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## Retail follows housing boom

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The north Fort Worth area has been one of the Metroplex's fastest-growing areas for years. Now developers are planning lots of places for the new homeowners to shop.

The J.C. Penney that opened last week at Alliance Town Center is just the beginning. Enough stores to fill several shopping malls are on the drawing board for north Fort Worth.

The plans include several walkable, mixed-use developments, as well as strips of big-box anchors on both sides of Interstate 35W.

It's no surprise that developers smell opportunity in this part of the Metroplex: Builders constructed about 6,600 homes there between June 2005 and June 2006, according to the Metrostudy.

"Not only is it growing fast, but it's doubled that pace in the past four years," said David Brown, director of the Dallas-Fort Worth region for Metrostudy. From June 2001 to June 2002, he said, builders started 2,900 homes in the area.

And builders plan 50,000 more homes, although it's not clear how soon the houses will be built.

Much of that retail is following the housing to the east of Interstate 35W and along U.S. 287, but Brown said that's changing.

"If you were to go over the last few years, that growth has been to the east of 35W, but as that area is getting built out, we're seeing the growth west of 35W," he said.

The largest of these housing developments is Sendera Ranch, where almost 10,000 homes are planned.

Wal-Mart has already staked out a location near the southeast entrance of the development for a SuperCenter.

Staff writer Sandra Baker contributed to this report.

COMING SOON

Here are some of the plans for retail developments in north Fort Worth (numbers correspond with map on Page 1C):

- 1. Presidio Vista** will start construction in the first quarter of 2007. The format will be mostly big-box stores. No tenants have been announced yet.
- 2. J.C. Penney** has opened at **Alliance Town Center**. Also coming to Alliance are a **Sam Moon** jewelry and accessories store, a **Belk** department store and a **Cheddar's** restaurant. The development will have about 840,000 square feet of retail and a **regional HCA hospital**.
- 3. Margaux Development and Ellesmere Corp.** plan to develop **2 million square feet** of shopping near U.S. 287 and Interstate 35W.
- 4. A Wal-Mart SuperCenter** plans to open in early 2008 at Avondale-Haslet Road and U.S. 287, near **Sendera Ranch**, a residential development of almost 10,000 homes.
- 5. Cabela's** is the first anchor at **Lone Star Crossing**, an area of the northeast corner of Texas 170 and Interstate 35W

that developer Hillwood aims to make a destination for shoppers. The next addition is likely to be a **resort hotel with a water park**.

**6. The Shops at Circle T Ranch** is likely to break ground before the end of the year. The plan is to pair big-box retailers that like locations near malls with the planned **Circle T Ranch regional mall** across Texas 170, also in Westlake.

**7. A 1.6 million-square-foot, town center-style shopping center** is planned for Northlake. Plans include a range of retail, as well as hotels, offices and restaurants.

**8. A village-style shopping area** is part of the 1,000-acre residential development planned by Realty Capital Corp. at Farm Road 407 and Interstate 35W.

**9. Aperion Communities** is planning a **mixed-use development** north of Texas 114 and west of Texas Motor Speedway.

SOURCES: Legacy Capital, Hillwood, Realty Capital, Trophy Design and Development Associates, *Star-Telegram* archives

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