



produced by the City of Hurst for Hurst businesses



Area included in the Bellaire Planning Study.

Bellaire Planning Study Kicks-Off

On Sept. 15 The City of Hurst kicked-off a comprehensive study of the Bellaire area of southeast Hurst. The purpose of the study is to identify a realistic redevelopment strategy that will lead to improvements in Bellaire's image and economic viability. The plan-

ning project will recommend short-term and long-term neighborhood-wide improvements at the eastern end of the Pipeline Road corridor. The key to success is obtaining community and municipal buy-in for a program that will improve neighborhood serv-

ices and retail, create safe physical and visual connections to and from adjacent and nearby uses, apartments, housing, businesses, nearby neighborhoods, local amenities and improve overall neighborhood character. We seek to involve all property owners, HEB ISD, Artisan Center Theater, and the City of Bedford in on-going redevelopment efforts and community building.

The Bellaire planning study is part of the city's Transforming Hurst initiative. Other components include Heritage Village, and Hurst Town Center. Heritage Village is anchored by the soon-to-open Fire Station No. 2 and soon-to-break ground Hurst Senior Citizens Center. Town Center will be anchored by a 50,000 square-foot Conference and Meeting Facility. That project should break ground this spring.

For more information on these and other projects call Mike Morgan at 817.788.7095.

the bottom line

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2008 Hurst Pride and Business Awards

Each year the City of Hurst's business appreciation program honors businesses for achievement in various categories at the Hurst Pride and Business Awards. The following awards were presented September 12 at the 20th Business Appreciation Luncheon held at Brookside Center. The event recognizes and honors Hurst businesses for their achievements.

- The Business Awards are as follows:
- Longevity: Barbara Albright who has owned and operated Barbara's Dance Studio for 37 years.
 - Quality Service: Hurst Animal Clinic
 - Marketing: Stein Mart
 - Renovation: Seekers Coffee House & Café
 - Image Enhancement: CVS Pharmacy and Dick's Sporting Goods
 - Entrepreneur: The Seam Shop

Hurst Pride Awards 2008 honorees include:

- IHOP on Precinct Line Rd.
- Sonic Drive-In on Hurst Blvd.
- Harwood Business Properties
- Carie Boyd Pharmacy on SH 26
- Holiday Inn Express
- Mill Haven Plaza on SH 26
- Grayson Villas Subdivision on Precinct Line Rd. north
- Barnes & Noble Booksellers, Shoppes at North East Mall
- Parkwood Village Shopping Center on Harwood Rd.
- Valley Oaks Apartments on Pipeline Rd.

Weathering the Housing Crisis

Although high home foreclosures are still a national problem, Hurst and other local cities are fairing better than the national average. The table at right compares Hurst and its neighbors and shows Hurst in the healthier upper half on this statistic locally. Not all the postings in the table will go so far as foreclosure, so the local rates for actual foreclosure will be much lower than the postings. Overall, Tarrant County and Texas have fared better than the national average during the sub prime loan crisis and subsequent housing slump.

Pre-Foreclosure Trends, January-June 2008				
City	Zip	Homes	Foreclosure Postings	Rate/1,000
Grapevine	76051	11,048	58	5.2
Southlake	76092	7,791	42	5.4
Colleyville	76034	7,755	50	6.4
Bedford	76021	9,294	80	8.6
Hurst	76054	4,463	41	9.2
Bedford	76022	3,375	36	10.7
Hurst	76053	7,307	92	12.6
Euless	76039	6,509	83	12.8
NRH	76180	16,910	225	13.3
Fort Worth	76118	4,517	64	14.2
Euless	76040	5,147	79	15.3
Keller	76248	25,305	424	16.8
Roanoke	76262	2,940	52	17.7
Haltom City	76117	8,119	152	18.7

Hwy 10 Development Heats Up

SH 10 on Hurst's south side has recently become a development success story. Also called Hurst Blvd., it is a four mile, six-lane roadway with medians from Loop 820 east to Euless. Traditionally, Hurst Blvd. has been a light industrial area with such successful businesses as Kelly Moore Paints, Bell Helicopter, MMW Industries, Trinity Forest Industries, Airco, Cody, Stark Air, American air conditioning companies, North American Galvanizing and Delta Harnesses (formerly American Sling).

New retail, restaurant and commercial uses are changing the face of Hurst Blvd including:

- Moritz Kia new car dealership. In construction on 10 acres south of Freeman Toyota. Moritz donated one acre to the City to buffer the historic Parker Family Cemetery.
- QuikTrip. Just east of Moritz.
- Sonic. Open across from the QT site. Another pad site is ready for development beside Sonic.
- KB Alexander. Developing 100,000 square foot office warehouse project across from Fanning Dr.
- Fanning Business Park. 15,000 square feet of retail and space and office/showroom at Fanning on the north side.
- Jeremiah Seniors. 135-unit senior housing project west of Precinct Line Rd. valued at more than \$10 million.
- Precinct Line Rd. bridge. Tarrant County, Fort Worth, TxDOT, NCTCOG and Hurst are cooperating to remove the current bottleneck and construct a wide bridge with four lanes and left turn lanes. This project will improve north/south commerce, school transportation, convenience and safety.
- Bell Center. Conversion of parking lots on Bellaire Dr. to commercial/retail.

Each of these projects will face SH 10 with masonry exteriors and new landscaping, which will beautify the corridor. With hundreds of new homes being built just south of Hurst in neighboring cities, the SH 10 trade area should become even more attractive for new projects over the next several years.



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Business



Quarterly

produced by the City of Hurst for Hurst businesses

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