

# Economic Development Newsletter

SPECIAL ICSC RECON ISSUE

SUMMER 2016



## Growing daytime population supports restaurant “firsts”

Colleyville residents have repeatedly made it clear in the City’s biennial citizen surveys that they want more in the way of sit-down restaurants and mid-sized retail. And of late, that’s what they’re realizing.

For instance, in recent months, Colleyville has attracted the:

- First **Teddy’s Bigger Burgers** (based in Hawaii) in Texas;
- Second **Teriyaki Madness** in North Texas;
- First **Black Walnut Café** in Tarrant County;
- First **Buttermilk Sky Pie Shop** (based in Tennessee) in Texas (see page 2); and
- First **Crepes Bistro** (see page 2) in Texas

These eating establishments have followed other restaurant and retail “firsts” in the past two years, starting with **Whole Foods Market** (first in Northeast Tarrant and at that time second in Tarrant County)



*Black Walnut Café with its popular patio dining*

and including **Luna Grill** and **Snap Kitchen** (both Tarrant County firsts).

Parking lots are packed around these new Colleyville restaurants – and it certainly appears as if they’re busy with diners. Recent sales tax revenues, hovering at or above double digits, seem to support that perception.

And while the *Dallas Business Journal* revealed last November that 76034 is the wealthiest zip code in

**Continued on Page 2**

## New center offers premium retail space fronting Colleyville Boulevard

A premium two-acre tract of land at 4401 Colleyville Boulevard and Brown Trail next to Walgreens is being developed as a multi-tenant retail strip center with high-visibility frontage on Colleyville Boulevard.

The center, just south of the red hot Colleyville Downs and Colleyville Stampede retail areas, features two buildings offering 5,600-square-foot and 9,800-square feet. With all parking being constructed behind the buildings, the center is front and center on Colleyville Boulevard.

The developer, Marc Hagle, CEO of Tricor International Corporation, comments on the project: “Tricor has initiated a small store program designed to accommodate three to five tenants at high traffic locations throughout Texas and the southeast. We are most excited about our expansion into



Colleyville. It exceeds all of our expectations,” Hagle says.

Retail Solutions is handling marketing and leasing for the center. For information contact:

Chris Flesner or Patricia Lopez at 214.367.6404

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Buttermilk Sky Pie Shop co-owner Kim Murray (left) and store manager Hollie Born (right) at the first Texas location of the growing concept

### Buttermilk Sky Pie Shop selects Colleyville for Texas introduction

Another emerging brand in the food service sector has opened its first Texas location in Colleyville. Buttermilk Sky Pie Shop introduced its famous selection of homemade pies to Texans in April with the opening of a 1,125-square-foot store in Colleyville Stampeded at 4712 Colleyville Boulevard, across from Whole Foods.

Kim Murray, a co-owner of the store, says every pie is homemade from scratch daily and they've struck a chord with Colleyville residents. "Colleyville is a happening place and the perfect location for us to start," Kim says.

Two married couples, Pat & Kim Murray and Seth & Katie Hensarling own and operate the store with plans to expand in Dallas/Fort Worth.

[www.buttermilkskypie.com](http://www.buttermilkskypie.com)

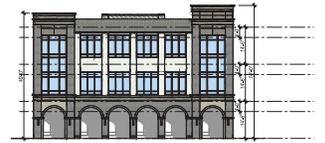


### Growing daytime population supports city of restaurant "firsts" continued from page 1...

all of North Texas, Colleyville's strong residential demographics alone still aren't enough to support and sustain this level of restaurant momentum.

The answer? More and more daytime population, especially from businesses that employ professionals of a similar culture. Numerous Colleyville residents, neighbors, and existing tenants in leased spaces have been choosing to build their own spaces here in recent years (consider **Smallwood CPA** and **National Dealer Alliance Group**). Others have come in and occupied existing for-lease space (**Greenbrier Companies**) – and a few others are building new corporate homes right now (i.e. **Steward Financial/Early Law Firm** at 26 Main Street and **Sophie Tel Diaz Real Estate** at 28 Village Lane).

Meanwhile, contractors for **Schroeder Orthodontics & Oral Surgery** are rebuilding their site (after a fire last Summer) as a two-story, 10,000-square-foot dental office. Ken Green and Jerry Pederson of Westgate Properties are nearing completion of the 16,960-square-foot, two-building **Green Office Park** at 6513/6515 Colleyville Boulevard, where anchor tenant **Lighthouse Family Medicine** will soon relocate (see story page 3). Contractors are nearing completion of the last building in the **Longwood**



WEST PLEASANT RUN ROAD ELEVATION



SOUTH HEMLOCK LANE ELEVATION

The 30,000-square-foot, three-story Village Creek project calls for covered ground-level parking for 150 vehicles.

**Plaza Office Park.** And with the start of Compass Realty's three-story, 30,000-square-foot **Village Creek** project, Colleyville will realize its first Class A office space.

Restaurants/retail and office employment; the two work in tandem, and in today's world they're considered mutually beneficial. If this dynamic duo can be sustained, it'll help Colleyville maintain commercial development momentum not seen here in some time.



Yasser Alkazzaz at his Crepes Bistro at Colleyville's Town Center

### Crepes Bistro restaurant opens in Colleyville

An authentic taste of France is coming to Colleyville in May with the Crepes Bistro restaurant at 5615 Colleyville Boulevard, Suite 300, in Town Center Colleyville.

French-Texan Yasser Alkazzaz is opening the 2,080-square-foot restaurant with a French inspired interior finish out and a menu loaded with cuisine more commonly found on the streets of Paris. Crepes Bistro will serve crepes, galettes, phyllo, quiche, and other French favorites.

[www.Crepesbistro.com](http://www.Crepesbistro.com)



## New Colleyville office park completed, welcomes first tenants



Ken Green

Colleyville resident Ken Green has completed his third office park development project in Colleyville since he relocated his home and business to the city in 1984.

The two-building, 16,960-square-foot **Green Office Park** at 6513/6515 Colleyville Boulevard is anchored by **Lighthouse Family Medicine**. Amenities in the office park include lighted parking, LED lantern fixtures on the exterior of each office, and six cupolas on the roofs of the two buildings that illuminate colorful LED lighting in which the color can be changed accordingly to seasons, holidays, or special occasions.

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*“The business climate in Colleyville is electric with a variety of high quality businesses that continue to grow and they never want to leave.” Ken Green*

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Green says there’s a strong interest in the office park by professional services businesses and only two 1,750-square-foot suites are still available.



*Green Office Park with its large illuminated parking lot and the six rooftop cupolas featuring colorful LED lighting*

In 1984, Green built his first office building in Colleyville at 6620-6630 Colleyville Boulevard, home of the Colleyville Chamber of Commerce. He gifted the land to the Chamber for their facility at this location.

In 2009, Green developed another office building at 6508 Colleyville Boulevard, across the street from the new Green Office Park.

For information on the remaining spaces contact Ken Green at 817.251.6688 or email [ken@kengreencpa.com](mailto:ken@kengreencpa.com).

### Broker Profile

**Tey Tiner**  
Vice President, CBRE/UCR



Tey Tiner at Colleyville Stampede

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*“Colleyville Stampede is a perfect example of Colleyville’s continual growth in dining and entertainment.” Tey Tiner*

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As the leasing agent for the new **Colleyville Stampede Retail Center**, Tey Tiner filled a void in town by bringing new quick serve restaurants to Colleyville. Residents want dining options and Tiner has delivered at the 12,700-square-foot center located across Colleyville Boulevard from **Whole Foods**.

Colleyville Stampede’s tenant mix includes restaurants **Teddy’s Bigger Burgers**, **Jersey Mike’s**, **Snap Kitchen**, **Teriyaki Madness**, and **Buttermilk Sky Pie Shop**. It is the first Texas location for both **Teddy’s** and **Buttermilk Sky**, two expanding brands.

“Stampede came together nicely. We were able to bring in quick serve restaurants and a nice mix of other businesses that fit perfectly with the lifestyle of Colleyville residents. Colleyville is continuing to evolve and its upscale brand is definitely known and is distinctive in the Metroplex,” Tey comments.

Only one 1,758-square-foot prime retail space remains at Colleyville Stampede. For information, contact Tey Tiner: 214.252.1139, or email [tey.tiner@cbre.com](mailto:tey.tiner@cbre.com)

A native Dallasite, Tey his wife Megan and one year-old son Hudson reside in Dallas. Tey is based out of the CBRE Dallas retail headquarters on Park Lane.

