

Economic Development Newsletter

SPECIAL VILLAGE EDITION

FALL 2015



THE VILLAGE AT COLLEYVILLE: FINISHING STRONG

Village Driver: Piazza in the Village

Since opening in 2009, Piazza in the Village has been the premier traffic driving engine at the Village.

The top-of-the-line facility is a favorite among brides in D/FW, as Piazza in the Village hosts more than 200 weddings and events annually, bringing

thousands of people to the Village and providing valuable exposure to Colleyville, in addition to

"It is almost as if the entire Village is a photo set or picture backdrop."

- Heather Rowley

employing 18 people.

Piazza is owned and operated by brother and sister Michael Tamer and Heather Rowley along with their spouses, Ditto Tamer and Chris Rowley.

"A major factor in our success has been the unique setting of the Village. What distinguishes us from other venues is how pretty the Village is and that consists of the total surroundings around our location. It is almost as if the entire Village is a photo set or picture

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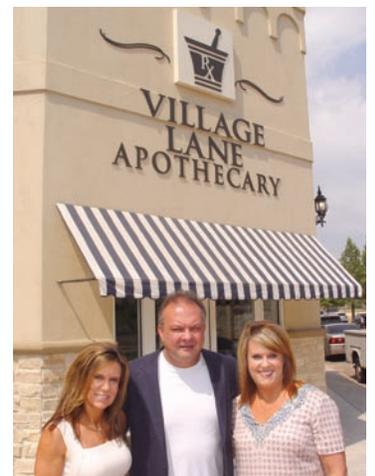


Village Lane Apothecary brings the "old fashioned" corner drug store back to life

Complete with a compounding pharmacy, soda fountain, candy counter, and of course located on a visible street corner, a group of Colleyville residents has revived the corner drug store concept in the Village with their Village Lane Apothecary.

The Apothecary, located in 4,900 square-feet at 60 Village Lane, is Colleyville's first compounding pharmacy. It is the brainchild of Mike and Mickala Sisk (founders of the Low T Center and HerKare) and Lesli Holt, a fifth generation pharmacist. The Sisks, Holt, and Jerry Crenshaw, the new owner of the 60 Village Lane building, are all Colleyville residents.

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(left to right) Mickala and Mike Sisk and 5th generation pharmacist Lesli Holt

COLLEYVILLE
**ECONOMIC
DEVELOPMENT**
NEWSLETTER



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Brothers Dr. Cameron (left) and Moe Hamidi, are the newest investors at the Village.

Village project includes office, retail & residential under one roof

Dr. Cameron Hamidi and Moe Hamidi, the brothers who own Colleyville's dentaleaf, have purchased the property adjacent to Chase Bank at 37 Village Lane. They are planning an innovative building in the mixed-use mindset of the Village, which showcases quality office, retail and residential uses in one development.

The Hamidi's project is a three-story building that will be the new home of dentaleaf Colleyville (currently located at 6221 Colleyville Blvd.) It will also include a specialty coffee shop and three residences on the top floors.

For more information contact Michelle Rawls, Berkshire Hathaway, (817) 715-5222 or email michelle.rawls@bhhspenfedtx.com

Dentaleaf.com

Steward Financial announces new Village office project

New development in the Village continues with the unveiling of another quality office building. Colleyville residents Dustin Stiefel and Vince Hawkins, founding partners of Steward Financial Group, and Steve Early, owner of Early Law Firm and also a Colleyville resident, are constructing an 8,600-square-foot building at 26 Village Lane (at Main Street).

The new building will house Steward Financial Group and Early Law Firm. It will also have space specifically designed for a CPA firm, which the owners are currently marketing. In addition to those businesses, there will be approximately 2,000 additional square-feet available for lease. Another Colleyville resident, Jeff Polk of Polk Design Build

Group, is the architect and general contractor on the project.

"We were drawn to the Village for its architectural design and its convenient location, plus we like all the recent development that is occurring here. The Village is the place to be," notes Dustin Stiefel.

StewardFinancialGroup.com
EarlyLawFirm.com



Jeff Polk's rendering of 26 Village Lane

Piazza in the Village (CONTINUED FROM PAGE 1)

backdrop. Our brides love the high-class, Mediterranean look and feel that the Village offers. There is nowhere else in D/FW you can find this ambiance," commented Heather Rowley.

Rowley says their group is excited about all of the new development and "buzz" at the Village as they

continue to prosper here while expanding their Piazza brand outside of Colleyville. This summer they opened their second location, Piazza on the Green in McKinney at Craig Ranch on the TPC golf course.

PiazzaInTheVillage.com

Two Village buildings "energized" by local investors

Jerry Crenshaw and Mike Sisk, both 20-year residents of Colleyville have purchased two buildings in the Village: 60 Village Lane, which has stood vacant for more than a decade, and 16 Village Lane.

"The Village is definitely on the uptick and it will only get better."

Jerry Crenshaw

The 7,900-square-foot 60 Village Lane is now home to the new Village Lane Apothecary (story page 1) and an attorney's office. Sisk and Crenshaw's 16 Village Lane is 92% occupied with vibrant retailers: The Lodge Barbershop, The Lash Lounge, Ryan Wayne Salon/N&J Design Enterprises and Ztar Mobile. Crenshaw says they are soon to invest

\$100,000 into the 11,900-square-foot building including, aesthetic improvements, an upgraded HVAC system and other maintenance.

"The Village is definitely on the uptick and it will only get better. Throughout the Village, there is a strong presence of Colleyville entrepreneurs who are passionate about this town. It's created a sense of energy here," comments Jerry Crenshaw.



Jerry Crenshaw at 16 Village Lane

NEWS BRIEFS



Architectural Rendering of John Fegan's Village Creek

Compass Realty plans Village Creek office / restaurant pad

Coming to the Village is a new office/restaurant project between the Village and First Baptist Church (on Pleasant Run Road across from the Dealer Alliance headquarters).

Called Village Creek, it is a project by Colleyville resident John Fegan and his company Compass Realty. The two-story Village Creek will offer 20,000 square feet of restaurant and Class AA office space. Fegan has developed a number of residential and commercial projects in Colleyville over the past decade. He says Village Creek will be Colleyville's first Class AA office building and a natural fit for the Village.

"With all of the activity and interest in the Village, the timing is perfect for our new project. Everything about the Village is pleasing to the eye. We are going to transform the creek on our property into a visual asset. Between the natural setting with the creek and other views of the Village, our tenants are really going to like what they see when they look out their windows," says Fegan.

For information contact John Fegan, (817) 966-6626 or email jfegan@compassrealtylp.com.

CompassRealtyLP.com

2010 Flashback: Walmart improvements

The Colleyville City Council was an important catalyst in 2010, when members required new Colleyville Plaza tenant Walmart Neighborhood Market (located just south of Ruggeri's) to redesign the former Kroger façade with a Mediterranean bent. They also made sure Walmart improved the interior access from the Village to Glade Road.



Walmart Neighborhood Market - Colleyville

28 Village Lane

Long-time residential realtor and Colleyville resident Sophie Tel Diaz is constructing a small office/residential building at 28 Village Lane near Ruggeri's. The building will become headquarters to Sophie Tel Diaz Real Estate and also include a single residential home on the top floor.

"The Village has experienced a significant increase in activity in the past 12 months. This is an exciting time! There are only a few lots remaining and we are working on villa phase three as we speak. We are looking forward to moving into our new office and feel it is the right investment for our business," stated Tel Diaz.

SophieTelDiaz.com



Breaking ground on the new office/residential project at 28 Village Lane are (left to right): Cheryl Crafford, Sophie and Drew Diaz, Lori Albert and Jennifer Luu

Milwaukee Joe's Gourmet Ice Cream extends lease at 33 Main

Milwaukee Joe's Gourmet Ice Cream, a mainstay attraction at the Village since 2009, has signed a three-year lease extension for their 2,000-square-foot store in the Village at 33 Main Street, according to owner Mike Perry.

MilwaukeeJoesIceCream.com



Building completions accommodate relocations

National Dealer Alliance Group moved into its new 7,857-square-foot headquarters at 23 Mission Lane at Pleasant Run Road earlier this year. Two blocks to the north, at 4100 Pleasant Run Road, Dan Smallwood, CPA, moved into their new 4,100-square-foot building in July. National Dealer Alliance Group relocated to Colleyville from Dallas County with their 10 employees. The Smallwood firm relocated to Colleyville from Northeast Tarrant County and employs 11 professionals.

DealerAllianceUSA.com
SmallwoodCPA.com



(left to right) Cal Smallwood, a CPA and partner in the firm; Rebel Smallwood, wife of Dan, mother of Cal, and business manager of the firm; and Dan Smallwood, founder of the company. The Smallwoods are all residents of Colleyville

Greenbrier Companies already expanding

Greenbrier Companies located their first Texas division last year at 99 Main Street (immediately east of City Hall). Greenbrier has already expanded into the third floor, affording them two floors in the building for their regional hub.

GBRX.com



99 Main Street in the Village, regional hub for Greenbrier Companies

NEWS BRIEFS

Village rooftops popping up

Helmut Landwehr and his home building operation, CV Villas, is building eight additional single-family homes on Village Lane, between Ruggeri's and Piazza in the Village. The new homes will be slightly different than the four homes CV Villas has completed in the Village east of the library. The Village Lane homes will all be detached residences with an European appearance and more rectangular shape than the other homes CV Villas has built in the Village (rendering below).

Helmut, a champion of the Village from its start, says the new Village Lane residences will be 2,500 to 2,700 square feet and in the \$475,000 - \$500,000 price range. They are scheduled to be completed in spring 2016.

"There are many nice neighborhoods in Colleyville, but nothing like the Village, which is a true pedestrian community where residents can walk to restaurants and shopping and enjoy all its amenities in high style," Landwehr notes.

For information see SophieTelDiaz.com or call (817) 925-9000.



Eight new homes are coming to the Village in 2016



"The original vision of the Village is coming to fruition. This includes a high participation of local ownership; Colleyville residents investing in their community with owner-occupied, user-driven buildings."

- Marty Wieder, Colleyville Economic Development Director

Illustrated by these Colleyville residents and their new projects in the Village:

- John Fegan - Village Creek project (page 3)
- Jerry Crenshaw - new owner of 60 Village Lane and 16 Village Lane buildings (page 2)
- Mike and Mickala Sisk - Village Lane Apothecary (page 1) and 60 Village Lane and 16 Village Lane buildings (page 2)
- Lesli Holt - Village Lane Apothecary (page 1)
- Dan Smallwood and son Cal Smallwood - Smallwood CPA building (page 4)
- Chris and Heather Rowley - Piazza in the Village (page 1)
- Sophie Tel Diaz (page 3)
- Dustil Stiefel, Vince Hawkins and Steve Early - new 26 Village Lane building (page 2)

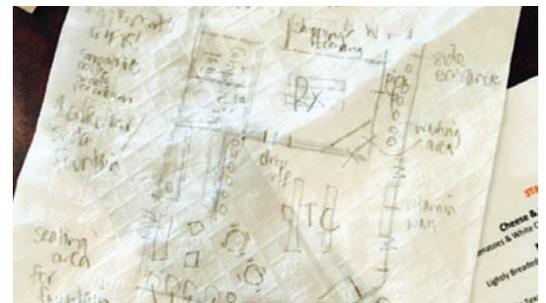
Village Lane Apothecary (CONTINUED FROM PAGE 1)

The Village Lane Apothecary is a full-service compounding pharmacy that also offers sterile compounding services, such as B-12 injections. Then comes the fun with the offerings of milk shakes, smoothies, specialty ice creams, coffees and high-end nutritional products. There is also a candy counter and special area where kids can play and be entertained, while mom and dad take care of the family's prescriptions.

Pharmacist and apothecary manager Lesli Holt says they are all about being local, hometown,

and here for the community. "The Village, with its unique hometown look and feel, is the perfect location for us to introduce the Apothecary. We are working to make this a community-gathering place. Some of our special events will feature work from local artists and we will be bringing in local musicians to entertain customers," added Holt. The new business will employ six to eight people.

VillageLaneRX.com



Mike and Mickala Sisk and Lesli Holt hatched their plan of creating the Village Lane Apothecary over lunch and used this napkin to design the concept