



The Real Dirt...

a publication of the Benbrook Economic Development Corporation (5th ed.)
March 2019

The City of Benbrook is committed to preparing for vibrant growth while maintaining our *Small Town, Big Backyard* appeal. The Benbrook Economic Development Corporation (BEDC) works to position Benbrook for quality commercial development that creates jobs, attracts desired retail development, and fosters stable economic growth.

The Real Dirt is intended to share timely and accurate information regarding commercial and other development in Benbrook. As citizens see construction dirt being moved on the ground, or hear rumors in the community, they want to know what to anticipate, especially in terms of commercial/retail development. The BEDC is here to answer your questions, **as much as we are able to publicly share information without jeopardizing possible developer deals**. Also, the *Real Dirt* can act as rumor patrol....offering the **real dirt** on development activities, our approach, policies, and practices.

So, what's the dirt?

Is Braum's coming to Benbrook? Braum's purchased 8909 Benbrook Boulevard (the old metal storage site) property from the BEDC last year, and are working on building plans to submit for permitting. They anticipate beginning construction on the Benbrook location this summer.

When and where is the Hoffbrau coming? Hoffbrau Steak & Grill House is completing the finish-out construction of their restaurant space at 8501 Benbrook Boulevard in Gateway Center. They will offer a full-service restaurant and bar. They anticipate opening the Benbrook location this summer.

What's going on with all that dirt behind the old Albertson's? The Aura Apartments is a 301-unit high-quality multi-family complex being constructed behind the shopping center that currently houses Cube Smart (old Albertson's space), 8510 Benbrook Boulevard. In addition, the Vista Way expansion project is ongoing; ultimately connecting Vista Way to the I-20 frontage road. The completion of these two projects equates to increased daytime population and access to commercial properties, which increases interest from retailers and other commercial users in our market.

What's that construction at Benbrook Plaza (old Brookshire's)? I heard ACE hardware and ALDI are coming. The owners of Benbrook Plaza have signed a lease with Dollar Tree for a portion of the old Brookshire's site. They are also doing work to give a facelift to the façade of the building. The remainder of the big box space has not been signed to-date. Recruitment efforts are ongoing to find suitable, desirable tenants for the space. The broker has had many conversations with multiple prospects. Until leases are negotiated and signed, rumors of tenants are only rumors.

What happened to Jack-in-the-Box and Dairy Queen and KFC? I'm super sad [and/or] happy about it! They closed. Businesses close for a variety of reasons. Because most of the lots along Benbrook Boulevard are small and privately-owned, and because our market has traditionally supported quick service restaurants, those types of operators tend to gravitate to us, which means, in a free market economy, some will make it and some will not.

I read that BEDC is buying Marc's Automotive. What's going to happen there? The BEDC board and City Council approved a contract to purchase property located at 9331 and 9351 Westpark Drive. The real estate closing is expected to take place in April. Marc's will continue to operate up to 90 days from real estate closing. BEDC is considering options for desirable redevelopment of the site.

What is the City doing to bring us full-service restaurants? I heard they won't allow alcohol sales. Benbrook citizen's desire restaurants offering mixed drink alcohol service, and voters approved the legal sale of mixed beverages in restaurants in Benbrook in 2002. The BEDC continues to be in conversation with many potential restauranteurs, with an eye toward encouraging full-service local and regional options that offer quality, family-friendly concepts.

When are we getting a grocery store? My neighbor said we're getting an HEB! There is not currently, and has not been to-date, a serious discussion with HEB to bring the concept to Benbrook; but not for lack of effort. Certainly, the BEDC has reached out on multiple occasions and in multiple ways to gain the attention of the grocery powerhouse, as well as nearly all other grocers in the market; both large and small. Recruiting grocery is highly competitive, and relies heavily on industry-specific analysis of a community.

Even so, we move forward undaunted, and continue to proactively seek a quality grocer to serve the Benbrook community. BEDC conducted a grocery analysis to include industry information of interest; market share, nearby competition, etc. When the time is right, we stand ready to assist a quality company in any way we can to welcome them in meeting our community's desire for a stand-alone grocer.

Recently, the Fort Worth Star-Telegram published an excellent article on the grocery industry and their expansion mindset. Read it here: <https://www.star-telegram.com/news/business/article226293945.html>.

How can I stay informed about what's happening in my city?

1. Attend City Council meetings. Attend Board and Commission meetings.
Or, if you can't attend, watch them live stream on the City's website, or on the City's cable channels (Charter Channel 190 and AT&T Channel 99).
2. Read the Community Newsletter and Annual Report that comes in your mail.
3. Follow our social media pages.
4. Check out the City's webpage.
5. Call or email or Facebook message us. We promise to get back to you!

THE WORK CONTINUES...

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