

Outlook Allen

A Newsletter of the *Allen Economic Development Corporation* - Allen, Texas

In This Issue

Dave Noble
Honored
At

AEDC Millennium
Business Awards



“Dave’s patience and tenacity, even in the uncertain times, has resulted in the recruitment of quality companies to Allen. They have brought primary jobs, daytime employment and residential growth that allow Allen to attract new retail, restaurants and entertainment venues.”

—Mayor Steve Terrell

Retail Update



and more . . .

Cornerstone Plans Phase II Construction



With brisk leasing activity on *BSM Financial Center* (under construction on the southeast corner of Ridgmont Drive and US 75), *Cornerstone Development* is purchasing the northern adjacent five acres to build a second office building.

“In Phase I, we have less than 8,000 square feet remaining to lease,” said Fred Gans, President of Cornerstone Development. “It makes sense to get Phase II underway now to meet the demand.”

The Allen Economic Development Corporation owned the 16-acre tract of land for several years and sold a portion of it to the developer for the BSM headquarters earlier this year. With the success of the first phase, the AEDC agreed to sell the remaining acreage to Gans. The City of Allen plans to develop a city entry feature on the southern portion of the property.

“An office development is the type of use envisioned by our Board and the City of Allen when the AEDC acquired the property several years ago,” stated Charisse Bodisch, Executive Director of the AEDC. “The exterior stone facade will blend very well with the natural terrain.”

The two-story, 60,000 square foot office building is designed by GSO Architects (an affiliate of O’Brien Architects). It will complement the 50,000 square foot BSM Financial Center with an earth-tone stone exterior and insulated, bronze-tinted glass. The development offers excellent visibility from Central Expressway/US Highway 75. Completion of Phase I and groundbreaking for Phase II is January 2006. Phase II will be available for occupancy in the summer of 2006.

For Leasing Information
Mike McCartan or Jeff White
Mark V Commercial, Inc.
972.250.2550



BSM Financial Center

News available online at www.allentx.com
AEDC Toll Free • 1-877-4ALLEN TX
(1-877-425-5368)



AEDC Millennium

During the seventh annual **AEDC Millennium Business Awards Luncheon**, Allen celebrated three outstanding businesses along with an individual who have contributed to the positive economic growth Allen has experienced. The award recognizes Allen companies that promote excellence in business by promoting Allen and contributing back to the community, in addition to encouraging employee growth and community participation. An individual who has contributed time and effort to the advancement of economic development in Allen is also honored.

“This prestigious award is the highest honor we bestow to our community business leaders,” said Kurt Kizer, President of the AEDC Board of Directors. “This year’s winners are leaders in customer service, innovators in retail development, generous to their employees and to the community, and dedicated to quality development.”



Award Winners (from left): Niel Brown, Chick-fil-A; Dave Noble; Rick Stacy, Stacy Furniture; Betty Cole, Jenny Weidner and Lisa Johnson local State Farm Insurance agents

Dave Noble, Senior VP of Trammell Crow Company, was honored as this year’s **Individual Award** winner. Noble is responsible for the development and leasing of more than 1.6 million square feet of office and office/tech space in Allen, bringing more than 1,600 primary jobs to the city. His projects include many of the buildings in Enterprise Business Park, Millennium Corporate Center and the development of Allen Station Business Park. Noble brought some of the most recognizable businesses to Allen including Jack Henry & Associates, Dey Laboratories, AT&T, Cingular Wireless, Micron Technology, State Farm Insurance and others.

“In the development of Allen Station Business Park, Dave was willing to go the extra mile to be sure an important piece of Allen history was preserved,” said Charisse Bodisch, AEDC Executive Director. “He worked with the AEDC Board, City Staff and the Allen Historical Guild to create an historical marker and



Dave Noble’s family and business associates celebrated the honoree at the Seventh Annual AEDC Millennium Business Awards luncheon.

attractive entry to Allen’s historic dam. As this year’s winner, Dave joins an elite group of pioneers who have set a high standard for development in Allen.”

The **National/Corporate Category** recognizes major industries and corporate headquarters with more than 50 employees. **State Farm Insurance®**, the largest U.S. insurer of homes and cars, was honored with the award. In October 2004, the company leased 63,000 square feet in Allen Station Business Park for their regional operations center and the largest State Farm claims office in Texas. As one of the first tenants in Allen Station Business Park, State Farm is a nationally recognized name that provided a catalyst for attracting business and industry of similar caliber to the park, which is now 100% leased.

With almost 200 employees, State Farm has expanded their good neighbor presence in Allen. “The local agents, Jenny Weidner, Betty Cole, Mickey Christakos and Lisa Johnson have been our good neighbors for years,” said Maxine Sweet, AEDC Board of Directors. “Many Allen organizations have benefited from State Farm’s generous contributions in the past year, which included donations to the Foundation for Allen Schools, Allen Parks Foundation for Celebrate Allen and Allen ISD for technology lab equipment.”



Representatives of Allen City Council and the AEDC Board of Directors joined the celebration at Allen’s Hilton Hotel.

Millennium Photos Courtesy of Julie Sandy



Cintas (NASDAQ:CTAS), a leading provider of uniforms and corporate identity clothing, has leased the remaining 16,800 square feet of space at 505 Century Parkway in Allen's Millennium Technology Park. The company has been recognized by Fortune Magazine as one of "America's Most Admired Companies" for five consecutive years. Cintas provides corporate identity uniforms for more than five million people every day including pilots and flight attendants, fast food restaurant and hotel staff, industrial and service workers, "clean-room" technicians and many others. This facility will be used for office and distribution and will employ 15 people. Scott Asbury and Matt Elliott of Robert Lynn Company represented Cintas in the transaction. Paul Tichacek, JSC Realty, represented the building owner.

SAVE THE DATE: Wednesday, February 1, 2006 11:30 a.m. - 4:30 p.m.
2006 Collin County Economic Summit - "Orchestrating Our Future"
CCCCD - Spring Creek Campus Conference Center

The biennial summit features a number of presentations and breakout sessions led by the area's foremost economic experts. The summit is co-hosted by the Collin County Community College, Collin County, Inside Collin County Business, and the Allen, Frisco, McKinney and Plano Chambers of Commerce and Economic Development Corporations. Early bird registration is \$40 and the deadline is Friday, January 20. For more information or to register call 972.612.2425.

Allen Station Business Park is now 100% leased as J. Suzette and Company takes an additional 20,000 square feet of space for expansion of their warehouse and corporate offices. The 22 year-old company, a designer and manufacturer of women's apparel, originally moved to the business park in the fall of 2003. This is their second expansion in Allen Station Business Park and they now occupy 48,000 square feet. Dave Noble and Nathan Lawrence, Trammell Crow Company, facilitated the expansion.

Jack Henry & Associates, Inc. has purchased 1025 Central Expressway South, on the northeast corner of Ridgemoor Drive and US 75, in Enterprise Business Park, to further their presence in Allen. The company, which provides technology solutions to the financial industry, is located at 1021 Central Expressway (adjacent to the north of the newly acquired building). In 1998 Jack Henry, headquartered in Monett, Missouri, acquired the Peerless Group in Allen and has continued to expand operations here and across the country. The company was recognized by the AEDC in 2002 as the winner of the Millennium Business Award in the National/Corporate Category. "Through organic growth as well as acquisitions, we are a rapidly growing company, with almost 300 employees in Allen," said David Foss, General Manager of Acquired Companies for Jack Henry. The company recently acquired Select Payment of Irving, TX and will be moving those employees to the Allen campus in October. Select Payment turns checks into ACH transactions, which make funds immediately available to the vendor and replaces manual, paper-based processes.

Jack Henry employees will occupy the second floor of the building at 1025 Central while Micron Technology will continue to occupy the ground floor. Dave Noble and Randy Shipman, Trammell Crow Company, represented Jack Henry and the owner of 1025 Central Expressway in the transaction.





Retail Update

Allen's dining, shopping and exercise options are growing with new and expanding restaurants, specialty stores and fitness centers.

Elke's Market Cafe, located in Cottonwood Creek Village on the northwest side of McDermott/Main and Greenville Ave./SH 5, offers freshly made salads, sandwiches, casseroles and dips for take-out or dine-in. Opening in 2004 with great reviews, Elke expanded into the adjacent space in 2005.

Ricardo's, featuring authentic 4th generation Tex-Mex cuisine, is open on the northwest corner of McDermott and Alma in the Kroger shopping center. The family-owned restaurant is open for lunch and dinner.



Elke's Market



Joe's Italian Bistro

Joe's Italian Bistro, a family-owned, New York style Italian restaurant is building a steady base of loyal customers on the northeast corner of Bethany and Greenville Ave./SH 5. Lobster ravioli is a recommended favorite!

Get your Italian food on the run from **Crazy Tomato and Pasta**, located at 803 E. Main Street, Suite F, in the shopping center next to Braum's. Their cheeses are freshly grated and dough and sauces are made fresh daily. Crazy Tomato offers free delivery (in a limited area).

Sabine's Rockin' Cafe is an eclectic, and sometimes eccentric, combination of home-cooking and live music in the friendliest place in Allen. Sabine's new, larger home is located in Bethany Crossing in the northeast quadrant of Bethany and US 75.

Not exactly a cafe, **The Beauty Cafe**, located at 109 W. Main, Suite A, in Allen's Central Business District, is the bricks and mortar incarnation of a nationally recognized internet boutique that offers luxury personal care and fragrances for men and women. Allen resident Lisa Slavik founded Beauty Cafe as one of the first on-line beauty and fragrance companies in 1997.

Coming soon ...

Ralph & Kacoo's Seafood Restaurant - awarded Top 100 Places to Dine in America and Best Cajun Seafood in Louisiana, the new restaurant is located in the southeast quadrant of Central Expressway and McDermott Drive in the former Brazos location.

International House of Pancakes - at long last, America's favorite place to "come hungry, leave happy" comes to Allen. Located on the west side of US 75, north of McDermott and north of the Holiday Inn Express, the restaurant will open in November.



TIME TO BURN SOME CALORIES?

Eagles Wings Gymnastics is now open in their new location on the northeast corner of McDermott/Main and Greenville/SH 5. **Express Fitness Preview Center** is open just next door for a quick, efficient workout with cardio and strength equipment. The 23,000 square foot coed club will open December 15. **Life Time Fitness** is pre-selling memberships to the 150,000 square foot facility scheduled to open in early 2006. Joining now allows use of the other Life Time Fitness clubs in Texas and the U.S. **ASI Gymnastics**, a youth fitness company, is opening it's newest location on the northeast corner of Exchange Parkway and Central Expressway. The state-of-the-art 17,000 square foot facility will open for business in November.



Allen Economic Development Corp.
 100 Allentown Parkway • Suite 211
 Allen, Texas 75002-4200
 972-727-0250 • 1-877-4ALLEN TX (1-877-425-5368)
 fax: 972-727-0251 • www.allentx.com

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- Carl Clemencich*

Staff

- Charisse Bodisch*
- Jennifer Grimm*
- Dan Bowman*

Available Space



915 Enterprise Boulevard
34,250 SF Office
(Sublease)

- Reception area
- Private offices
- Small conference rooms
- Cubes & bullpens
- Training room
- Break room

David Cooke, The Staubach Company
972.361.5278



Corporate Center at Twin Creeks
SEC Watters Road and Raintree Circle

- Architecturally controlled business park
- Visible from US 75
- Exterior signage with direct access to space; no common area factor
- Flexible floor plans to accommodate tenants from 2,000 to 25,000 square feet
- Abundant parking; extensive landscaping

John Waller, Transwestern Commercial
972.774.2551