

# Transforming Hurst



## ONE OF THE BEST KEPT SECRETS IN TEXAS IS SPREADING.

Located in the heart of DFW, the City of Hurst is experiencing the kind of transformation and revitalization usually reserved for cities many times its size. There is increasing demand for everything from multi-family residential areas and restaurants, to office developments and retail stores.

The Dallas/Fort Worth area continues to grow. And as more and more people and businesses move to the area, the more individuals there are that want big city amenities and access without the hassles that come with big city life.

**THAT'S WHERE HURST COMES IN.**

THE CITY

# Hurst Town Center





## The Center of Attention.

Envisioned is an architecturally controlled mixed-use development which will further enhance and add value to renew and breathe life into an already successful mixed-use existing area and create a distinctive downtown and central business district. There will be approximately 175,000 square feet of new retail/restaurant space.

Included in the vision:

- 46,000 square foot city-financed Hurst Conference Center accompanied by an adjacent 200-room full-service hotel and indoor waterpark
- New 200 seat IMAX theater which will show both educational films and first run movies
- The redevelopment of an existing retail center on Campus Drive with the addition of complementary restaurants and shops
- Creation of a "super block" which would include a parking garage for tenants and public
- Redevelopment of the area surrounding the existing Syms store, including being wrapped by a multi-story property with retail on level one, office or residential space on level two and more residential units above
- Redevelopment of the area around Hurst City Hall, including relocation of the Police Station and Municipal Courts to a new building, to be replaced with new office and retail space
- Redevelopment of the properties fronting the north side of Thousand Oaks by adding street-fronting retail, office and residential spaces
- Creation of signature Hurst Town Center entries, plazas and promenades that identify both Hurst and Hurst Town Center as a 24-hour live-work-play environment



## The Perfect Location for Active Seniors.

- Planned development for active seniors
- Anchored by a 40,000 square foot state of the art Senior Center and a 10,000 square foot fire station
- 103 units of senior housing in the entitlement phase
- Access to a 40 acre park with trails
- City-owned property within one block, including Hurst Public Library
- Located within a 1/2 mile of the second largest traditional shopping mall in Texas
- Retail component still available; City will participate in public amenities and landscaping.

*City broke ground on the development in January 2008. Fire Station expected to open in December 2008. Senior Center expected to open in Fall 2009.*

# Heritage Village

# Bellaire Arts District

Older, privately owned retail center proposed as new Arts and Theater District

Central location in Hurst, in close proximity to major freeways

Funded master plan to start Summer 2008

Public incentives will be considered

Infrastructure in place to support future development

Existing live theater venue will anchor project

City will participate in landscaping and public amenities





The Transforming Hurst program offers many opportunities for public and private partnership in a progressive city. To become an integral part of this dynamic, growing community, contact Mike Morgan at 817-788-7095 or visit [www.transforminghurst.com](http://www.transforminghurst.com).