

FORWARD GRANBURY-HOOD COUNTY

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GET READY FOR THE OPENING OF



July 8th is the much anticipated opening date for Granbury's first Chick-fil-A. The restaurant chain and its renegade Cows, who this year mark 15 years of encouraging people to "Eat Mor Chikin," will celebrate the opening by awarding a free year's supply of Chick-fil-A to the first 100 adults in line that morning.

The restaurant's First 100 Celebration has become the signature event of each grand opening around the country. The chain's loyal customers often arrive 24 hours in advance of the opening — no matter the location or weather conditions.

A similar scene is expected in Granbury where Chick-fil-A will award a one year supply of free Chick-fil-A Meals (52 certificates) to each of the first 100 adults in line, age 18 and older with identification, at the restaurant located at 1011 E Hwy 377. The line officially opens at 6 a.m., Wednesday, July 7, with the free meal cards being awarded Thursday, July 8, sometime between 6 a.m. and 6:10 a.m. The restaurant will open for business immediately thereafter.

Having worked for Chick-fil-A for more than 13 years, Aaron Grant has been selected as the franchisee to operate the new location. He is transferring from the Heartland Mall in Early, where he was the operator for more than three years. Grant, his wife, and their three children have moved to Granbury and look forward to becoming involved in the community.

Normal operating hours will be 6 a.m. until 10 p.m. Monday through Saturday serving a full breakfast menu until 10:30 a.m. The new Granbury store features 4,317 SF and can seat 141 guest. It will contain its signature play area for children and Chick-fil-A's award winning drive-thru lane. In 2009 Drive-Thru Performance selected them the overall winner in its annual survey which measures order accuracy, speed of service, menu board and speaker clarity.

Sixty-five new jobs have been created by the new Chick-fil-A, which is one of the 78 new locations the chain will open this year. Despite the nation's economic

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Aaron Grant, operator of the new Granbury store, prepares for the opening on July 8th.

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Special Points of Interest

(Apr 1, 2010– June 15, 2010)

Building Permits Issued

- City: Sng Family— 18
- Multifamily—0
- Commercial—1
- County— 61

Collected Sales Tax

- City Tax: \$ 1,247,740
Compared to same time frame in '09:\$1,323,492
- County Tax: \$ 742,974
Compared to same time frame in '09: \$ 770,842

Area Unemployment Rate

- Hood—7.1%
- Johnson—8.3%
- Erath—6.1%
- Somervell—8.1%
- State—8.3%
- U.S.—9.3%

Hood Co. Gas Drilling Permits

- Apr-June 15, 2010—14
- Apr-June, 2009—15
- Total to date 2010—21
- Total for 2009—73



PROJECT MOVING FORWARD

Vista Property Company will be developing the 40 acre tract known as Luton Ranch. The first phase should be complete by the second quarter of 2011, which will include an 88,000 square foot H-E-B Grocery Store and 27,000 square feet of additional shop space and pad sites.

Matthew Hanna and Whitney Toeller, 214-234-2555, are leasing the adjoining spaces. They attended the Las Vegas International Council of Shopping Centers trying to educate retailers on this new development coming to Granbury. Matt is optimistic that people in Granbury will be pleased at the quality of tenants they will see next to their new H-E-B store. It is anticipated that you will see bulldozer activity in late August.

The H-E-B Store will employ 227 people with 100 of these jobs being full time positions. H-E-B expects their annual payroll to be \$5.6 million.

Since there will be a full service grocery store on the Fort Worth side of town, it is believed that many of the leakage dollars local residents spend in Fort Worth will now be spent locally as people drive in from work. "This equates to added sales tax dollars staying in our community, benefiting Hood County instead of Tarrant," says EDC Board Member Steve Berry. The more we can offer folks locally the more shopping they will do here. This helps everyone—shoppers spend less on gas and spend less time getting to the stores if they're here. "Everyone should be proud to see such a premier store coming to town. For the longest, all the EDC has heard was when are we getting an H-E-B, and now it looks like its finally going to happen!"



Signage designating site of the HEB Grocery Store along Hwy 377 & Hwy 4. The development will be known as Luton Ranch.

GET READY FOR OPENING OF CHICK-FIL-A, (CONTINUED, PAGE 1)

challenges in 2009, Chick-fil-A continues to grow, The chain reached \$3 billion in sales for the first time and became the second largest chicken chain.

"Chick-fil-A is an example of what it sometimes takes to get a store that we really want," said EDC Board Member Harold Sandel. "We first met and talked with representatives five years ago at the Las Vegas ICSC Show." The Economic Development office continued to periodically contact Chick-fil A and at each show, we would remind them that Granbury would really like to have one of their stores. "Once Chick-fil A had the right person for the store, and they felt our market was ready, we became more than a flash on their radar screen. It's a great feeling for the EDC to see that patience and persistence has paid off. Chick-fil-A is a great company with a good product, and it is well documented that they are a company who will also contribute to our community."



NUMEROUS RESTAURANTS SEEK FRANCHISEE FOR GRANBURY MARKET



Harold Sandel and Mickey Parson talk with attendees at the International Council of Shopping Centers held each May in Las Vegas.

Economic times are touch—this is the *bad news*. And because of this, more and more restaurant chains are turning to franchising. This was quite apparent at this year’s International Council of Shopping Centers Conference held in late May.

The *good news* is that Granbury now meets many of the chains demographic requirements, but franchisees are needed. The EDC learned of numerous companies wanting to come into our market, “if they just had a franchisee.” The following companies told EDC representatives to contact their offices if anyone is interested in becoming a franchiser:

- Dairy Queen & Pizza Hut both expressed interest and especially in the Acton Area
- Popeyes Chicken
- Denney’s is ready to come as soon as they find a franchiser
- Baskin-Robbins/Dunkin Brands

If you would like additional information, please e-mail the EDC office at: ferguson@granburyledc.com. or call 817-279-9991.



EDC Offices will be closed Friday, July 2nd in observance of the 4th of July holiday. Offices will reopen on Monday, July 5th.

Mark your calendar for the Economic Outlook Conference, September 15th.

STATE & LOCAL ECONOMIC NEWS

- ⇒ GRANBURY AREA REAL ESTATE SALES VOLUME UP 10% AND AVERAGE HOME SALES PRICE UP 11%
- ⇒ PAST 8 WEEKS AVERAGE HOME SALES PRICE IN HOOD COUNTY \$206,296. PREVIOUSLY, AVERAGE PRICE WAS \$183,594.
- ⇒ STATE HOME SALES INCREASED 26.5% COMPARED TO APRIL 2009.
- ⇒ TEXAS UNEMPLOYMENT RATE HAS BEEN AT OR BELOW THE NATIONAL RATE FOR 41 CONSECUTIVE MONTHS.
- ⇒ TEXAS FORECLOSURE RATE WAS ONE IN EVERY 862 MORTGAGES. THIS WAS SUBSTANTIALLY BETTER THAN NEVADA’S ONE IN 79, ARIZONA’S ONE IN 169, FLORIDA’S ONE IN 174, AND CALIFORNIA’S ONE IN 186.

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New Projects In The Area

- **Premier High School**, located in the old Wal-mart building is already expanding and will be ready for their tenant finish out in the next few weeks.
- **Lake Shore Apartments** are having remodeling work done on their facility. They are refacing the exterior and redoing the parking lot.
- A new entry is under construction at **Catalina Bay** which will give immediate access to a new section containing 35 residential lots .
- The medical building at 1314 Paluxy Road is expanding. It is owned by **Paluxy Health Care Partners**.
- The Avalon Center had a new restaurant open recently. **The Big Cup** is open 7 days a week from 6 a.m. to 10 p.m. serving breakfast all day. Owners Cliff & Patricia Simmons says, "If anyone can eat all of two sausage gravy and biscuits, they'll give them to you." They also serve Mexican and traditional American food.