



Town of Flower Mound Economic Development

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The Town of Flower Mound, Texas



Town Hall
2121 Cross Timbers
Flower Mound, Texas

December 2014

Greetings,

Thank you for signing up for the Flower Mound Economic Development E-Town Bulletin. This electronic newsletter delivers up-to-date information regarding economic development activity. Additional information can also be obtained from the [Economic Development division website](#). Your feedback is important to us. If you have any questions or comments, please call (972) 874-6044.

Economic Development Activity Report

New Businesses (December 2014, Certificates of Occupancy):

Business Name	Street No	Street Name	Suite/Unit
3D Smoke Shop	2001	Cross Timbers Road	Suite 101
Black Walnut Café - Hiring Office	2670	Firewheel Drive	Suite C
Don Vito's Italian Eatery & Safehouse	1121	Flower Mound Road	Suite 570
Fertility Leaders of Texas	4370	Medical Arts Drive	Suite 315
Me Body Baby	2608	Long Prairie Road	Suite 201
Nelson Law Group, PC	700	Parker Square Road	Suite 145
Niagara Conservation	1200	Lakeside Parkway	Suite 450
Signature Systems Group	1201	Lakeside Parkway	Suite 150
Texas Endodontics	2560	Central Park Avenue	Suite 128
Whitlock	1201	Lakeside Parkway	Suite 160

Commercial Permits (December 2014):

Project Name	Street No.	Address	Square Footage	Type	Sub-Type
CHI/Lakeside Ridge, LP/Pritchard Association	1201	Lakeside Pkwy	153,300	Shell	New
Dolce Café Bakery	1913	Justin Rd, Ste 101	2,690	Commercial	Addition
Exeter Lakeside Land II, B/32	501	Lakeside Pkwy	351,832	Shell	New
Greystar - Bldg 1 (Type I)	2401	Lakeside Pkwy, B/1	21,686	Commercial	New
Hermansen Land Development	3651	Justin Rd	10,516	Shell	New

75028
972.874.6000

Monday - Friday
8:00 a.m. to 5:00 p.m.

Call to submit service requests, report code enforcement violations, identify community beautification issues, or obtain information about Town of Flower Mound services.

FMTV

Grande 12
Verizon 42
Time Warner 16

Helpful Telephone Numbers

Animal Services
972.874.6390

Code Enforcement
972.874.6340

Emergency
9-1-1

Fire Department
972.874.6270

Library
972.874.6200

Municipal Court
972.874.3370

Development News/Projects

Council Approves Agreement to Bring in Top Employer

On December 15, the Town Council voted to approve a first amended and restated tax abatement agreement anticipated to secure a major manufacturing firm and add more than 500 new jobs to the area. The company, [MI Windows and Doors](#), is one of the nation's largest producers of vinyl, aluminum, and composite windows and doors. It is expected to become one of Flower Mound's top employers and bring more than \$1.1 million in financial gain to the Town over the next ten years.

Oakmont Industrial Group Sells LBD Property

The two buildings located at 1650 and 1700 Lakeside Parkway in the Lakeside Business District, previously owned by Oakmont Industrial Group and partially leased by Universal Display & Fixtures, has been sold to Denver-based investors [Industrial Property Trust](#).



Nature's Best Rebrands as KeHE

A fresh new look is on the way for the Nature's Best distribution center located in the Lakeside Business District at 101 Enterprise Drive. [KeHE Distributors, LLC](#) acquired Nature's Best in August 2014 and has just announced that they intend to consolidate their marketing message

by moving toward a singular brand in 2015.

Highlands Plaza II Under New Ownership

The fully leased Highlands Plaza II retail center, located at the corner of FM 407 and 2499 and featuring popular unique dining options such as ModMarket and Smashburger, has been recently purchased by an undisclosed, Illinois-based real estate investor. New construction is underway for additional restaurant selections in the center, including The Table and Gloria's Latin Cuisine.



New Projects: To review the planning case log featuring active development projects, please [click here](#).

Parks and Recreation
972.874.6300

Police Department
972.539.0525

Utility Billing
972.874.6010

Your 2013-2014 Town Council

Tom Hayden, Mayor
mayor@flower-mound.com

Mike Walker, Deputy Mayor
Pro Tem, Place 1
place1@flower-mound.com

Bryan Webb, Place 2
place2@flower-mound.com

Mark Wise, Place 3
place3@flower-mound.com

Steve Dixon, Place 4
place4@flower-mound.com

Jean Levenick, Mayor Pro
Tem, Place 5
place5@flower-mound.com

To contact the Mayor and
all Town Council Members,
please e-mail
mayor/towncouncil@flower-mound.com.

Town Council and Planning
and Zoning Commission
meeting agendas, action
agendas (voting
record) and minutes are
available by clicking [here](#).

Active Residential and
Commercial Development
Case Logs are available by
clicking [here](#).

Join Our Mailing List!

In The News

Big News for The River Walk at Central Park

After the November update on new restaurants and retailers planned for the mixed-use Lakeside DFW project, one might not have expected December to bring even more exciting news for Flower Mound's economic growth. Scott Tarwater, Executive Vice President of DePalma Hotels & Resorts, was on hand at the December 15 Town Council meeting to officially announce that the nationally-branded, upscale hotel that will be coming to The River Walk will be a Courtyard by Marriott.



Construction on the five-story, 140 room, select service hotel is expected to begin soon into the new year, with completion estimated by summer 2016. The Courtyard Marriott will become Flower Mound's very first hotel and will provide residents, business travelers, guests, and visitors for tournaments and events with a beautiful place to stay in Town, overlooking the river at The River Walk and within close range of numerous upscale dining and retail options.



Speaking of dining options, on December 1, the Town Council approved a Chapter 380 Agreement with Centurion American for a 27,000 square foot building and conjoined patio space along the river, which will feature 15 different restaurant venues. Both the acclaimed Italian eatery Sfuzzi, and highly anticipated Primo's Tex-Mex Grille have been signed to occupy space in the building, while the Japanese and Indo-Chine focused Steel Restaurant and Lounge is another potential occupant.

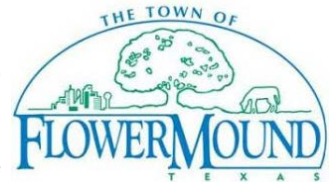
For more information on The River Walk at Central Park, go to:
www.flower-mound.com/index.aspx?nid=1068

From the Economic Development Office

2014 Was A Year We'll Never Forget

In the final hours of 2014, with a new year waiting to take center stage, now is as good a time as any to take a moment and reflect on the past year.

[Economic growth](#) in Flower Mound has been extraordinary- not only for the community, but also when compared to regional, state, and national numbers. More than 100 [new businesses opened](#) in the Town in 2014, which a sizable majority of those offering meaningful amenities to residents. [Medical services](#), [retailers](#), [entertainment](#) and [recreation](#) providers, and an exciting slew of new, healthy, and unique [restaurant concepts](#) are now open or soon to be right here in the community for you to enjoy.



Property values have seen an overall increase of more than 8.46% since 2013 appraisals, with commercial growth specifically having gained more than \$100 million in value, alone. Sales tax collections have been boosted by 8.3% in the past year and are steadily rising month after month. These are real results that end up being expressed in better quality public services to residents.



The Town garnered two [AAA bond ratings](#) in 2014- the highest rating a community can receive- Council adopted a [reduced property tax rate](#) which went into affect in October for all residents, an estimated 1,500 new jobs have been added to the community workforce, [The River Walk at Central Park](#) and [Lakeside DFW](#) have seen incredible growth, [major corporations](#) have moved into the [Lakeside Business District](#), and hard work was rewarded in early December when an announcement was made that the community will be getting its [very first hotel](#).

Perhaps the best part is that all the growth hasn't come at the expense of quality. Development has kept in close accord with the character of the community; requiring [upscale](#), [thoughtful](#), [diverse](#), and [family-friendly](#) options that makes life more enjoyable and brings residents together by keeping them close to home.



As 2015 approaches, we celebrate the close of an outstanding year for Flower Mound and anticipate the next 365 days are sure to be even better than the last.

Calendar Highlights

Upcoming:

Site Selector's Guild 2015 Annual Conference

February 22-25, 2015

Director of Economic Development Mark Wood, has been selected to attend the 2014 Site Selector's Guild Annual Conference in San Juan, Puerto Rico from February 22-25.

ICSC	REcon	Annual	Expo
<i>May</i>	<i>17-20,</i>	<i>2015</i>	

The Town of Flower Mound Economic Development Director Mark Wood will be in attendance at the 2015 International Conference of Shopping Centers (ICSC) REcon 2015 Annual Expo in Las Vegas, Nevada from May 17-20.

Labor Market Update

Unemployment Rate

	Flower Mound	Denton County	Texas	U.S.
November 2014	3.8%	4.1%	4.9%	5.8%
November 2013	4.8%	5.1%	6.1%	7.0%

Source: [Texas Workforce Commission](#)

Flower Mound Commercial Sites & Data

Flower Mound subscribes to both Xceligent and CoStar for commercial property availability and commercial real estate data. Property searches are available online from the [Economic Development Department website](#).

For commercial real estate data information, contact the Economic Development Office at (972) 874-6044 or econdev@flower-mound.com.

[Forward email](#)



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Town of Flower Mound | 2121 Cross Timbers Road | Flower Mound | TX | 75028