

Companies renting in Flower Mound

Furniture maker, paper firm are two newcomers

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Companies are continuing to rent new warehouse distribution sites in southeast Flower Mound.

Grapevine-based **Stacy Furniture** and Direct Source Hamco, a point-of-sale supply and office products provider, are taking down nearly 400,000 square feet collectively in the Lakeside Business District.

Stacy Furniture will operate a combined distribution center and retail outlet store in **Hillwood Investment Properties'** 379,700-square-foot **Lakeside Trade Center 2** -- its fourth location in North Texas.



The company also operates a three-story headquarters and retail showplace in Grapevine, a showroom in Allen and Fort Worth-based **Dorian's Interior Designs**.

"We wanted our distribution center to be convenient to our main store in Grapevine, all the while addressing the entire Metroplex and surrounding counties," company President Dorian Stacy Sims said.

The company expects to take occupancy in May.

Hillwood plans a second phase for its Lakeside Trade Center, including 334,900-square-foot and 456,950-square-foot sites along Enterprise Drive and Lakeside Parkway. Hillwood declined to disclose the value of the second phase.

Excavation under way

Hillwood probably will build both buildings at the same time, said Dan Tatsch, a senior vice president at Hillwood Investment Properties who leased the nearby warehouse to Stacy. The developer started excavating the second-phase site in late February.

Meanwhile, Direct Source Hamco is relocating its corporate headquarters and main distribution center from Dallas to a 27,000-square-foot space in a nearby 140,000-square-foot building called Corporate Ridge 4.

The building is part of Dallas-based **Champion Partners'** 475,000-square-foot office and distribution center in Flower Mound.

Direct Source Hamco supplies paper rolls and ribbons for cash register equipment and office products. It also operates distribution centers in Nevada and North Carolina.

"Our company's grown quite a bit and gotten into globally sourcing some products, so we have a lot more warehousing requirements," said President Jay Earley.

Earley, a Flower Mound resident, said the move will nearly double the size of the company's headquarters operation.

Stacy Furniture received a five-year, 70% real and personal property tax rebate from the town of Flower Mound, and Direct Source Hamco has a five-year, 50% rebate. Flower Mound Economic Development Director Melissa Glasgow says the incentive represents an estimated \$190,000 savings over five years for Stacy Furniture.

Tax data was not available for Direct Source Hamco.

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