

Outlook ALLEN

Volume 11 Issue 2 Second/Third Quarter.....2008

GroundBreaking Developments

The momentum continues as new projects become reality, further enhancing Allen's reputation as a premier location to live, work, shop and play!

The City of Allen celebrated the official groundbreaking for the Allen Event Center at a ceremony recently. Construction of the \$52.6 million event center is a joint venture between the City of Allen, Global Entertainment Corporation (AMEX:GEE) and The MGHerring Group. Located at the southeast quadrant of Central Expressway/US 75 and Stacy Road, the event center will offer a venue for concerts, top touring shows, family entertainment, and professional sports upon its opening in fall 2009. The event center will be the home of a professional hockey team and a second sheet of ice for community use.

The Event Center is part of the 181-acre Village at Allen mixed-use development with more than 1,000,000 square feet of retail, consisting of big box tenants, specialty shops and restaurants. Phase 1 (opening October 15, 2008) includes Dick's Sporting Goods, Best Buy, TJ Maxx, Homegoods, Toys 'R' Us, Babies 'R' Us, Men's Wearhouse, Cheddars, Nate's Seafood, Uncle Julio's and Olive Garden. Phase 2 (opening spring 2009) will include SuperTarget, Hemispheres, Anderson's Furniture and others.

Allen Event Center - Groundbreaking

(Left-to-right) Allen Event Center Groundbreaking Gar Herring, President MG Herring Group; Robert Winningham, AEDC Executive Director; Buddy Herring, Founder MGHerring Group; Kurt Kizer, President AEDC Board of Directors; Mayor Steve Terrell; Rick Kozuback, Global Entertainment; David Stautz, MG Herring Group; Lee Howard, Chairman, Allen Community Development Corporation; and Allen City Manager Peter Vargas



inside **outlook**

| | |
|---|--------|
| Creekview Plaza Turns Dirt..... | page 2 |
| Watters Creek at Montgomery Farm Open | page 2 |
| Business Retention..... | page 3 |
| AEDC Partners with AISD..... | page 3 |
| AEDC News..... | page 4 |
| Duke Announces Tenants | page 5 |
| Money® Magazine Ranks Allen..... | page 6 |

Allen Economic Development



CORPORATION

Creekview Plaza Turns Dirt

The Allen Cottonwood Corporation celebrated the groundbreaking of a new office complex, Creekview Plaza, located on Jupiter Road between McDermott Drive and Bethany Drive, in the heart of Allen.



(Left-to-right) Robert Winningham, AEDC Executive Director; Scott Drescher, VP, Allen Cottonwood Corporation; Mark Hickman, President, Allen Cottonwood Corporation; Allen Mayor Steve Terrell



Creekview Plaza

Creekview Plaza will provide small business owners with the opportunity to buy custom designed office space in an unmatched creek setting with walking and biking trails.

Creekview Plaza offers a range of offices, sized from 1,000 square feet to 18,000 square feet. Owners will be able to work with developers to custom create the interiors of their new space to best fit their needs. Creekview Plaza is further enhanced by additional outdoor amenities with hiking and biking trails and outdoor seating on Cottonwood Creek.

For more information, visit the website, www.CreekviewPlaza.com.

WATTERS CREEK AT MONTGOMERY FARM OPEN

More than 23 restaurants and upscale retail shops are open in Watters Creek at Montgomery Farm, named a "Hot New Shopping Destination" by the *Dallas Morning News*. The 52-acre mixed-use "retail resort" is located on the southwest corner of US 75 and Bethany Drive. Set amid a lush country setting with a lake and stream, outdoor fireplace and public art, the project has also been recognized in *The New York Times* and *Women's Wear Daily*. New tenants are opening weekly with a grand opening planned for fall 2008.



Ribbon Cutting for the first stores to open in Watters Creek. (Left-to-right) Tom Carter and Terry Montesi, Trademark; Allen Mayor Steve Terrell

Philip Williams, Emerson Partners, shows a map of the property as it was before the Watters Creek development. Williams' family owned the property and encouraged Trademark to develop it around the natural beauty of the site. The project is also certified for LEED (Leadership in Energy and Environmental Design) by the U.S. Green Building Council.

BUSINESS RETENTION



“Allen provides a great environment and allows us to attract the highly skilled workforce we need.”

Bill Guernsey,
General Manager, Amphenol Fiber Systems International

Amphenol Fiber Systems International (AFSI) has renewed its lease to maintain headquarters in Allen at 1300 Central Expressway North. The company is a global leader in the design, development and manufacturing of fiber optic systems and products that perform in harsh and demanding operating environments. AFSI occupies 50,000 square feet of space in the Cornerstone Crossing building at Exchange & US 75 and employs 140 individuals. The company has grown by approximately 20% annually since it initially located to Allen in 2002.

“Allen provides a great environment and allows us to attract the highly skilled workforce we need. With the assistance of the AEDC, we were able to put the pieces together to maintain our facility in Allen,” said Bill Guernsey, General Manager of Amphenol Fiber Systems.

“Amphenol represents the quality company we strive to attract to Allen,” said Allen Mayor Steve Terrell. “They bring high-paying jobs for our highly skilled workforce, as well as significant capital investment that enhances our ad valorem tax base.”

AFSI provides solutions for communication systems based in fiber optic technology and its products set the global standards in the military marketplace. Its products are also utilized in the geophysical, avionics and broadcast industries.

Mike Kay of CB Richard Ellis represented the tenant, and Susan Singer of Bradford Companies represented the landlord in the transaction.



Amphenol Fiber Systems International

AEDC PARTNERS WITH AISD

Training an employable workforce is one of the highest priorities for the Allen Economic Development Corporation (AEDC) and the Allen Independent School District (AISD). Employers consistently cite a well-trained workforce as the primary factor in a company's decision to relocate, or its decision to expand, particularly in an increasingly competitive global economy.

Recently, the creation of a Career & Tech Academy was identified by the AISD Project Kids Committee in its final report as a critical need in the District. The AEDC has expressed its full support in assisting the AISD in its efforts to create this Academy, recognizing that it will give Allen's youth a pathway to careers through college preparation, internships, and state certifications.

In partnership with AISD and the Allen business community, the AEDC recently coordinated the inaugural meeting of the Business Education Support Team (BEST) to help guide AISD and AEDC as the Career & Tech Academy is developed.

For additional information on BEST, contact: Dr. Maroba Zoeller

Executive Director of Secondary Programs, AISD
Maroba_Zoeller@allenisd.org
972-396-6936



Allen Economic Development



CORPORATION

AEDC News



Maxine Sweet
Re-appointed to AEDC Board

Maxine Sweet is the Vice-President, Public Education for Experian North America, one of Allen's largest employers. She is currently serving on the Board of the Allen Chamber of Commerce and on the Board of Call for Action, a national non-profit organization dedicated to educating consumers and assisting them with resolution of problems with business, government agencies and other organizations. She has formerly served on the Board of Allen Community Outreach and Consumer Credit Counseling Service of North Texas.

Gary L. Caplinger
Joins AEDC Board

Mr. Caplinger was elected to Allen City Council, Place No. 5, in May 2006. He has served the City of Allen as a member of the Planning and Zoning Commission (2000-2006), and currently serves on the Finance/Audit Committee. He serves as the Allen City Council Liaison to the AEDC, as well as the Council Liaison to the Board of Adjustment, Building and Standards Commission and the Sign Control Board. He is a graduate of Leadership Allen Class XI. Mr. Caplinger is the owner of C-C Trophy & Engraving, Inc. and has been a resident of Allen since 1988. He and his wife, Christine, have two sons.



Gary and Maxine serve on the AEDC's five-member Board of Directors, appointed for three year terms by the Allen City Council. Kurt Kizer is President of the Board, Tim Wood is Vice-President and Carl Clemencich is the Secretary.

WE'VE MOVED..... WE'VE MOVED..... WE'VE MOVED..... WE'VE MOVED..... WE'VE MOVED..... WE'VE MOVED..... WE'VE MOVED..... WE'VE MOVED..... WE'VE MOVED..... WE'VE MOVED.....

AEDC



Moves to New Office

Please make note of the **NEW** mailing address for AEDC.

One Allen Center - Allen Central Park
700 Central Expressway South, Suite 210
Allen, Texas 75013
NEW FAX: 469-519-2385

All other phone numbers and emails remain the same.



Duke Announces Tenants

Duke Realty Corporation's (Duke) Dallas office announces that the Allen Economic Development Corporation (AEDC) has leased more than 3,500 square feet in One Allen Center, its 150,000-square foot, Class A office building at Allen Central Park in Allen, Texas.

One Allen Center, which was completed in September 2007, is approximately 40 percent occupied and also includes the Halo Group, a financial consulting company; Stewart Title, a real estate titling company; Patriot Bank, a retail bank with drive-through lanes;

GSDX IT Consulting; and Trustmark Insurance, a health and life insurer, as tenants.

"We are pleased to have the Allen Economic Development Corporation as a tenant in One Allen Center," said Jeff Thornton, Senior Vice President for Duke's Dallas operations. "In just a few short months, we have secured several quality tenants and have interest from a number of other companies about establishing operations in this vibrant, growing community."



Halo Group Ribbon Cutting

"This is the perfect sales office for the City of Allen," said Robert Winningham, AEDC Executive Director. "The AEDC Board chose this location as it reflects the primary mission of the AEDC to attract business and industry that bring quality jobs to Allen."

The first building in Allen Central Park, a 32-acre office park that Duke is developing at US 75 and Bethany Drive, One Allen Center is a five-story building that features 30,000-square foot floor plates for efficient space use. A contemporary glass, steel, and concrete structure with a granite chip exterior finish, One Allen Center includes a covered garage that provides 25 percent of the parking for the building.

Jordan Buis, First Vice President, Brokerage Services, with CBRE represented the Allen Economic Development Corporation in the lease transaction. Duke was represented by Ben Appleby, Office Leasing Representative.

**"We are pleased
to have the
Allen Economic
Development
Corporation
as a tenant in One
Allen Center..."**

Jeff Thornton,
Senior Vice-President for Duke's Dallas Operations



Allen Economic Development



C O R P O R A T I O N

Allen Economic Development Corp.
700 Central Expressway South, Suite 210
Allen, Texas 75013
Toll Free: 1-877-4ALLEN TX
972-727-0250
Fax: 469-519-2385
www.allentx.com

PRST STD
U.S. POSTAGE
PAID
Allen, TX
Permit No. 13

AEDC Board of Directors

- Kurt Kizer, President
- Tim Wood, Vice-President
- Carl Clemencich, Secretary
- Maxine Sweet
- Gary Caplinger

Staff

- Robert Winningham, Executive Director/CEO
- Jennifer Grimm, Director of Business Development
- Daniel Bowman, Director of Projects
- Tracey Cline, Senior Administrative Assistant

Money® magazine ranks Allen one of the 20 Best Places To Live.



The editors of Money magazine praised Allen's Montgomery Farm as an environmentally conscious mixed-use development.

The August issue of Money magazine ranks Allen, Texas one of the 20 Best Places To Live in the United States. In placing Allen #20 on its list of the Best Small Cities in America, the editors wrote:

"...compared to neighboring suburbs, real estate prices will get you more house for your dollar. With a top-performing school district, Allen is ideal for families who want to grow with their community."

Allen has earned a reputation as a premier location for business and industry:

- + Skilled workforce for today's advanced manufacturing and knowledge-based industries
- + Corporate and technology parks with state-of-the-art infrastructure
- + Proactive business recruitment and expansion programs

To find out more about locating your business in Allen, visit www.allentx.com

