

Outlook Allen

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

In This Issue

2004 Millennium Business Award Winners - Page 7



Mixed-Use Developments - Page 2



Professional Office Projects - Page 4



State Farm Opens Field Operations Center in Allen



State Farm Insurance®, the largest U.S. insurer of cars and homes, has opened a field operations center in Allen, Texas. State Farm leased 63,000 square feet in Allen Station Business Park on the north side of Exchange Parkway, east of US 75. With approximately 300 employees in this office, the company is among the largest private employers in Allen and the largest State Farm claims office in the state.

“As an organization, State Farm is committed to providing superior customer service and continuously improving work processes to add greater value for our customers,” according to Sophie Harbert, Assistant Communications Manager for State Farm. “In keeping with these priorities, State Farm considered the following factors in selecting the Allen site: access and proximity to our customer base, cost, and where the majority of employees currently reside. State Farm looks forward to a greater presence in Allen and building a *Good Neighbor* relationship with the Allen community.”



“This addition to Allen Station Business Park was well worth the wait. State Farm exemplifies the kind of quality customer with quality jobs we intend to attract to this development.”

**- Dave Noble,
Senior VP - Development
Trammell Crow Company**

Headquartered in Bloomington, Illinois, State Farm has more than 73 million policies in force. State Farm employs more than 79,000 people and has 16,000 agents and their employees throughout the U.S. and part of Canada.

Randy Cooper and Jeffrey Eiting of CB Richard Ellis represented State Farm in the transaction. Dave Noble of Trammell Crow Company represented ING Clarion Partners, developers of Allen Station Business Park.



Mixed-Use Developments

Development activity is moving ahead full steam in Allen as new mixed-use projects are being unveiled across the city. Described in the *Dallas Business Journal* as “bookends”, the 529-acre Star Creek development and the 500-acre Montgomery Farm project will bring approximately 2,500 new homes to Allen. These and several other developments will bring new opportunities to diversify Allen’s commercial base and significantly

expand the options for retail, restaurant and entertainment growth.

“The vision of the city is to create the highest quality of life in Allen. These developments add to the pieces of the puzzle; elevating our quality of life as well as creating regional attractions that bring people from surrounding communities and additional tax dollars to Allen.”

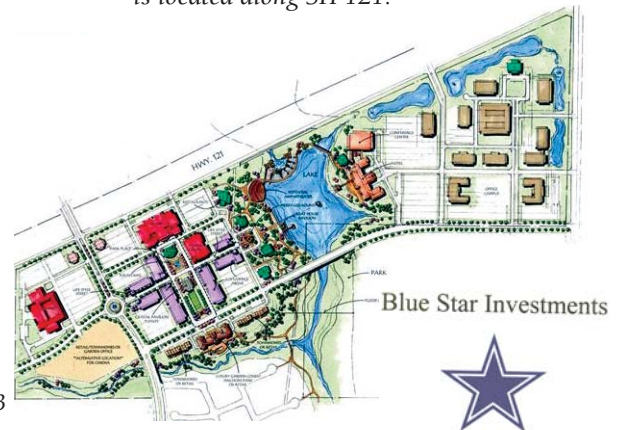
- Allen Mayor Steve Terrell



Star Creek Development – 529 Acres

Located on the south side of SH 121, west of US 75 and on the north side of Stacy Road, **Star Creek**, a Blue Star Investments project, will include destination entertainment and shopping venues, a hotel and conference center, and an office complex. The development includes approximately 900 single-family homes. The developer has agreed to create a large public greenbelt and trails through the property. As the residential and retail components are developed, the developer will also extend Watters Road north of Stacy Road to SH 121.

The Entertainment District of Star Creek is located along SH 121.



*For information contact Jud Heflin
Blue Star Investments, 972.556.9343*



Montgomery Farm – 500 Acres



*For information contact John Griffiths
Emerson Partners, 214.902.7120.*

Market Street™-Allen, is the commercial component of Montgomery Farm, a 500-acre development located along Bethany Drive running west between US 75 and Alma Drive. A 50-acre urban style development on the southwest corner of US 75 and Bethany Drive, Market-Street™ is planned to include 300,000 square feet of retail and restaurant space, 50,000 square feet of office space and a hotel/conference center.

Working with a team of nationally known experts in land-use planning, architecture, and landscape design, Montgomery Farm is designed as a conservation-oriented, mixed-use development. The project will include a wellness center and 1,200 to 1,500 residential units including townhomes, zero-lot homes and estate lots.





Belz & Gourley Properties – 91 Acres

Two properties located on the southwest corner of SH 121 and US 75 have been rezoned by the city to allow for development of a master planned “lifestyle center” that includes high-density, high-rise lofts, ground-level restaurant and retail, entertainment components and office space. The Gourley family property is undeveloped. The other is the site of the former Belz Outlet Center, owned by the Belz family (developers of a highly successful “new urbanist” project in downtown Memphis, Tennessee).

For information contact Skeet Sherman
Greyhawk Realty, 817.313.9813.



Shelley Farm – 91 Acres

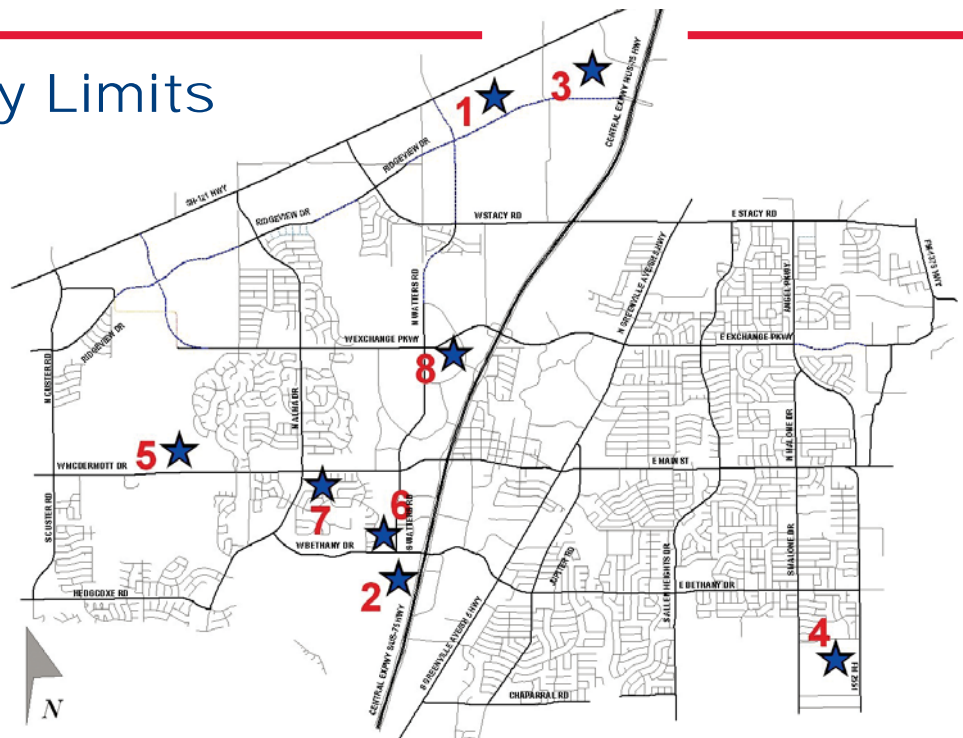


For information contact Marvin Shelley
Miracle Properties, 972.881.1358

A 91-acre planned development, Shelley Farm includes space for a 21-acre, 169,000 square foot shopping center. Five, 10,000 square foot restaurant pad sites overlook the Lakes of Shelley Farm. The community features open space for trails and scenic landscaping. The residences, 155 single family homes and 72 townhomes, will range in price from \$250,000 to \$600,000, and will add to the already very desirable demographics in the trade area of the center. Shelley Farm is located in the southeast corner of Allen, bounded on the east by FM 2551, on the north by Shelley Drive and on the west by Malone Road. Plans are to extend Chaparral Road from Greenville Avenue/SH 5 through Shelley Farm to FM 2551.

Allen Corporate City Limits

- 1 Star Creek
- 2 Montgomery Farm
- 3 Belz & Gourley
- 4 Shelley Farm
- 5 Twin Creeks Garden Office Park
- 6 Woods at Watters Road
- 7 The Village at Alma
- 8 Presbyterian Gardens



NOTE: Site plans are preliminary
and subject to change.



Professional Office Developments



For information contact Ted Pittman
Second Century Investments, 972.633.5800



Second Century Investments (SCI) has purchased six acres and has begun site work on **Twin Creeks Garden Office Park**. Located on the north side of McDermott Drive west of Alma Drive and east of Custer Road, the luxury office condo project overlooks Twin Creeks Golf Course. The developers plan nine single-story, European-styled buildings with a total of 63,000 square feet of office space. The nine buildings range in size from 6,200 square feet to 9,200 square feet. The development is designed by Gary Morgan Williams Architects.

“This is a Class A project,” according to Ted Pittman, of SCI. “Each building features underground parking as well as plenty of surface parking. The exterior is finished with stone and stucco with gas lights, iron balconies and simulated slate roofing.”



For information contact John Waller
Transwestern Property Services, 972.774.2551



JaRyCo’s master plan for the **Woods at Watters Road** includes multiple small office buildings with occupant size ranging from 1,500 to 25,000 square feet. Located on the northwest corner of Bethany Drive and Watters Road, the project is designed to allow either lease or ownership opportunities as well as custom build-to-suits.

Scheduled to break ground this year, the project will feature natural materials with a “Hill Country” architectural flavor, carefully placed within the existing trees. Outside balconies from the offices cantilevered over the forest floor are anticipated. “Our goal on the project is to modify the existing natural beauty of the site as little as possible. If we could drop the buildings in by helicopter we would do it,” stated Bruce Heller, President of JaRyCo.



For information contact Jerry Huffman
Huffman Builders, 972.248.1667



Huffman Builders, LP has recently begun construction on a professional office project on the east side of Alma Drive, one block south of McDermott Drive. **The Village on Alma** will consist of three, 6,000 square foot single story condominium buildings. The first building has been sold to a computer company and a veterinarian.

The project features Austin stone and brick exterior with wrought iron doors and a Mediterranean tile roof. “This project is ideally suited for professionals,” according to Jerry Huffman, President of Huffman Builders. “We can customize the interior finish-out for just about any use.”



For information contact Thomas Brosseau
Swearingen Realty Group, 214.365.2705



JB Medical Office Joint Venture has purchased 2.29 acres near the southwest corner of Exchange Parkway and Raintree Circle in Allen, in the 500-acre Twin Creeks Business Park. The developers plan a 40,000 square foot medical office project, **Presbyterian Gardens**. The medical office complex is planned to be a luxury, single-story structure featuring suites finished to physician’s specifications and an abundance of free parking. Covered parking will be available to physicians. Construction consists of two phases, 20,000 square feet each and is planned to begin in 2005. Several major leases are being negotiated.



Technology District Allen, Texas

Stacy Rd.

Exchange Pkwy.

McDermott Dr.

Century Pkwy.

Union Pacific Railroad

Bathany Dr.

SH5/Greenville Ave.

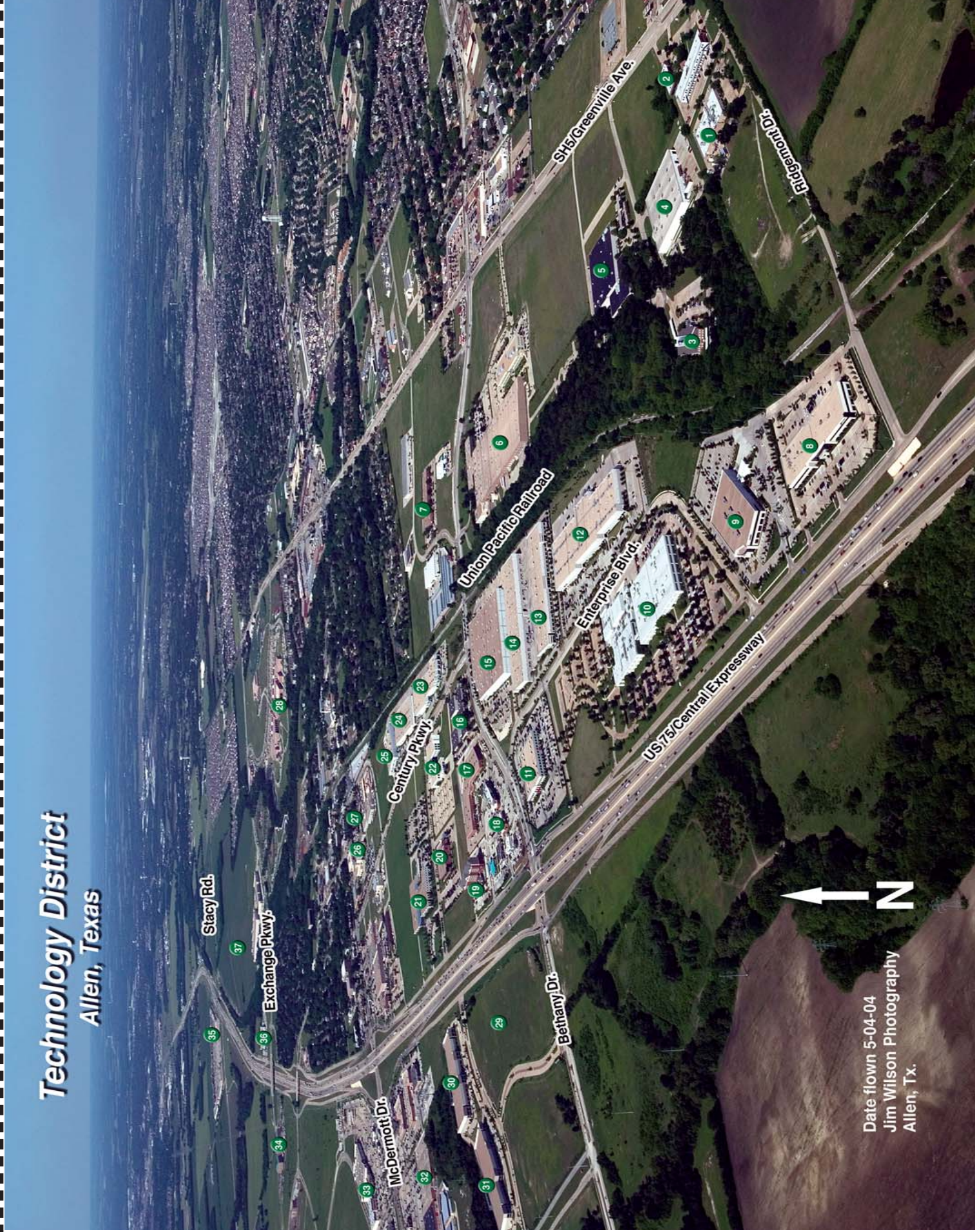
Enterprise Blvd.

US75/Central Expressway

Ridgmont Dr.



Date flown 5-04-04
Jim Wilson Photography
Allen, Tx.



Technology District – Allen, Texas

Company	Type of Facility	Square Feet	Employees	2004 Appraised Value*
1. Okmetic, Inc.	semiconductor manufacturing	27,000	39	\$7,841,408
2. Blueridge Office Center	office center	35,735	n/a	\$1,572,560
3. Allen Economic Development Corporation	governmental	n/a	3	n/a
4. All Metals Fabricating, Incorporated/K-Flex Systems	customized sheet metal fabrication	70,225	53	\$4,606,149
5. Atrion Corporation/Quest Medical	medical equipment manufacturing	106,880	137	\$13,738,434
6. RCL Enterprises	publishers	339,924	239	\$21,384,454
6. HIT Entertainment	multi-media production	70,680	153	\$10,829,202
7. Allen Business Centre	business park	53,800	n/a	\$2,424,419
7. DFW Design/Park Row	showroom/warehouse	50,879	48	\$2,960,390
7. Fashion Glass & Mirror	showroom/warehouse	32,791	20	\$1,781,098
7. World of Outlaws	corporate office	50,879	5	\$1,177,975
8. Enterprise Office II	office building	48,885	n/a	\$9,892,854
8. Micron Technology	semiconductor memory solutions	48,885	114	\$1,966,262
9. Jack Henry & Associates	information processing	82,600	215	\$12,271,798
10. Experian	national data center	305,988	693	\$52,930,853
11. Sage Telecommunications	local and long distance telephone service	115,200	415	\$14,614,268
12. Mykroliis	micro-electronics/gas technology	176,629	330	\$38,564,606
13. Dey Laboratories	pharmaceutical manufacturing/distribution	116,833	58	\$33,101,110
14. Available Space	office/tech/warehouse	96,798	n/a	\$4,093,485
14. JEH/MSI Eagle Supply	roof, drywall and masonry supply	33,000	20	\$499,592
15. Sanmina SCl	optical product design/manufacturing	288,163	525	\$40,366,400
16. Bethany Tech Center	technology center	56,444	n/a	\$2,368,779
16. Mustang Technology Group	aerospace engineers	n/a	16	\$112,733
16. ERMI Environmental Laboratories	analyzing of environmental media	n/a	39	\$624,039
16. Ceterus	telecommunications fiber connectivity	n/a	58	\$420,000
17. Xtera	long-haul fiber optics	47,000	54	\$10,310,521
17. Texas Commercial Energy	retail electric provider	20,000	45	\$241,650
17. Contemporary Title Solutions	wholesale closing and title services	20,000	20	n/a
18. Bethany Crossing	office/retail center	40,846	n/a	\$7,594,909
19. Hilton Hotel	hotel/convention center	94,047	57	\$11,784,729
20. Photonics	photomask production	60,294	175	\$22,905,370
21. FSI International	semiconductor manufacturing	172,619	96	\$21,918,573
22. Available Space	office/tech	96,276	n/a	\$10,563,571
23. ICBS/InterCommercial Business Systems	telecommunications manufacturing	100,100	28	\$4,882,741
24. 505 Century Building	tech/warehouse/distribution	n/a	n/a	\$4,001,895
24. Advanced Lighting Services Inc.	industrial/commercial lighting and supply	16,668	20	\$39,314
24. Gary Riggs Interiors	interior design showroom/office	16,415	n/a	n/a
24. Sunbelt Telecommunications	telecommunications equipment/services	50,000	41	\$6,248,974
25. Ball Semiconductor	semiconductor manufacturing	65,022	13	\$5,675,887
26. Allen City Hall	governmental	66,000	550	\$-
27. Allen Chamber of Commerce	service organization	7,788	3	\$556,211
28. Allen High School (AISD) CCCC@Allen included	education	582,000	278	\$-
29. Millennium Corporate Center	30-acre corporate park	n/a	n/a	n/a
30. Occupied Space	tech	152,714	100	\$75,144,376
31. Occupied Space	tech	126,000	19	\$28,085,575
32. Allen Central Market	retail	320,210	734	\$37,637,070
33. Twin Creeks Village	retail	405,276	739	\$56,840,560
34. Presbyterian Hospital	hospital/medical offices	282,000	255	\$26,773,665
35. Allen Premium Outlets	retail	458,000	741	\$70,200,722
36. Fiber Systems International	fiber optic products	50,200	112	\$9,161,949
36. Velocity Sports Performance	sports performance training	20,000	8	\$200,000
37. Allen Station Business Park	office tech park	140,000	n/a	\$6,669,169
37. State Farm Insurance	field operations center	63,000	278	n/a
37. J. Suzette & Company	women's apparel manufacturer	20,000	15	n/a
	TOTALS	5,700,693	7,561	\$697,580,299

* Includes real & business personal property.

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Millennium Business Award Winners

For the sixth year, Allen celebrated the Millennium Business Awards honoring the contributions of businesses and an individual to the economic development efforts in the community. The awards are given by the Allen Economic Development Corporation (AEDC) and presented in four categories: National/ Corporate Manufacturing, Local Independent Business, Retail/ Service and the Individual Award.

“This year’s award winners reflect the vision, courage, and persistence of those who have played an important role in furthering economic development in Allen,” noted Charisse Canfield, AEDC Executive Director. “We are proud to bestow this award, the city’s highest honor, to these recipients who exemplify Allen’s vision.”

The award winners are selected from nominations submitted to the AEDC by members of the business community and residents of Allen. *Inside Collin County Business* and the Allen Chamber of Commerce are co-sponsors of the Awards luncheon.



2004 Award Winners (left-to-right): **Bruce Heller**, JaRyCo Development; **James Montgomery**, Hilton Garden Inn, Allen; **Steve Meier**, sma+architects; **Frank O’Reilly**, Sanmina-SCI

Award Winners

1999
Experian
Rodenbaugh’s
Brookshire’s
Mayor Steve Terrell

2000
Millipore (now Mykrolis)
Allen True Value Hardware
TXU Electric & Gas
Dr. Jerry Wilson

2001
Lyrick Studios
Karen’s Hallmark
Sage Telecom
Sharon Brazeal

2002
Jack Henry & Associates
American National Bank
Allen Premium Outlets
Dr. E.T. Boon

2003
Photronics
Allen Properties Online
Presbyterian Hospital
Jim Brazeal

2004
Sanmina-SCI
sma+ architects
Hilton Garden Inn
Bruce Heller

CBD Renovation Project

Before



After



Allen architectural firm, sma+architects, has recently completed renovation of an office building located at 125 Main Street in Allen’s Central Business District (CBD). The building was previously a pharmacy and also served as a jail and most recently housed the City of Allen’s Building and Code Department. Steve Meier, sma+architects president, restored the façade with brick and awnings to resemble the original structure. A travel agency and speech pathology group have leased the 1,200 square foot space. Sma+architects was recognized as a Millennium Business Award recipient for their continuing work in the revitalization of Allen’s CBD.

Gary Riggs Interiors Moves to Allen



505 Century Drive

Gary Riggs, a well-known commercial and residential interior designer, has opened an office, retail showroom and warehouse in Allen at 505 Century Drive, Suite 250. The company has leased approximately 16,000 square feet of space.

One of Riggs' most recent projects is the remodeling of the pediatric wing at Presbyterian Hospital in Plano.

"We chose Allen because of the demographics as well as its central location in the growing region," stated president Gary Riggs.

Paul Tichacek of JSC Realty represented both the landlord and the tenant in the transaction.

*Congratulations to America's
Golden Girl –
Allen's Carly Patterson!*



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