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Judy Zoch Nitzinger is a leasing agent with SCM Real Estate, a brokerage and property management firm with offices in Fort Worth and Arlington. She also focuses on new business development and is part of an SCM team that currently leases more than 2.2 million square feet of office and industrial flex space throughout Fort Worth/Dallas.



How is the current commercial real estate market in this area?

Tarrant County is outpacing most of the U.S. real estate market thanks to growing companies based here and the Barnett Shale opportunity. Take a drive down Seventh Street in Fort Worth and you'll see hundreds of millions of dollars invested in development there alone. The downtown Fort Worth office market continues to have one of the country's lowest vacancy rates while the downtown residential market has also seen success. And with groups such as the Citizens United for Barnett Shale, we're poised for more opportunities in Fort Worth. In Arlington, it's a similar kind of momentum with the downtown redevelopment and the new Stadium. The "live, work and play" phenomenon in Tarrant County is definitely the envy of other metropolitans.

What real estate growth can Tarrant County expect to see this year?

We can expect more from the urban village trend throughout Tarrant County as we look forward to the completion of Museum Place, Seventh Street development and the rapid growth in North Fort Worth. We'll also see the positive impact of growth in Northeast Tarrant County with planned developments at D/FW Airport and Alliance. As a whole, there seems to be a growing interest in redevelopment projects in Tarrant County, such as with Urban Race Street and Fort Worth South and the downtown Arlington area.

How does the Arlington market compare to Fort Worth now that the Cowboy Stadium and Glorypark are there?

Once the dust settles from the development and the bridge projects, we'll see another

Arlington resurgence. One of SCM's prize projects is the restoration of the historic Vandergriff building, which is in the heart of the downtown redevelopment. The building, located near UTA and at the Center Street public streetscape improvement, is a catalyst for other planned projects such as the Johnnie High redevelopment project, the Center Street Pedestrian Trail and Levitt Pavilion for the Performing Arts. It's an exciting time to be in Tarrant County.

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