

DEVELOPMENT MONTHLY

Focus on Alliance Area

The Alliance area, like most of DFW, has seen a slowdown in commercial growth over the past couple of years. However, there still is some development going on in certain pockets. One of the new structures currently under construction in the Alliance area is the Deloitte Conference Center, aka Deloitte University, pictured below. When it's complete, this will be a 750,000 square foot campus, expected to finish construction in 2011. It will be used for new hires, directors, partners and senior leadership of the company. They will all utilize it for training as well as leadership events with professors. It will include a recreational area and fitness center in addition to a business center and dining venues. The facility will also include 800 guest rooms. It sits on land that is part of the Circle T ranch and is located within Hwy 114, Ottinger, Dove, and Precinct Line Rd. Deloitte chose the Circle T Ranch area because of the proximity to good schools, central U.S. location, climate, and educated workforce.

Deloitte University



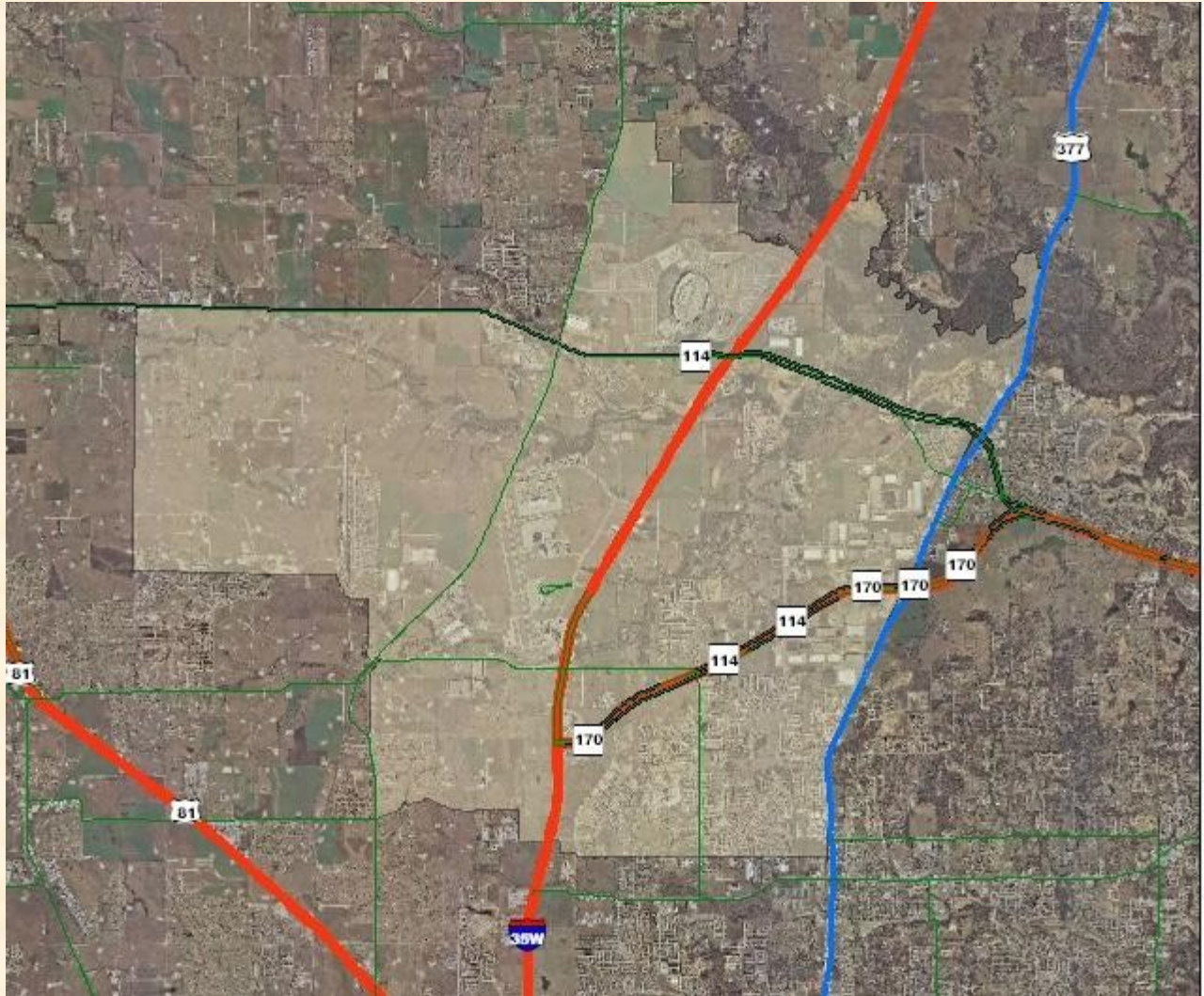
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One such area is Alliance Town Crossing, located at IH-35 and Heritage Trace Parkway. This is a retail development that has done very well and is bustling with activity from restaurants to shopping and entertainment. Kroger is building a new marketplace store. Upon completion, it will feature approximately 123,000 square feet of shopping space. It should complete sometime later this year. Other recent completions and under construction developments include Olive Garden, BJ's Restaurant & Brewhouse, Cousins BBQ, & Rooms To Go.

Development has been sound in the residential sector over the last year or so as apartment projects have completed and continue to be built in the Alliance area. Among these are the Monterra Village, a 288 unit property located on Monterra Blvd just east of I35-W, bordering North Tarrant Parkway and Heritage Trace Parkway. This is a mixed use development that will include retail in addition to apartments and townhomes.



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The North Central Texas Council of Governments (NCTCOG) is a voluntary association of, by and for local governments, established to assist local governments in planning for common needs, cooperating for mutual benefit, and coordinating for sound regional development. The Research & Information Services (RIS) department tracks development activity throughout the 16 county COG region. With a sizeable database of both historical and current development activity, COG is able to provide data that is both timely and accurate. RIS has a staff that monitors new construction activity and also works with chambers of commerce throughout the region in order to identify the latest in market activity, whether it's construction, demolitions, or shifts in employment. For more information about this report or any of the services offered by the Research and Information Services department, please contact Brian Lister at blister@nctcog.org or 817-695-9153