

City of Colleyville, Texas: 2011 Summer Economic Development Report

Colleyville physicians move to the Village In early August, Baylor Healthcare's **Colleyville Family Medicine** received a Certificate of Occupancy and relocated their operations to 11,625 square feet (or the entire first floor) of the Village at Colleyville's three-story "Front Door" building, located at 5232 Colleyville Boulevard, 100. A member of the Health Texas Provider Network, Colleyville Family Medicine is open Monday through Friday from 8 a.m. to 5 p.m. Call them at 817.498.9920 for an appointment.

With the Colleyville Family Medicine occupancy, **Colleyville has now realized 17,184 square feet of medical office or retail space absorption in 2011—and a total of 42,433 square feet over the past 20 months.** City staff will be promoting these numbers as an advertising sponsor and exhibitor at the InterFace Medical Office Building Real Estate Conference in October (see article on page 5 below).

ASA relocates headquarters to Colleyville Automotive Service Association (ASA) has leased 7,487 square feet of office space at Meadows Creek Plaza at 8190 Precinct Line Road in Colleyville, Texas. ASA will be relocating their company headquarters from Bedford, Texas.

"We are very excited to have ASA moving to our project. They're a first-class organization", commented Jimmy Archie, Managing Director of Realty Capital. "In this economy, it is rare to be able to lease to an organization that has been in existence for 60 years and we feel fortunate to be able to provide them with a new headquarters for the future", he said. ASA is a not-for-profit trade association founded in 1951 and has thousands of members nationwide. For over 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. The association advances professionalism and excellence in the automotive repair industry through education, representation and member services.



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Meadows Creek Plaza is a master-planned office development located one block south of North Tarrant Parkway on Precinct Line Road in Colleyville, Texas. The development consists of approximately 10 acres and has two buildings completed and 5.07 acres of land under contract to sell. A 4,100 square foot office building in Phase II is available for sale as well as the remaining 3 acres of land on the corner of Precinct Line Road and LaVaca Trail. Mark Boone, Director of Sales and Leasing for Realty Capital represented the landlord. For more information, contact Mark at 469.533.4100 ext. 118 or visit www.RealtyCapital.com.

Council approves revised PUD for Rosewood Park On August 16, 2011, the Colleyville City Council approved several amendments to the Planned Unit Development zoning that Senior Living Resource first received in August 2010; in concert with new partner America Development, Senior Living Resource is proceeding with completion of plans for a \$12 million 70,000 square foot memory care facility near the northeast corner of Lavaca and Precinct Line Road.

SourceHOV funds improvements to 60 Village Lane Contractors for San Francisco and Southlake-based SourceHOV installed scaffolding and started on exterior improvements to the 7,923 square foot building at 60 Village Lane, just south of Piazza in the Village and north of Ruggeri's. Representatives of SourceHOV have told City staff they intend to put the building on the market for sale upon completion of the improvements. For more information, contact Dolores Wood-Euart with CB Richard Ellis of Dallas, 214.979.6529.

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 Contractor Southern Services recently 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**.



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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.

DR2 Marketing comes to Colleyville DR2 Marketing, a media production and placement firm, has relocated from Southlake into 1,226 square feet of space at 4601 Colleyville Boulevard #100. Managing General Partner (and Colleyville resident) Roger Lee and the other three members of DR2's staff invite you to call them at 817.448.4695 for more information on how they may assist with marketing and social media planning and campaign implementation.

Ward Architecture prospers, expands Gerald "Jerry" Ward decided to leave HKS Architects a few years ago, hung out his own shingle—and began designing projects out of his Colleyville home. In light of his growing work load, Ward leased an executive suite (#202) at 5005 Colleyville Boulevard—and with a continued influx of new work, he recently hired a second design professional and sought a Certificate of Occupancy for a second suite (#203) of 95 square feet.

What's kept him so busy? Ward Architecture has designed the retail facade upgrade/reimaging of the Gibson Family Trust's building at 5117 Colleyville—which was approved for Colleyville's first Matching Grant—as well as the redo of 32,000 square feet of space at Compass Church's Compass Center in Grapevine.



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Ward Architecture is also working on designs for a senior chapel and preschool renovation in Compass Church itself—and designed SourceHOV's improvements to 60 Village Lane (see story above on page 1). Ward has also worked with Tom and Ying Aikens on the renovation and addition to 5003 Colleyville Boulevard for NEXT Wood-fired Bistro and Vino Bar (see article above on page 2). Contractors have framed the exterior walls of the 1,080 square foot addition, and Ward says NEXT should be ready for business in September.

Outside of Colleyville, Ward has been designing office building renovations (including a 10,000 square foot lease space plan and exterior entry reimage for one client), multiple restaurants and retail stores (both renovations and new), and providing construction administration services for three schools in the Dallas Independent School District Bond Program. Ward is also nearing completion of a new veterinary clinic design in a West Dallas planned development district and is designing a new photo studio that overlooks Downtown Dallas, incorporating the design with an existing 1920's farmhouse on the site which will be renovated into office spaces.

Ward Architecture will also be starting the master planning and design of a new 30,000 square foot church facility later in August for the Roanoke/Keller community. And Ward is providing architect services for the public space and guestroom renovations of the 300-room Sheraton North Dallas facility near the Tollway and LBJ. For more information, contact Jerry Ward at 817.522.8752.

TAK Enterprises Inc. expands Heritage Office Park Colleyville-based TAK Enterprises Inc. recently received two building permits, poured two foundations and started shell improvements on the first of two new buildings within the Heritage Office Park, on Heritage just north of Glade.

Building 4 will total 4,911 square feet; the shell is complete and ready for tenant improvements. **David T. Seghers D.D.S., P.A. Family and Cosmetic Dentistry** will occupy 2,200 square feet of 5209 Heritage, Suite 420. Austin Barrett, Vice President of Globe Medical Realty Advisors of Grapevine, assisted Dr. Segher with site location/real estate services. **Jeff Saunders, D.D.S.** will occupy 2,022 square feet in Suite 400. The foundation has been poured for Building 5; upon completion, it will total 3,800 square feet.



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Moss Jordan will market the space in Building 5 and the balance of Building 4. For more details, contact Bill Jordan at 817.466.2944 or bill@mossjordan.com.

Tek Nek Toys moves to Colleyville Tek Nek Toys International Inc. received a Certificate of Occupancy and relocated its nine employees from Southlake to 3,000 square feet at 1901 Industrial Boulevard, Suites 100 & 101. A sales and marketing company of toys and children's playtime products, Tek Nek Toys sells business-to-business. As well, Tek Nek Toys will warehouse replacement parts and sales samples for prospective partners. For more details, contact owner Jerry Gibson or Operations Manager James Hall at 817.329.6655.

Presentation Media Services sets up shop Alexander Lortscher of Presentation Media Services applied for and received a Certificate of Occupancy to office in 500 square feet of space at 101 Cheek-Sparger #1. An audio visual equipment rental, service and repair specialist and equipment dealer, Lortscher has previously operated Presentation Media Services out of his home here in Colleyville. For more information, please contact Lortscher at 817.868.7720.

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.

Broker Sylvia Pell with Pell Realty Group represented the tenant in negotiations with Beam Real Estate LLC. See related article below on Marcus & Millichap's sale of the property to Beam.

Acclaim Management Group stays, expands Acclaim Management Group moved into 3,041 square feet, in Suite 100 of 4113 Gateway Drive. The company manages home owners associations in Tarrant and Dallas Counties; their offices are open Monday through Thursday from 9 a.m. to 5 p.m. and on Friday from 9 a.m. to 2 p.m. Contact Leisha Shelton at 817.684.3437 for more information on the Acclaim Management Group.



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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.

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. Call General Manager Chris Ticknor at the Colleyville Cinema Grille at 817.656.4600 for more details.

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 26th 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 to open in Town Center A hibachi Japanese restaurant to be known as **Tokyo Samurai** is finishing out a 5,000 square foot space (and will include patio seating) between the Colleyville Cinema and Grille and Gloria's.

Association of Finance & Insurance opens headquarters The Association of Finance & Insurance Professionals has opened in 1,999 square feet of space at 4104 Felps, Suite I & J. The Association of Finance & Insurance Professionals offers a range of services for finance professionals such as regulatory education, legal guidance, compliance products, advocacy dispute mediation and industry news. To learn more, call 817.428-2434.



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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 now opened a second outlet—in a suite next door at 5115 Colleyville Boulevard, near All Star Signs.

David Hall State Farm Agency relocates to Colleyville David Hall State Farm Agency has moved from North Richland Hills to Colleyville. The Agency’s new location is in 2,500 square feet of space at 8504 Precinct Line Road, Suite 100. State Farm provides homeowners, farm and ranch, flood, renters, personal, auto, motorcycle, health, life and business insurance products. To make an appointment with an insurance representative of David Hall State Farm, call 817. 581.6666.

Modern Geosciences comes to Colleyville Previously located in Keller, Modern Geosciences has moved to Colleyville into 1,500 square feet of space at 1904 Industrial Boulevard, Suite 105. Modern Geosciences is one of the area’s top environmental service companies. Examples of their services include environmental due diligence, regulatory closure, air quality testing, vapor mitigation, natural resource and wetland services and hazardous building materials handling. To learn more about Modern Geosciences, call 817.371.5520.

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.



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Heart Test Laboratories Opens in the People's Bank building

Heart Test Laboratories opened in 500 square feet of space at 5712 Colleyville Boulevard, Suite 229. Heart Test Laboratories is a medical technology company developing life saving devices for the Coronary Arterial Disease market. Heart Test Lab's flagship device is the patent pending MyoVista™ i-ECG System, which detects Myocardial abnormalities in 60 seconds or less. To learn more about Heart Test Laboratories, call 817.886.9920.

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.

PC Help moves to Colleyville PC Help has 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.

Kipton Anderson, DDS, relocates practice Kipton Anderson, DDS, is now practicing in Colleyville. His new office is located at 5303 Colleyville Boulevard, Suite B in 3,000 square feet of space, formerly the office of Louis Miller, DDS. Kipton Anderson, DDS provides family dentistry as well as advanced implant procedures. To make an appointment, call 817.485.2111.



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US Certificate Contractors locates near Moxie Scooters Listed as a general contractor, US Certificate Contractors has opened at 4117 Colleyville Boulevard, Suite 105. Their business occupies 1,200 square feet. To reach US Certificate Contractors, call 480.221.2856.

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.

Wallace Investment comes to Colleyville Colleyville resident Kenneth Wallace relocated Wallace Investment Management & Research from Southlake—having opened an office at 5712 Colleyville Boulevard, Suite 225, in the People’s Bank Building. Founded in March 2010, Wallace Investment Management & Research, LLC provides independent and objective investment advice and research to institutional investors and individual investors with the desire to be treated like institutional investors. Call 817.456.9130 for an appointment.

Colleyville: Highest existing home prices in Texas 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.

DFW estart-up comes to Dallas Baptist University As a result of the efforts of Colleyville Services to Assist Restaurants/Retail (C-STAR/R), Dallas Baptist University’s Hurst/Colleyville campus agreed to host a weekly meeting of DFW estart-up, which previously met in Grapevine. DFW estart-up is bringing its business entrepreneur and start-up programs, including monthly “Business Concept” presentations on important themes to businesses paired with training sessions, speaker’s experiences and entrepreneur training. To learn more, contact Economic Development Director Marty Wieder at 817.503.1060.



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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 22nd to May 25th – carrying with them the City’s merchandising plan and aerial to market Colleyville to potential retailers, restaurants and developers.

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.

City to exhibit at MOB Real Estate Conference France Media (the publisher of *Texas Real Estate Business* and *Shopping Center Business*) is hosting the InterFace Medical Office Building Real Estate Conference in Dallas—and Colleyville will be there again this year. The event is scheduled for October 20-21 at the Adolphus Hotel. The City’s logo is on the event promotional link at <https://www.signup4.net/public/ap.aspx?EID=INTE2140E&OID=160>.

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).



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