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# Fort Worth, Texas

## BEST PLACES TO LIVE

12 Fastest Growing Cities in North Texas



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# BEST PLACES TO LIVE

Why residents are flocking to these 12 fastest growing cities in North Texas

by Paul K. Harral

The explosion of population taking place on this side of the Metroplex is stunning. People keep coming, and there are no signs that they are going to stop. The reasons are simple but multiple: Dallas/Fort Worth International Airport, the Alliance Corridor, open land, affordable housing, the Barnett Shale and quality of life. North Texas is considered to be business friendly, and local governments work hard to bring new companies to town. We look at 12 cities in the Fort Worth-Arlington MSA that are doing very well indeed in attracting new residents. A rising tide does float all boats, but not necessarily evenly. This isn't rocket science. We just picked 12 places based on personal knowledge, projected growth rates and housing prices that we found interesting. And we talked to people who live in these cities, asking what they find attractive about where they live.

**How We Did It**

We collected information from city websites, NCTCOG, the Handbook of Texas Online and the 2010 U.S. Census. We looked at school ratings from the Texas Education Agency and USA.com. We checked December 2012 sales prices and asking prices on the Multiple Listing Service that realtors use.

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# EULESS

**T**HE FIRST SETTLEMENT AROUND WHAT WOULD BECOME EULESS BEGAN WITH THE BUILDING OF BIRD'S FORT IN 1841. The city itself draws its name from Elisha Adam and Julia Eules who built a home and cotton gin there in 1881, triggering an expansion of the population. Locals gave Eules credit for that and named the community after him.

Eules has since grown from a population of 25 in 1915 to an estimated population of 51,500 in 2012. Similar to Grapevine, local officials have sought to preserve its history through renovation of buildings such as Fuller House — the first brick house in Eules — as a museum and a log cabin dating from the 1850s, the Himes Log House. The restored buildings are located in Heritage Park.

Ken Olmstead's job brought him to North Texas in 1984. He and his wife, Sally, first looked at Arlington for housing but soon switched their search to the H-E-B area.

"We liked the area very much and bought a house in Eules," he said. "The house, the price and the location fit us much better than Arlington. Within one year, Sally and I took advantage of our new home in Eules and



**Hot Spots:**

- » Texas Star Golf Course
- » North Main BBQ
- » Dr Pepper Star Center

**Landmarks:**

- » Old Iron Bridge
- » Eules Library sculptures
- » The Himes Log House
- » The Fuller House

**Major Festivals:**

- » ArborDaze
- » Mid-Cities Greek Fest
- » Taste of Northeast

**Unique form of public transportation:**

- » Wheels Program
- » NETS
- » HEB Transit

opened our own business."

The city prides itself on its trees and received a Tree City USA award for demonstrating progress in its community forestry program 2012. In 2001, Eules was awarded The Sterling Award, a designation awarded to communities that have participated in the Tree City USA Growth Award program for 10 years.

Eules hosts an annual Arbor Daze festival that has received two international awards from the International Festivals and Events Association and the Best Arbor Daze Festival in the nation from the

Arbor Day Foundation.

"This moniker — Tree City USA — is a chosen symbol for our community," Olmstead said. "It has been very beneficial in an important way that has affected our lifestyle. There are many large shady oaks in this area. They are resilient to the heat of summer and give the residents relief, so much so that we take them for granted. Our city wishes to ensure these bulwarks endure, so we have a festival in late spring that celebrates their role as a shield from the summer heat. Everyone looks forward to this festival, and the city gives away new seedlings. Our city will always have new tree growth."

People growth, too, until the land runs out.

"Eules, and all of Texas, has a very strong business climate. Its educational opportunities are unlimited. We have enjoyed these favorable circumstances and believe this is the place for our children and grandchildren," Olmstead said. "We have a small community atmosphere located between two big cities and all of their amenities. This means a very broad range of benefits."

**2012 Population (Estimated):** 51,500  
**Projected Population Increase 2000-2030:** 34.87 percent  
**Under 18 years:** 24.0 percent  
**65 years and over:** 7.7 percent  
**Bachelor's degree or higher:** 30.8 percent  
**Mean travel time to work (minutes):** 22.1  
**Homeownership rate:** 45.7 percent  
**MLS Median Sales Price December 2012:** \$137,850  
**MLS Average List Price:** \$170,359  
**MLS Average Days on Market:** 64  
**Median value of owner-occupied housing units (2010 Census):** \$139,900  
**Median household income:** \$53,968  
**Persons below poverty level:** 9.9 percent  
**Land area in square miles:** 16.21  
**Persons per square mile:** 3,162.9  
**Primary school district:** Hurst-Eules-Bedford ISD  
**Texas Education Agency District Rating:** Recognized  
**USA.com District Ranking:** 4.5 stars; 359 of 1,257