

## *Bradford gives small users new options in Allen*

**DALLAS** Bradford Companies is pleased to announce Allen Business Center development. Allen Business Center is a 3 building, 180,000 sf small user warehouse complex being constructed in Twin Creeks, strategically located just west of N. Central Expressway and offers a unique opportunity for a campus-style business center, warehousing/distribution facility.

Recently closing on 12 acres in Allen and will break ground next month on Twin Creeks Business Center, an industrial park at the southwest corner of Watters Drive and Raintree



***Allen Business Center***  
*Watters Rd & Raintree • Allen, Texas*



***Al Blaine***  
*Executive Vice President*



***Kevin Santaularia***  
*President/CEO*

Circle. The first phase will consist of three buildings totaling 180,000 square feet.

Designed by Alliance Architects, the project targets users needing 10,000 to 84,000 square feet. Construction of the first phase is scheduled to wrap up March 2007.

“Bradford’s project will diversify the opportunities for business development in Twin Creeks Business Park, as well as in Allen,” said Charisse Bodisch, Executive Director of the Allen Economic Development Corporation (AEDC), “The vision for Twin Creeks Business Park, with its strategic location along US 75, is the development of a master-planned, multi-use park that will attract business and industry that complements Allen’s existing high-tech, corporate and professional base.” The AEDC is assisting with infrastructure development on the project. Current developments already in the 562-acre park include Presbyterian Hospital of Allen, several medical/professional office developments, and The Corporate Center at Twin Creeks (designed for smaller office/tech users). Holiday Inn and Suites, an 83-room hotel, and an assortment of restaurants are located in the park.

“This project is well-suited to Bradford’s strategy to develop demand driven state-of-the-art facilities necessary to compete for quality tenants,” said Al Blaine, Executive Vice-President of Bradford. “We

believe Bradford’s proven track record in developing and leasing these types of projects will ensure the success of this project in Allen.”

Bradford oversees 12.0 million square feet of industrial space in North Texas. Santaularia said it completed 6.0 million square feet in real estate transactions during 2005 -- a company record.



***Susan Singer***  
*Senior Vice President*



***George Tanghongs***  
*Vice President*