

# Outlook Allen

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

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*“Our Allen location will be a key to our marketing success.”*

*Mark Walker  
President, CTS*



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*“This development will preserve the natural beauty of the site and provide some of the most spectacular views in town.”*

*Bruce Heller  
President, JaRyCo*

## BMR-W<sup>2</sup> Announces Office Development



has announced the development of **Eleven Eleven South Central Expressway**, a 150,000 square foot office park located on the southeast corner of Central Expressway/US 75 and Ridgemoor Drive in Allen. The project will consist of two, three-story office buildings with 75,000 square feet each. They are designed for tenants requiring at least 10,000 square feet of first class office space.

Steve Meier, **sma+architects**, has designed the buildings and **Raymond Construction** will oversee the project. Located on nine acres at the southern gateway to Allen, the development offers excellent amenities including dual-feed electric power from separate substations and fiber optic availability. Each building will have two elevators and brick and stone exterior finish.

“This is a prime location with high visibility along Central Expressway,” according to Mike Williams, Allen Properties Online (who is handling the leasing of the project). “During this pre-leasing phase, clients will have the best opportunity to customize their space exactly to their needs.”

Developers will purchase approximately 16 acres from the Allen Economic Development Corporation (AEDC) for the project with approximately seven acres on the southern portion being dedicated to the City of Allen for a park.

“This is another example of the type of public/private collaboration that creates a win for everyone involved,” stated Charisse Reaume, AEDC Executive Director. “We have long envisioned a quality development at the southern edge of Allen and the developers have brought a plan that is consistent with that vision.”

For leasing information contact:  
Mike Williams, Allen Properties Online

**972-727-0000**



# McDermott Business Park Under Construction



McDermott Business Park  
Site Overview

For leasing information  
contact:  
Mike Villalobos  
Marcon Construction  
**972-960-2244**

**P**RG Capital Investment, L.P. has purchased a three-acre site on the southwest corner of Ash Drive and McDermott Drive in Allen and will begin construction on **McDermott Business Park**. The park is planned to have a total of 30,000 square feet of office and office/tech space in four buildings. **Marcon Construction, Inc.** is the developer for the project and will occupy the first building.

“With the current high demand for smaller office space in Allen, the timing for this project is perfect,” according to Mike Villalobos, President of Marcon Construction and a principal of PRG Capital.

The buildings, designed by **Wright Group Architects**, feature a stone and stucco facade. Custom finish-out is available for a number of office uses. An Internet T-1 line will be available to all buildings in a wireless form.

“This property was an eyesore, with a number of metal buildings adjacent to Allen’s emerging Central Business District. McDermott Business Park is an excellent example of tract redevelopment that furthers the revitalization of the area and provides additional value to our tax rolls,” according to Charisse Reaume, Executive Director of the Allen Economic Development Corporation.

Office space in McDermott Business Park will be available for lease or purchase.



One and two story office options will be available at McDermott Business Park



McDermott Business Park Site Plan



# Contemporary Title Solutions Locates in Allen

**C**ontemporary Title Solutions – USA, Inc. (CTS) has leased approximately 20,000 square feet in Allen Tech Center at 500 W. Bethany Road in Allen. The company was established in January 2004 to provide wholesale closing and title services to both mortgage lending and real estate industries in the United States.

The company was founded by Mark Walker, Trel Sidoruk and Jim Girarding and receives financial backing from investors in New York. With more than 75 years combined experience in the title and real estate industry, the management team is ramping up Texas operations and plans to have 45 employees by the end of the year. CTS currently has licensing or the ability to be immediately licensed in 35 states.

“Our Allen location will be a key to our marketing success,” according to CTS President Mark Walker. “Many national title companies do not have a Texas location and are at a competitive disadvantage since the Department of Insurance for Texas requires that real estate transactions, albeit purchases or mortgage refinances involving the

issuance of title insurance, be handled by a resident title agency.”

Greg Hoffman, Wilcox Realty Group represented the landlord in the negotiations. Kathy Mulgrew, PM Realty represented the tenant.



The headquarters for CTS are located in Allen Tech Center, also the headquarters for Xtera and Texas Commercial Energy

## Allen Companies in the News

**P**resbyterian Hospital staff, local dignitaries and government officials gathered on the Allen hospital campus recently for a groundbreaking ceremony. Construction is underway on the \$15 million project, which will include the addition of eight ICU beds, 14 medical surgical beds, six new labor-delivery-recovery-postpartum suites, a Level 2 nursery and five new emergency department examination/treatment rooms.

“Our goal is to remain a trusted, reassuring presence in North Texas and continued development is essential to meeting that goal,” says Sheila McKinney, president of Presbyterian Hospital of Allen. “The result will be a resource

that truly meets the health care needs of the people in the community.” The hospital, which incorporates high technology and quality health care services in an excellent geographic location, will remain fully operational during construction. The expansion project is scheduled to be complete by Fall 2005.



Groundbreaking for a 35,000 square foot expansion will increase the hospitals total square footage to 187,000



**S**age Telecom and SBC reached an historic seven-year commercial agreement for SBC to provide wholesale local phone services to Sage covering all 13 states comprising SBC's local phone territory. This is the first such agreement between a Bell operating company and a local competitor since a federal court overturned wholesale rules imposed by the Federal Communications Commission (FCC) late last year. The agreement also contains provisions relating to data and internet services.



## Retail Update



An interior "streetscape" connects classrooms and play areas.

An enchanted world for childhood learning and development is coming to Allen this fall, when Crème de la Crème, a creative and educationally innovative childcare/preschool facility opens their doors. The company, headquartered in Greenwood Village, Colorado, has purchased approximately three acres on the south side of West McDermott Drive, east of Alma Drive. Construction of the 21,000 square foot facility is underway. This will be the sixteenth Crème de la Crème nationwide and the fifth location in Texas.

Crème de la Crème can accommodate approximately 300 students with flexible programs for infants through kindergarten. An after school program is available for children ages six through twelve.





For more information and a virtual tour of the Crème, visit [www.cremedelacreme.com](http://www.cremedelacreme.com)

## New Adventures in Family Dining


New restaurants are opening in Allen and more are expected with the passage of the recent local option election and as new retail and mixed use developments are announced. Allen's growing population, daytime employment and attractive demographics are catalysts to expand the dining options available in Allen.


 **Cliff's Star Neighborhood Grill** is just inside Stacy Furniture, in Twin Creeks Village on the northwest side of US 75 and McDermott Drive. Well worth a visit-even if you're not shopping for furniture, Cliff's extensive menu features light lunch selections, a dinner menu including steak, seafood and chicken, pizza and pasta, and a Sunday brunch.


 **Napoli's Pizza and Restaurant** located on the southwest corner of Exchange Parkway and Angel Parkway, seats 100 and also offers take-out.


 **Tailgaters**, a family-friendly sports bar, has opened on the northeast quadrant of Bethany Drive and US 75. The restaurant features 17 screens for viewing sports and video games for kids.



 **Tin Star**, famous for "sizzle, smoke and salsa" serves breakfast, lunch and dinner. The restaurant is located on the north side of McDermott Drive, one-half mile west of US 75, in front of Lowe's.

 On the run? **Chef's Bakery** on the southwest corner of Bethany Drive and Allen Heights offers fabulous baked breads, confections and breakfast items. Box lunches and full catering services are also available.

 **Roly Poly**, featuring an extensive menu of rolled sandwiches has opened in the Albertson's Center on the southeast corner of US 75 and McDermott Drive, next to J.C.'s Burgers.

 You can pick up "Pizza, Pizza" at **Little Caesar's Pizza's** Allen location in McDermott Commons on the southeast corner of McDermott Drive and Alma Drive. Or grab a cup of coffee and get your cash on the northeast corner of Bethany Drive and US 75. **Starbucks**, with a drive-thru has opened its second location in Allen, right next to **Washington Mutual Bank**.





# JaRyCo Announces New Development



Heller's master plan calls for six professional office buildings ranging from 8,000 to 25,000 square feet. The project allows for clients to lease or purchase office space and build-to-suit options are available. The Woods will be governed by covenants to insure uniform quality in the development.

"This land is some of the most picturesque in Allen," noted Bruce Heller, President of JaRyCo. "Our proposed development will preserve the natural beauty of the site and provide some of the most spectacular views in town."

The first-class park will be designed using materials that are harmonious with the environment and complement the surrounding developments. Fiber optics and dual-feed electric power from separate substations are available to the site.

"JaRyCo has earned a reputation for quality development in Allen with The Atrium at 1333 McDermott and Twin Creeks Medical Center. We look forward to seeing The Woods develop," commented Charisse Reaume, Executive Director of the Allen Economic Development Corporation.

For leasing information contact:  
Bruce Heller, JaRyCo Development, LLC  
**214-495-8581**

**J**aRyCo Development, LLC has announced their third office project in Allen, **The Woods at Watters Road** with the purchase of 15 acres on the northwest corner of Bethany Drive and Watters Road. The heavily wooded, creekside property will be developed into a custom-designed, mixed-use development.

## AEDC Welcomes

**T**he Allen Economic Development Corporation (AEDC) welcomes Dan Bowman to the AEDC staff as Economic Development Analyst. Dan's responsibilities include data research projects, verifying that the projects negotiated by the AEDC are in compliance with their contractual obligations, maintaining the AEDC's annual wage survey and many other office management duties.

A 2004 graduate of Trinity University in San Antonio, Dan worked with the City of San Antonio's Economic Development Department. He also spent a semester working with the San Antonio Neighborhood Action Department. Dan graduated Cum Laude with a Bachelor of Arts degree in Economics and a minor in Business Administration Legal Studies.

"Dan came highly recommended from numerous sources," commented Charisse Reaume, AEDC Executive Director. "With Dan's development experience, his dedication to the community and willingness to grow in the economic development profession; he is a welcome addition to our efforts here in Allen."

"Not only have I found an opportunity in my chosen field, but it is in the town where I grew up," said Bowman, who attended Allen High School and played trumpet in the Marching Band. "I am looking forward to getting involved in the community." Dan and his wife, Kelsey, have moved to Allen.



*Dan Bowman, Economic Development Analyst*





## Allen Economic Development Corp

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## JaRyCo Announces New Tenants for Twin Creeks Medical Center

**J**aRyCo has announced **Twin Creeks Radiology** and **Allen Spine** and **SportsCare** as two of the first tenants who have opened offices at Twin Creeks Medical Center One. **Twin Creeks Medical Center** is a three-building medical office complex in Allen, located across from Presbyterian Hospital of Allen, providing convenient access for physicians in the building. The 35,000 square foot building features a two-story atrium lobby, special electrical and mechanical capacities for medical users, state of the art life safety systems and high speed internet communications. The three-building complex will ultimately contain in excess of 100,000 square feet and surround a landscaped garden courtyard.

Pam Pizel and Hugh Resnick of Pizel & Associates Commercial Real Estate represented Allen Spine and SportsCare. Jeff Smith of Cawley International represented Twin Creeks Radiology. John C. Waller, Jr. and Jeff Anderson with Transwestern Commercial Services represented the landlord, JaRyCo Development, L.L.C., in both transactions.

JaRyCo Development was formed in 2001 and specializes in development projects specifically designed for small to mid-sized tenants. While the company currently has a number of projects in various cities throughout the state, emphasis has been placed on high quality development in JaRyCo's hometown of Allen.



*Twin Creeks Medical Center One was completed in May and is leasing quickly. Building Two is planned to begin construction in the fall.*

*"We not only enjoy developing our projects in Allen, but also enjoy being an integral part of the community in many ways," stated Heller.*

