

PROGRESS REPORT 2002

Over the past two decades, Plano has developed into a nationally recognized city due to its extensive economic growth, award-winning public school system, numerous leisure and recreational opportunities, and a quality of life that is second to none.

Plano has been fortunate to have numerous corporations make Plano their home. In 2002, the Plano Economic Development Board (PEDB) continued to make progress in attracting and retaining companies.

This 2002 Progress Report details information on 33 projects. Among these projects, the PEDB assisted in establishing seven Reinvestment Zones that represent a combined capital investment of over \$76 million and created or retained 1,531 jobs. In addition to detailing information on new announcements and retention projects, the 2002 Progress Report also provides an update on four noteworthy projects established in Plano.



The mission of the PEDB is to identify and recruit businesses that contribute to Plano's economic well-being. In order for the Plano community to sustain its growth, we must continue to attract and retain corporations, create employment opportunities for our citizens, and enhance our existing tax base.

Sincerely,

A handwritten signature in blue ink that reads "John A. Brownrigg".

John Brownrigg, Chairman
Plano Economic Development Board

Plano, Texas

R E L O C A T I O N S

J a n u a r y - D e c e m b e r 2 0 0 2

AmeriPlanUSA Corporation, founded in 1992 as a pioneer in the development of supplemental healthcare benefits, announced plans to relocate their corporate headquarters to Plano into 105,200 square feet at 5700 Democracy Drive. The multimillion-dollar company is the nation's largest provider of discounted fee services for dental, vision, prescription and chiropractic care. Construction began in March 2002 with plans to move their 250 employees to Plano in 2003.

The Center for American and International Law, a non-profit educational institution dedicated to improving the quality of justice through continuing education to lawyers and law enforcement officials since 1947, completed new construction on their 45,000-square-foot building located at 5201 Democracy Drive in Legacy business park. They relocated their corporate headquarters in September 2002 with 19 employees.

AmeriPlanUSA Corporation



The Center for American and International Law



R E L O C A T I O N S

J a n u a r y - D e c e m b e r 2 0 0 2

Aavid Thermalloy, L.L.C., a 20-year-old leading provider of thermal engineering and thermal management solutions, relocated one of their North American offices to Plano into 10,250 square feet at 2700 Research Drive. The Concord, New Hampshire-based company serves the computer, transportation and telecommunications industries with offices in North America, Europe and the Far East. Aavid Thermalloy has approximately 12 employees in Plano.

Amica Mutual Insurance, based in Providence, Rhode Island, relocated their regional office to Plano into 16,000 square feet at 7160 Dallas Parkway. Amica is a direct writer of auto, home, marine and personal umbrella liability coverage. They have 65 employees in their new Plano facility.

Baylor Medical Center at Plano will expend nearly \$130 million on the first phase of their new Plano hospital near the intersection of President George Bush Turnpike and Preston Road. Dallas-based Baylor Health Care System announced plans for the 310,000-square-foot hospital in October 2002. The medical center will include an acute care adult hospital and medical office building. In phase one, the hospital will have 96 inpatient beds, 32 outpatient beds, eight operating rooms, an urgent care center and a chest pain clinic.

FutureWei Technologies, Inc., the North American subsidiary of Huawei Technologies Co., Ltd., has established a U.S. subsidiary in Plano. Huawei Technologies, a global leader in telecommunications systems and network solutions, is based in Shenzhen, China. With a strong focus on network infrastructure, FutureWei designs, markets and supports a wide range of advanced telecommunications products that have been deployed in 38 countries. FutureWei Technologies occupies approximately 24,000 square feet at their 1700 Alma Drive headquarters and employs 30.

IDB Systems, a leader in satellite transmission technology since 1983, relocated their corporate headquarters to Plano into 33,000 square feet at 1901 10th Street in the 10th Street Business Park west of Jupiter Road. IDB designs and installs earth stations for communication with satellites. They employ 50 people.

A.T. Kearney, Inc., a wholly-owned subsidiary of EDS since 1995, relocated their corporate headquarters to Plano into 70,000 square feet. The global management consulting firm, with offices in more than 60 cities and 35 countries, relocated to 5400 Legacy Drive in Legacy business park. About 125 employees moved to the Plano campus in January 2002.

Long Beach Mortgage, a mortgage lending company of Washington Mutual since 1987 specializing in wholesale brokerage, relocated their regional office to Plano into 13,000 square feet at 2745 North Dallas Parkway. They have 70 employees.

Marriott International, Inc. relocated their southwest regional headquarters to Legacy Town Center into 14,600 square feet at 7200 Bishop Road. Marriott International began in 1927 with a single root beer stand and is now a worldwide hospitality company. They employ 65 at their office in Plano.

Precision Communication Services, Inc. relocated and expanded their Texas facility to 50,000 square feet at 1801 10th Street. For over 30 years, they have been providing repair, refurbishing, resale, logistics and surplus inventory management to telephone companies, original equipment manufacturers and other end users. Precision Communication Services, based in Tampa, Florida, also has facilities in North Carolina and Toronto where they employ over 400 professionals. The Plano office employs 100.

Quadrem relocated their executive offices to Plano into 25,500 square feet in the Willowbend Office Center at 2740 Dallas Parkway in February 2002. Quadrem provides e-marketplace solutions for the global mining, mineral and metal industries. They have eight offices in North America, South America, Africa and Asia and employ 60 in Plano.

Safety-Kleen Corporation announced their decision to relocate their corporate headquarters from Columbia, South Carolina to Plano's Legacy business park into 109,500 square feet at 5400 Legacy Drive, Cluster II, Building 3. Safety-Kleen's project adds approximately \$500,000 of Business Personal Property to the tax base. Safety-Kleen, a premier industrial services company in North America servicing over 400,000 customers, is the nation's largest business-to-business handler of hazardous waste. The company's decision to choose Plano included the talent supply in the area, access to highways and proximity to its tech services supplier, EDS. They have plans to employ up to 250 workers locally when they reach full employment in early 2004.

Texas Commercial Energy L.L.C., a deregulated retail electricity provider, relocated their corporate headquarters into 55,000 square feet at 6400 Avenue K in Plano. They relocated 90 employees to Plano in November 2002 and have plans to employ about 250 people in the next three to five years. Texas Commercial Energy also operates offices in Houston, Laredo, Corpus Christi and Harlingen and is emerging as a leading provider of low-cost commercial electricity.

Traxxas Corporation, a company that has developed an entirely new concept for a fully assembled, hobby-class remote control car, relocated and expanded their operations to Plano. Traxxas leased 43,600 square feet at 1100 Klein Road in the Research/Technology Crossroads, and currently employs about 50 people.

VHA, Inc. relocated their southwest regional office to Plano into 18,900 square feet at 7160 Dallas Parkway. VHA is a nationwide network of community-owned healthcare systems and their physicians. Based in Irving, Texas, they have more than 2,200 members in 48 states and 18 local offices across the U.S. In January 2003, for the fourth year in a row, VHA was named one of the "100 Best Companies to Work For" by *Fortune* magazine. They employ 35 people in Plano.

Vitro Packaging, Inc. relocated their corporate office to Plano into 15,800 square feet in the Legacy business park at 5200 Tennyson Parkway. The company is a subsidiary of Vitro, Inc., a multibillion-dollar international company headquartered in Monterrey, Mexico. Vitro Packaging specializes in the production of glass containers, flat glass, glassware and household products. They have 50 employees in Plano.

E X P A N S I O N S

J a n u a r y - D e c e m b e r 2 0 0 2

Capital One Auto Finance is the auto finance unit of Capital One Financial Corporation, a Fortune 500 company headquartered in McLean, Virginia. Capital One Auto Finance leased 240,000 square feet at 3901 and 3905 Dallas Parkway. The company offers its financing products and services via the Internet, direct mail and through some of the nation's premier auto dealerships. As one of America's largest vehicle lenders, Capital One Auto Finance provides customers with a variety of vehicle financing solutions across the full consumer credit spectrum. The company, which was recently named one of the "Best Places to Work in Dallas/Fort Worth" by the *Dallas Business Journal*, employs over 1,600 associates in offices in Plano, Tampa and San Diego.

Samsung Telecommunications America L.L.P., a worldwide producer of telecommunications systems, consumer appliances, A/V equipment, computers, printers and semiconductors, began consolidation and expansion of their Plano operations into 68,000 square feet at 1000 Klein Road in the Research/Technology Crossroads. The Plano location will house about 100 employees including transfers from their division in Miami, Florida. Additionally, Samsung renewed their lease for 43,000 square feet at 1601 East Plano Parkway in Plano.

PSFweb, Inc., the Plano outsourcing provider that develops and deploys integrated business infrastructure solutions and fulfillment services for Fortune 1000, Global 2000 and brand name companies in North America and Europe, renewed their 65,500-square-foot lease in the Atrium at Collin Ridge at 500 North Central Expressway. They employ 250 in their Plano office.

Muratec America, a leading manufacturer and distributor of digital office products and software solutions, successfully completed the consolidation of their corporate headquarters in Plano's Research/Technology Crossroads into 52,300 square feet at 3301 East Plano Parkway. The company is a division of privately-owned Murata Machinery, Ltd., based in Kyoto, Japan. They have 60 employees in Plano.

Capital One Auto Finance



Samsung Telecommunications America L.L.P.



E X P A N S I O N S

J a n u a r y - D e c e m b e r 2 0 0 2

Applied Concepts, Inc., the nation's leading manufacturer of speed measurement equipment for law enforcement, sports and industrial testing, expanded their Plano corporate headquarters into 27,800 square feet in the Research/Technology Crossroads at 2609 Technology Drive. The 25-year-old electronics manufacturer moved in October 2002 and employs 86.

Benchmark Bank, a state-chartered community bank in business over 30 years, doubled their operations by announcing plans to expand and relocate their corporate office to 5700 Legacy Drive into 14,000 square feet. Benchmark Bank, with two locations in Plano, offers most of their services via the Internet. They added 12 people to their title closing and mortgage loan operations for a total of about 45 employees.

FM Global, one of the world's largest commercial and industrial property insurance and risk management organizations, expanded their Plano regional office in Granite Park at 5700 Granite Parkway. They added 26,280 square feet to their existing 27,220 square feet for a total of 53,500 square feet. Based in Johnston, Rhode Island, FM Global has 39 office locations and 4,000 employees worldwide. They employ 150 in Plano.

HEMATRONIX, Inc., a manufacturer of hematology regulatory products and services, expanded their corporate office in Plano's Research/Technology Crossroads into 25,000 square feet at 3201 Technology Drive. Hematronix's project adds approximately \$1.3 million in Real Property and \$50,000 of Business Personal Property to the tax base. The company has a manufacturing and shipping facility in Benicia, California. They distribute in North America, Europe, South America, the Middle East and Asia. Hematronix currently employs 60 people and they plan to expand their facility by another 15,000 square feet in the future.

Lineback Enterprises, based in Plano, Texas, built a new facility to accommodate their expansion needs. They relocated their corporate office to 6401 West Park Boulevard into 10,560 square feet. Lineback Enterprises has been in business for 12 years and has about 25 employees.

Lone Star Overnight, an overnight delivery service utilizing both air and ground transportation within and between Texas and Oklahoma, opened an overnight drop office at 1200 Placid Avenue into 10,008 square feet. Lone Star Overnight began operations in 1991. In 1996, they were highlighted by *Inc. 500* magazine as one of the fastest growing, privately-held companies. They employ 10 at their Plano location.

The North Texas Tollway Authority (NTTA) expanded their presence at 5900 West Plano Parkway. NTTA added 21,500 square feet to their existing 22,200 square feet for a total of nearly 44,000 square feet. The NTTA is a political subdivision of the State of Texas empowered to acquire, construct, maintain, repair and operate turnpike projects. The staff consists of more than 500 employees.

United Healthcare Group expanded their regional claims office at 1600 West Plano Parkway in July 2002. The company added approximately 17,000 square feet to their operations, to bring the total square footage to 102,460. The company designs and operates network-based benefit plans arranging access care with more than 400,000 physicians and 3,300 hospitals. United Healthcare has 800 employees at the Plano Parkway location. Their regional sales office is also located in Plano at Granite Park and occupies 44,000 square feet with 150 employees.

U P D A T E S

January - December 2002

Network Associates, Inc., the Santa Clara, California-based maker of network-management and security software, completed their new regional office complex in Plano. The 170,000-square-foot building sits on 15.6 acres in Legacy business park at the southwest corner of Headquarters Drive and Preston Road. Located at 5000 Headquarters Drive, the new facility serves as a base to secure the company's presence in the southwestern United States. Network Associates consolidated three Metroplex offices and 1,000 employees when they relocated to their completed Plano facility. More than 170 of the 1,000 people were new hires or personnel that relocated from California. They have expanded extensively in size since they first established an office in the greater Dallas area, growing from 100 employees in 1995 to 1,000 by year-end 2002. Network Associates has 3,750 employees worldwide in Australia, Austria, Belgium, Brazil, Canada, China, Denmark, Finland, France, Germany, Greece, Hong Kong, Hungary, India, Ireland, Israel, Italy, Japan, Luxembourg, Mexico, Netherlands, New Zealand, Norway, Philippines, Poland, Portugal, Singapore, South Africa, Spain, Sweden, Switzerland, Turkey, United Kingdom and the United States.

Network Associates, Inc.



U P D A T E S

J a n u a r y - D e c e m b e r 2 0 0 2

Triad Hospitals, Inc., the third largest publicly-owned healthcare company in the United States, relocated their corporate headquarters to Plano's Legacy business park in late 2002. Triad leased the 150,000-square-foot, six-story Lincoln Place building at 5800 Tennyson Parkway just east of the Dallas North Tollway. Their lease represented one of the largest transactions of 2001 on the Tollway. Triad Hospitals, through its affiliates, owns and manages hospitals and ambulatory surgery centers in small cities and selected high-growth urban markets. The company has 49 hospitals (including one under construction) and 14 ambulatory surgery centers in 17 states with approximately 8,700 licensed beds. In addition, through its QHR subsidiary, they provide hospital management, consulting and advisory services to more than 200 independent community hospitals and health systems throughout the United States. Triad has 35,000 employees nationwide and approximately 175 workers in Plano.

Legacy Town Center, a development that incorporates the principles of new urbanism, is flourishing in the center of Legacy business park. The Center features a blend of apartment homes, shops, hotels and offices. The full-service Doubletree Hotel and Executive Meeting Center, located in the center of the Legacy Town Center, has over 400 rooms as well as meeting and convention rooms. The Shops at Legacy, a 23-acre mixed-use development contained within the Town Center, appears to be a hit with Plano shoppers. The first four buildings comprise 200,000 square feet and the second-floor office space is fully leased. The Angelika Film Center, which features independent, foreign and specialty movies, announced plans to expand into the Center by the end of 2003 with a new five-screen theater. The expanded Center will include 270,000 square feet of retail before the end of 2003. *The Dallas Morning News* named the Shops at Legacy "Real Estate's Biggest Overnight Success" of 2002, and the *Dallas Business Journal* named it runner-up in the "Best New Development" category.

Triad Hospitals, Inc.



Legacy Town Center



U P D A T E S

January - December 2002

Eastside Village, a development located in historic Downtown Plano, provides residential, office and retail space in one convenient location. Phase one of the “new urbanism” project is built on a 3.5-acre site along Avenue K near 15th Street and integrates 229 apartments, ground floor retail/restaurant sites and small office space in a pedestrian-oriented environment. The project, which faces the Dallas Area Rapid Transit light rail platform, has played a key role in the continued revitalization of Downtown Plano.

Eastside Village II, the second phase, is on a 3.3-acre site bordered by 14th Street, Avenue K, 15th Street and Municipal Avenue and mirrors the first phase in size and scope. Both projects have resulted in a total of almost 700 new residents and 50,000 square feet of retail space.

Eastside Village

