

**Exciting Development
on the U.S. 80 Corridor**

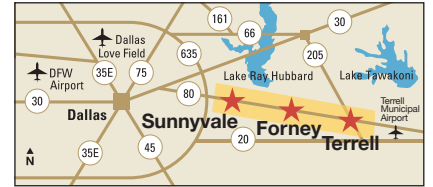
Dallas/Ft. Worth

Business Profiles

Promotion

Businesses Are On The Move To These Great Cities

For businesses looking to locate or expand in the Dallas/Fort Worth area, three distinct cities along U.S. 80 offer a model for the future: a dynamic pool of residents who are living, working and spending locally. Forget the bedroom community standard of old. Think balance: new housing, retail and industry developing in step with significant investment in new schools, infrastructure and recreation areas.



SUNNYVALE sunnyvaleedc.org	FORNEY forneytexasedc.org	TERRELL terrelltexasedc.com
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Explosive growth has never been the Sunnyvale way. Quality and enduring value – these are the uncompromising standards by which this picturesque community of 4,500 evaluates any potential development. High-income households, exemplary schools and a small-town feel make Sunnyvale, just 18 miles east of Dallas, an attractive place to call home. Thanks to thoughtful, long-term growth strategies, the city has had no tax increases for the past 11 years.

Projects taking shape:

- Texas Regional Medical Center at Sunnyvale, \$68 million Medical/Surgical Acute-Care hospital is now under construction
- \$82 million expansion of American Marazzi Tile
- Millard Refrigerated Services new 450,000 sf facility
- St. James Park, a new, 124-acre residential development with 2+ acre home sites
- Stoney Creek 1,000-acre residential development with over 960 1-acre home sites
- Sunnyvale Crossing, 150-acre mixed-use site planned for a retail lifestyle center, office space and restaurants

“Sunnyvale is a community based on its uniqueness. I’m quite confident that, 50 years from now, we will still be one of the most unique, high-value communities in the North Texas area.”

Mayor Jim Phaup



CUSTOM ESTATE HOME ON LARGE LOT IS SIGNATURE RESIDENTIAL STYLE

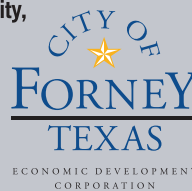
Just 22 miles east of Dallas, Forney, a community of values and vision, is one of those rare towns that sustain growth gracefully. This close-knit community is the 10th fastest growing city in the Dallas/Fort Worth area, its fortunes fast rising with exceptional residential and commercial developments and a continuing influx of young, well-educated professionals with higher-than-average household incomes.

Groundbreaking developments include:

- \$275 million, 600-acre mixed-use development includes retail, hotel, conference center, suburban office space and new U.S. 80 interchange
- Historic Downtown Redevelopment Initiative
- \$60 million, 60-bed, full-service Forney Regional Medical Center, a Cirrus Health Hospital
- Master planned communities with neighborhood schools, pools and amenities
- \$113 million investment in new schools
- \$56 million in road improvements
- 127-acre park and recreation complex

“Our ultimate goal is to continue to create long-term, sustainable opportunities to reinvest in the community, provide careers, and create an environment our residents can enjoy.”

Mayor Darrell Grooms



127-ACRE PARK AND RECREATION COMPLEX

Terrell's wave of expansion continues its trend of growth – right along with the pride of its residents. Since 1998, this vibrant city 28 miles east of Dallas has added 3,000 new jobs, welcomed five of its six resident *Fortune* 500 divisions, and earned seven state awards for economic development. Just last year, the city landed itself on *Forbes'* list of America's 100 Fastest Growing Suburbs.

Developments in the works:

- A 6,000-acre, planned residential community – the largest in the state of Texas – which will house nearly 40,000 residents
- Baylor Regional Medical Center
- Terrell High School rated one of *Texas Monthly's* “Best Public Schools”
- 400-acre, master planned retail/office developments located in the newly created Terrell TIF District at the junction of U.S. 80 and I-20
- Historic Main Street City
- \$6.5 Million Airport Business Park Expansion

“Our goal is to have an intact community with the right balance of business, job opportunity, and amenities so people can abandon the long costly commute, get involved in the community and enjoy a better quality of life.”

Mayor Hal Richards



COMPANIES CAN DRAW ON A 400,000 NON-UNIONIZED WORKFORCE



TEXAS REGIONAL MEDICAL CENTER AT SUNNYVALE



\$60 MILLION, 60-BED, FULL-SERVICE FORNEY REGIONAL MEDICAL CENTER



PLANNING FOR THE FUTURE WITHOUT FORGETTING OUR PAST