includes most of the frontage along Colleyville Boulevard.

Colleyville has expanded the TIF zone to include properties that Fadden said are anticipated to develop or redevelop in the future, meaning more public improvements could be funded.

The city's original TIF was established in 1998 before The Village at Colleyville and Town Center Colleyville were built. It expires in 2030.

As development occurred, including the movie theater, Market Street and The Village, property values increased. The TIF district works by capturing increases in property value and using that money to pay for city and school facilities, trails, roads and other public infrastructure. TIF monies can only be spent within the district.

The newly expanded TIF includes locations beyond Colleyville Boulevard. Colleyville can also fund economic development grants to help entice new business and support existing businesses.

## Success in Colleyville enables two retailers to expand into larger locations in the city

### Martial Arts Center fills vacancy, expands

J.P. and Loretta Hamon, owners and operators of Advanced Martial Arts Family Center, have purchased and transformed the previous Emler Swim School into a modern \$1 million martial arts facility in Colleyville. The 5,995-square-foot building is located at 6125 Colleyville Blvd. The Hamons were previously operating the Advanced Martial Arts Family Center in the Colleyville Plaza Shopping Center at 4209 Colleyville Blvd. The new location features the best martial arts padded flooring available, which is completely seamless and they are now able to offer an expanded line of apparel and equipment in a large retail lobby.

Advanced Martial Arts stresses both martial arts and life skills. They offer classes for all levels of students. Loretta Hamon said they currently have students ranging in age from four to 97.



Loretta and J.P. Hamon

### Boutique expands to Town Center

Colleyville residents Machelles and Rocky Dennis have relocated their Machelles's Boutique from Hurst to a larger 2,791-square-foot location in Colleyville's Town Center, 5611 Colleyville Blvd., Suite 200. Machelles's, a family owned and operated boutique established in 1992, had been at Hurst's Mayfair Village since 2004.

Described as a unique shop with an array of impressive accessories and clothing for stylish women of all ages, carrying quality brand clothing for casual, business, and special events, Machelles's Boutique is a Brighton distributor, as well as being among a select list of Dallas-Fort Worth women's boutiques eligible to sell Lisette L slacks. Contact Machelles's Boutique at 817.393.0082.



Rocky and Machelles Dennis

## Emerus, Baylor to develop Emergency Medical Center

Dowdey, Anderson and Associates, in partnership with Emerus and Baylor Health Care System, has received a special use permit (SUP) to allow an emergency medical center on a combined lot at 5408 and 5500 Colleyville Boulevard. The two properties are located at the southwest corner of Colleyville Boulevard (SH 26) and Church Street.

Woodlands-based Emerus is teaming with Baylor Healthcare to develop a 16,165-square-foot facility with seven exam room beds and eight inpatient beds. The facility provides

high-quality emergency room care with on-site x-ray, CT scan, and ultrasound capabilities. Approximately 25 patients are anticipated to visit the facility each day.

Emerus officials estimate that 75 percent of patients are within 18 minutes of the proposed new facility. The service model that Emerus desires focuses on efficiency in delivery of emergency care, with an average wait for a patient to see an ER physician at 15 minutes. Approximately 30-40 associates will be employed at this facility.

## Endocrine & Thyroid Center coming to Colleyville's north end

Architects representing Longwood Plaza Partners, LP have received a building permit, and contractors have started construction on a \$600,000 medical office building at 7141 Colleyville Blvd.

Plumbing has already been installed, subcontractors are pouring the foundation and will soon begin framing the 4,696-square-foot space. The Endocrine & Thyroid Center (presently in Grapevine and previously known as Endocrinology & Reproductive Medicine of Tarrant County) hopes to move into the facility in July or August of 2013.

## Fort Worth, Texas magazine Includes city in "Best Places To Live"

The March 2013 issue of *Fort Worth, Texas* magazine listed Colleyville as among the "Best Places to Live" - and quoted resident Renova Williams as saying that the community has "access to big city glitz, glamour and shopping, but still has a small-town feel."

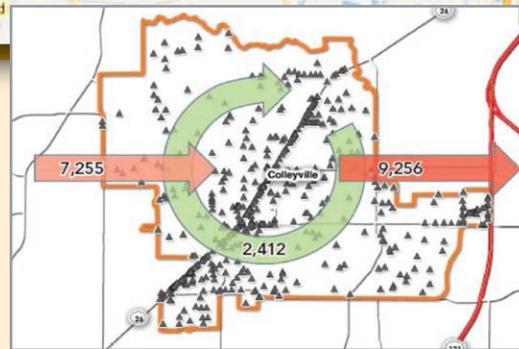


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## Workforce Analysis

- **Population** – The resident population of Colleyville is 22,573
- **Daytime Population** – The daytime population of Colleyville is 20,572, of which 9,667 are working in Colleyville and 10,905 individuals are not in the labor force.
- **Businesses** – There is a strong mix of businesses throughout the community. Nearly 75% of the total businesses within Colleyville are involved in retail, services, finance and real estate, construction, and health services.
- **Journey to Work** – Nearly 80% of the workers living in Colleyville commute less than 34 minutes to work each day. Over 70% of the workers working in Colleyville live within 24 miles of their place of employment. Therefore, Colleyville can reasonably capture a large percentage of the Colleyville residents that work outside Colleyville and the Colleyville workers that live outside Colleyville.



## Sales tax revenues continue an upward trend

From the sales tax revenues reported this month, General Fund sales tax is up 8.61% (\$25,512) from revenues reported for the same time period last year. Year-to-date General Fund sales tax is up 7.67% (\$106,976).