

P A I N T E D
T R E E

M S K I N N E Y T E X A S

THE TEAM

PARTICIPANTS

JEN PARTNERS

O X L A N D

STRAITFORD
Group

SPIARS
ENGINEERING & SURVEYING

KLS
KNAPP
LAND SOLUTIONS

TBG

AVID TRAILS

brent design
designing the space between



OPEN SPACE

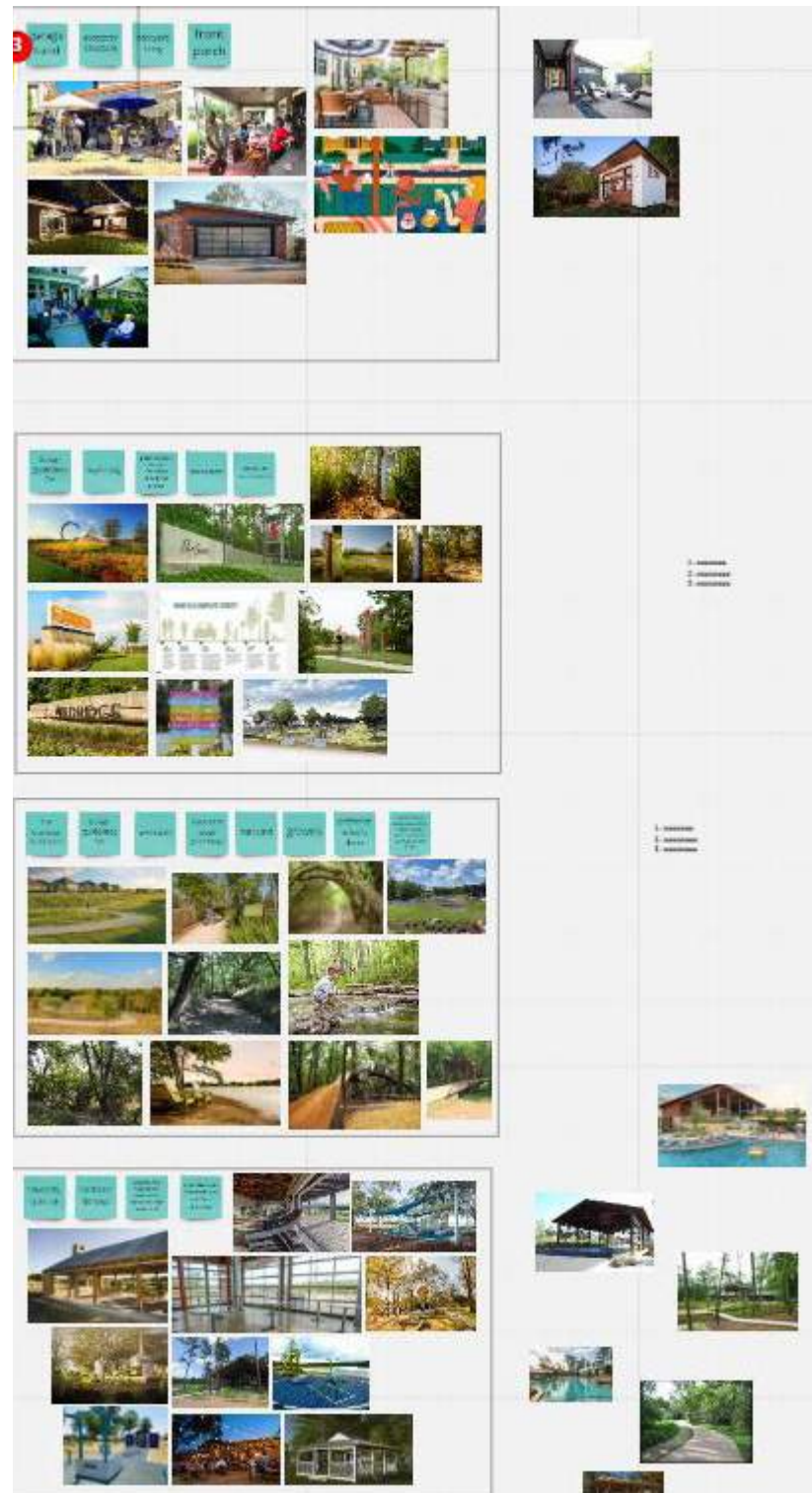
STRADA

SIMMONS
MARKETING
COLLABORATIVE

CCMC

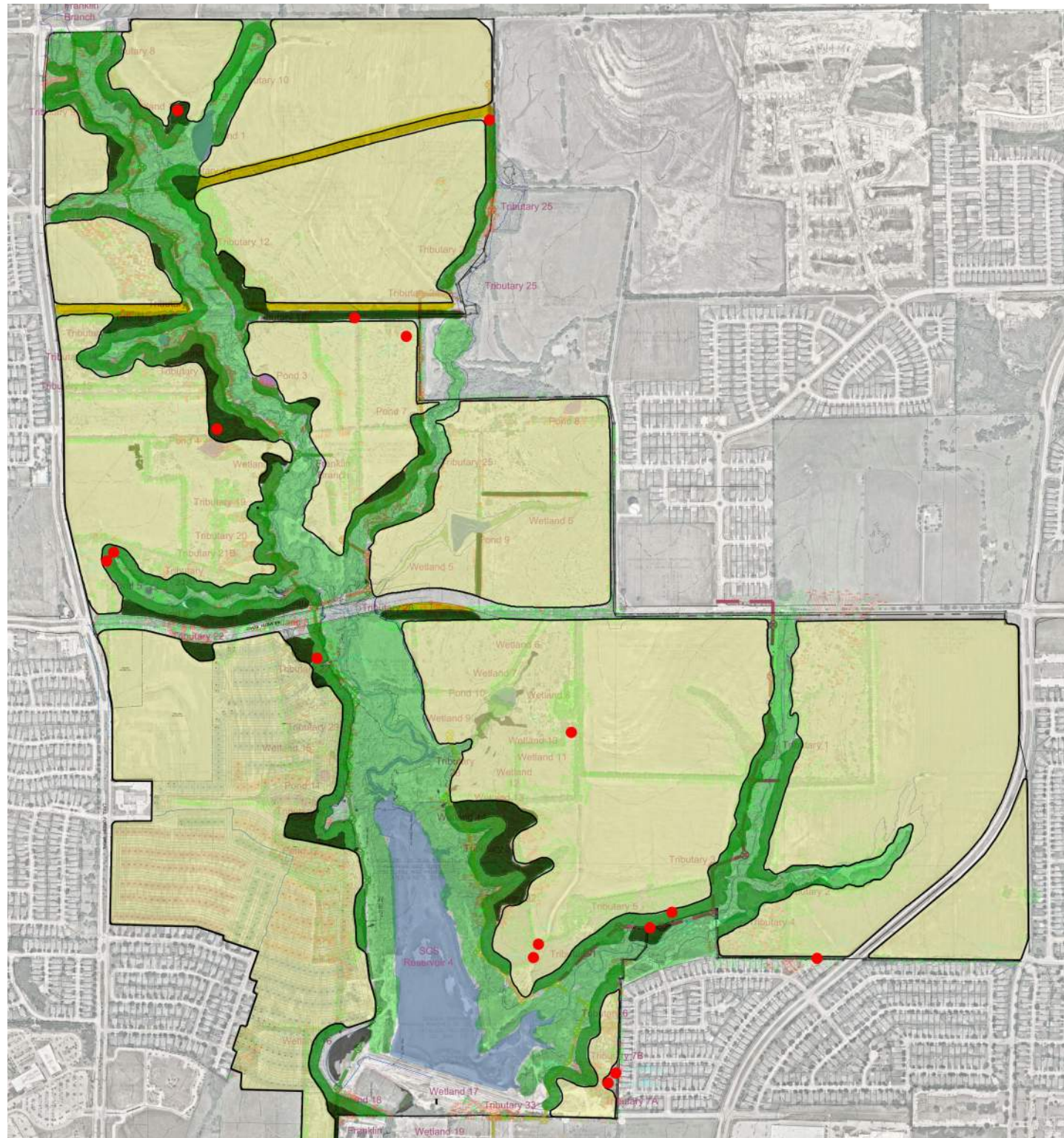
VIRTUAL CHARRETTE PROCESS

ONLINE INTERACTIVE WHITE BOARDS



SITE ANALYSIS

TREE PRESERVATION STUDY



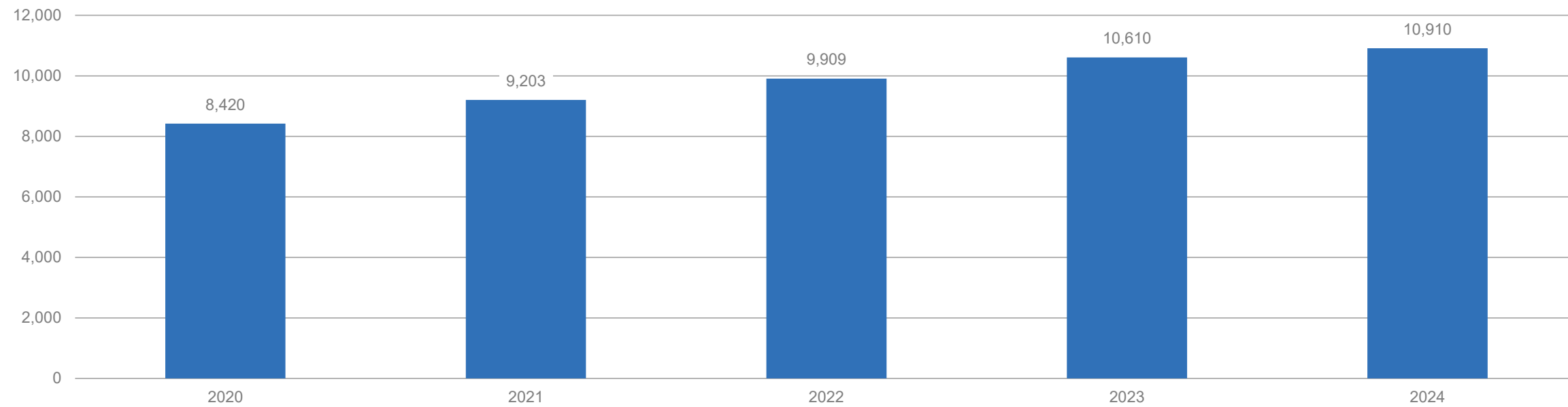
- Identified Legacy Tree on Site
- High Quality Tree Canopy Zone outside of Floodplain
- Preservation Zone outside of Floodplain where existing canopy exist
- FEMA 100 year Floodplain

PROJECTED NEW HOME DEMAND IN COLLIN COUNTY
New Home Demand Model



Our demand analysis indicates that significant demand exists for move-up priced new homes in Collin County. Based upon our demand model, 44% of annual demand for new homes is centered around households that earn between \$100,000 and \$200,000 per year. Households in this income range can generally afford homes priced from \$300,000 to \$625,000 (significantly overlapping our recommended prices for the Subject Property). Within these income ranges, roughly 45% of demand is coming from family households and 30% from empty nester or retiree households.

Hypothetical New Home Demand by Year



— 2020 to 2024 Avg Demand by Home Price Range —				Demand 2020 to 2024	% of Annual Demand	— Demand by Age and Income (Absolute Numbers) —							— Demand by LifeStage (Absolute Numbers) —						
Annual Household Income Range	HH by Income	% of Total HH	Home Price Purchase Range*			Under 25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75 & Greater	Young Families	Grow ing Families	Mature Families	Couples <45	Singles	Empty Nester	Retirees
Income \$35,000 - \$49,999	36,870	8.9%	\$100,000 to \$150,000	554	6%	41	148	112	78	57	60	58	104	63	38	81	93	56	118
Income \$50,000 - \$74,999	67,034	16.2%	\$150,000 to \$200,000	919	9%	48	187	165	134	142	146	98	140	97	76	106	131	126	244
Income \$75,000 - \$99,999	54,773	13.2%	\$200,000 to \$300,000	1,255	13%	47	270	290	216	221	154	59	216	162	120	155	192	198	214
Income \$100,000 - \$149,999	99,119	23.9%	\$300,000 to \$475,000	2,380	24%	47	447	603	554	402	244	88	397	367	267	271	351	400	332
Income \$150,000 - \$199,999	54,710	13.2%	\$475,000 to \$625,000	1,929	20%	16	242	624	501	361	156	35	317	343	241	203	279	360	191
Income \$200,000 +	78,073	18.8%	\$625,000 or Greater	2,753	28%	16	242	638	914	646	231	73	323	492	436	206	352	648	304
Average Demand (\$35K+)	390,579	94.1%	\$100,000 +	9,789	100%	215	1,535	2,431	2,398	1,829	990	412	1,497	1,524	1,177	1,022	1,400	1,788	1,403

MPC COMPARISON

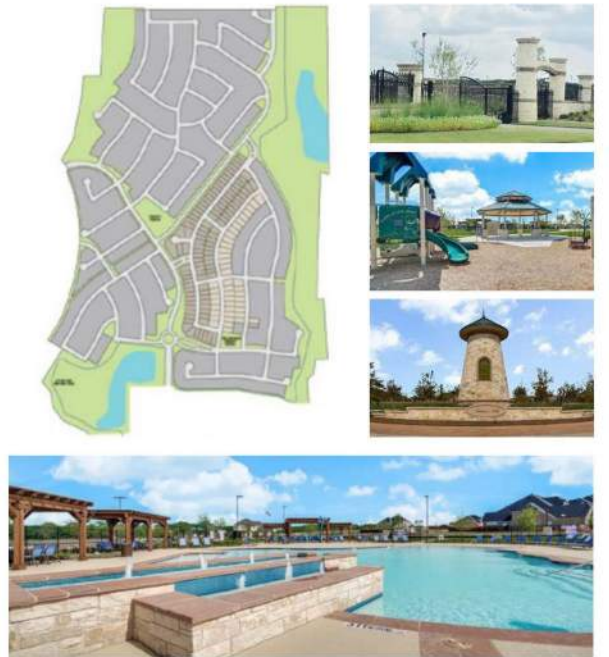
Trinity Falls

<i>size</i>	+/- 2,000 acres +/-5,000 lots
<i>location</i>	McKinney
<i>school</i>	McKinney ISD
<i>homes</i>	\$200's - \$700's
<i>cost of a.c.</i>	AC-1 \$2m / AC-2 \$8m
<i>open space</i> <i>trails</i>	350 Acre B.B.Owen Park Miles of Hike/Bike Trails
<i>amenities</i>	Resort Pools Playgrounds Splash Pads Dog Park Grill Areas Trike Track Ball Court Fishing/Boating Lake Disk Golf Amphitheater



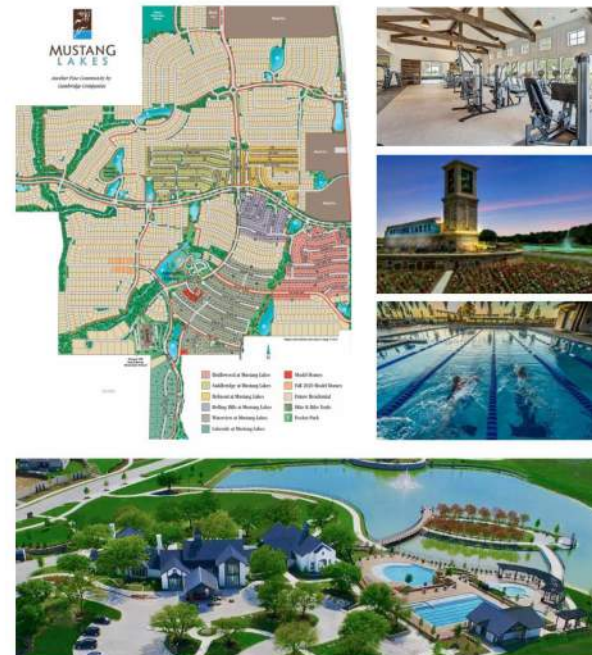
Auburn Hills

<i>size</i>	+/- 500 acres
<i>location</i>	McKinney
<i>school</i>	Prosper ISD
<i>homes</i>	\$300's - \$600's
<i>cost of a.c.</i>	AC-1 \$2m / AC-2 \$2m
<i>open space</i> <i>trails</i>	Walking and Biking Trails
<i>amenities</i>	Resort and Lap Pool Playgrounds Splash Pads Grill Areas Ball Court



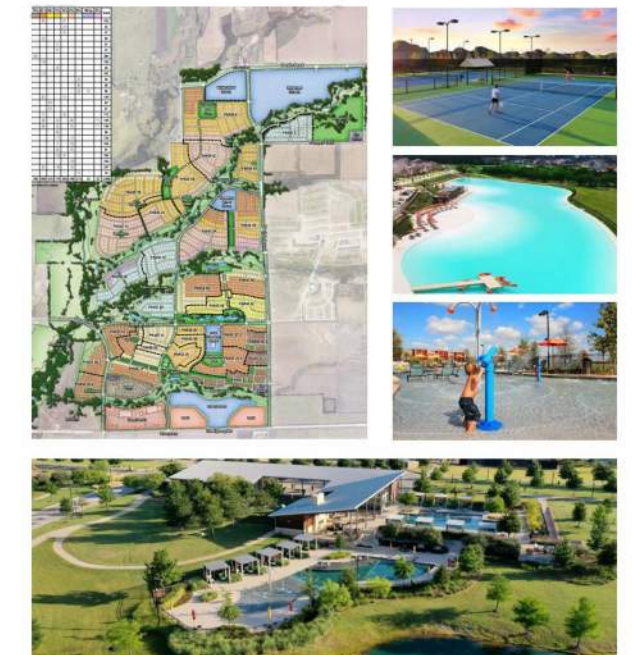
Mustang Lakes

<i>size</i>	+/- 1,200 acres
<i>location</i>	Celina
<i>school</i>	Prosper ISD
<i>homes</i>	\$300's - \$2M
<i>cost of a.c.</i>	+/- \$10M
<i>open space</i> <i>trails</i>	20 Acre Central Park w/ Miles of Trails
<i>amenities</i>	12,000sf AC Resort and Lap Pool Playgrounds Grill Areas Tennis Courts Fitness Lake w/ Amphitheatre Island Fishing



Windsong Ranch

<i>size</i>	+/- 2,000 acres 3,200 lots
<i>location</i>	Prosper
<i>school</i>	Prosper ISD (3 school sites)
<i>homes</i>	\$200's - \$800s
<i>cost of a.c.</i>	\$7.5M
<i>open space</i> <i>trails</i>	600 acre Open Space, Miles of Hike/Bike Trail
<i>amenities</i>	AC with Cafe Sports Courts Fitness Resort and Lap Pool Splash Pool Event Lawn Community Garden Playgrounds Disk Golf Mountain Bike Course 5acre Fresh Water Lagoon





“PEOPLE HAVE
A JOY DEFICIENCY
RIGHT NOW.”

– TRACY SIMMONS



We live in a two-bedroom three-office home.
Granted the third office is our front porch but my co-
worker is a Labrador so it seems fitting.

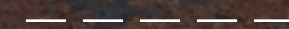


NATURE IS THE NEW LUXURY



GUIDING PRINCIPLES

A WALK INSPIRED



HUMAN SCALE

feels comfortable

BIOPHILIC DESIGN

feels healthy and dynamic

BEAUTIFUL SIMPLICITY

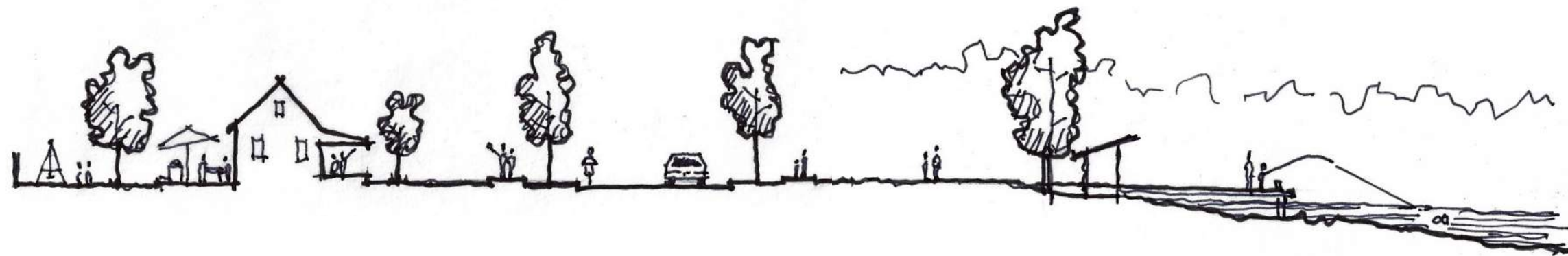
feels purposeful and meaningful

FOUND, ARTFUL PLACES

feels playful and inspiring

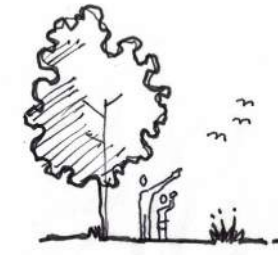
A WALK INSPIRED

“YOUR PORCH AS THE TRAILHEAD”

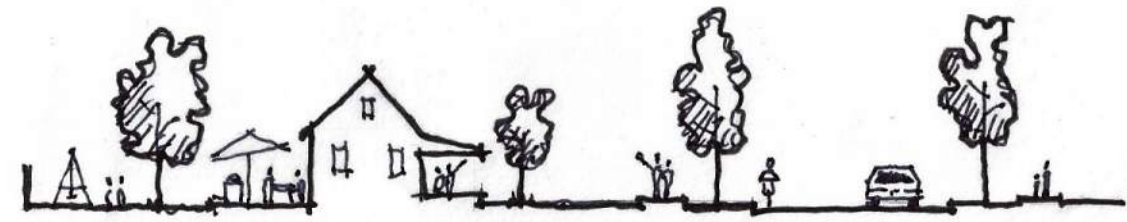
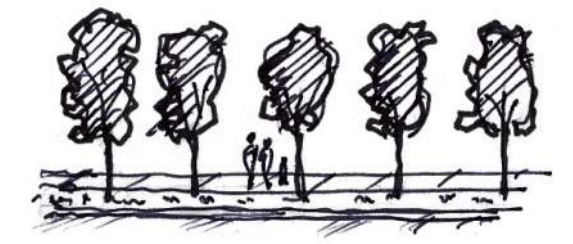




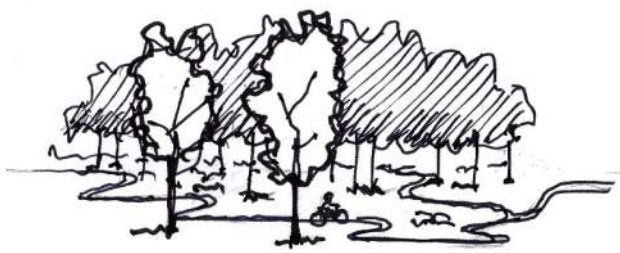
Prairie Open Play



Village Gathering

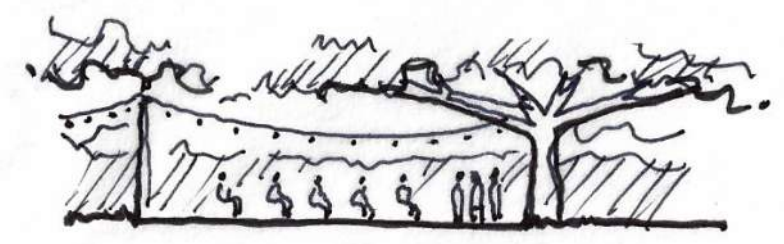
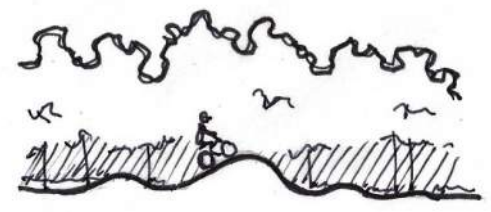
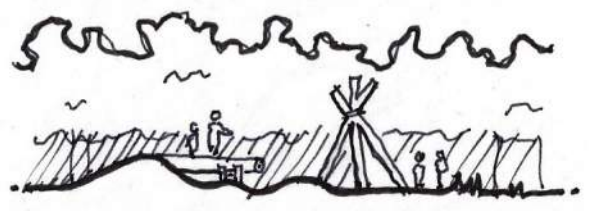
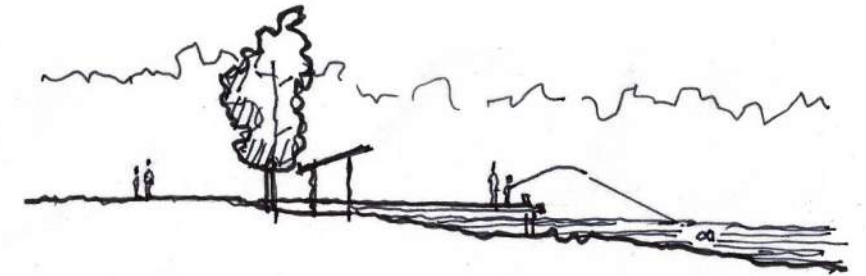


THE PORCH

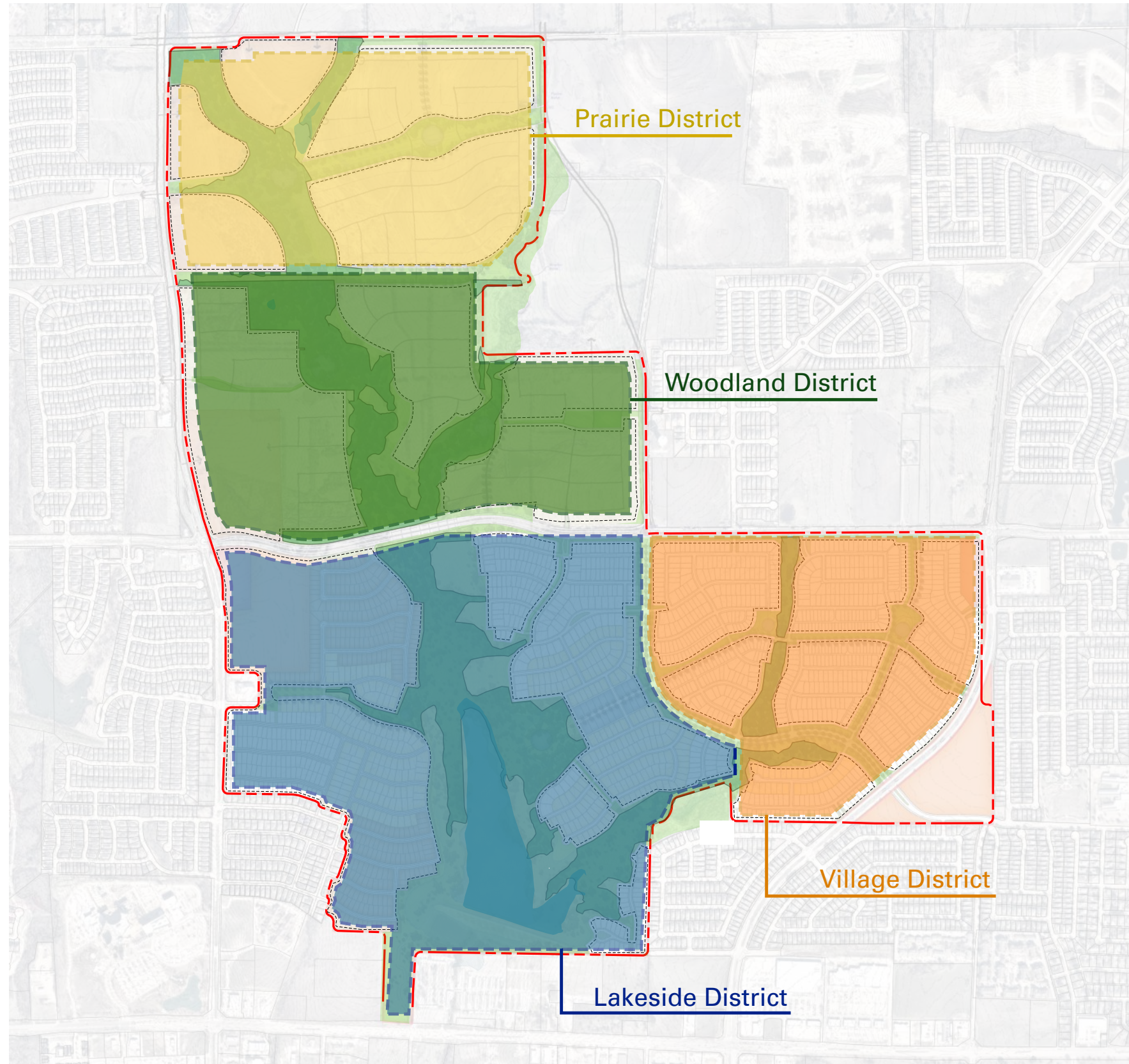


Woodland Adventure

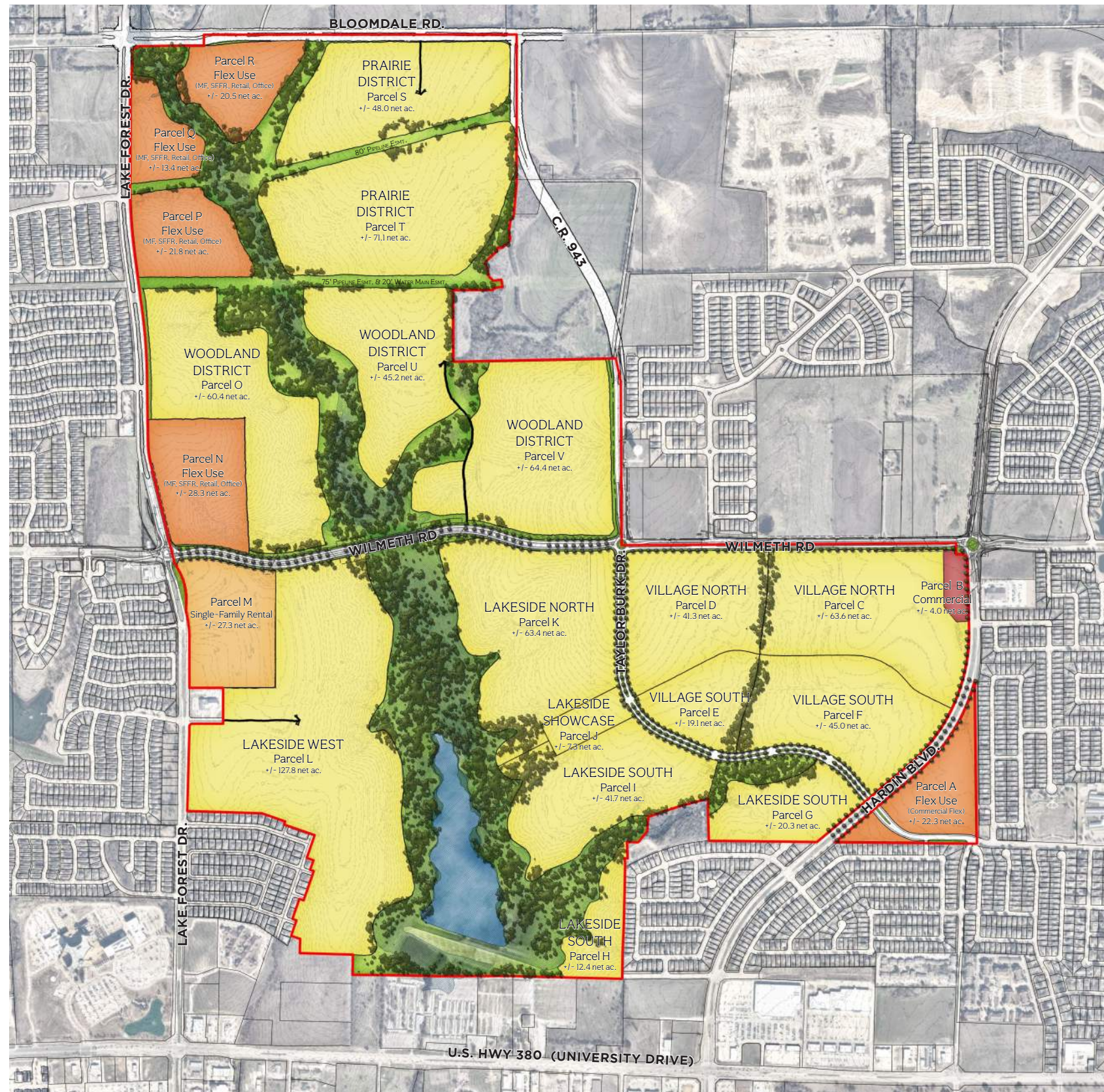
Lakeside Retreat



DISTRICT VISION



LAND USE PLAN

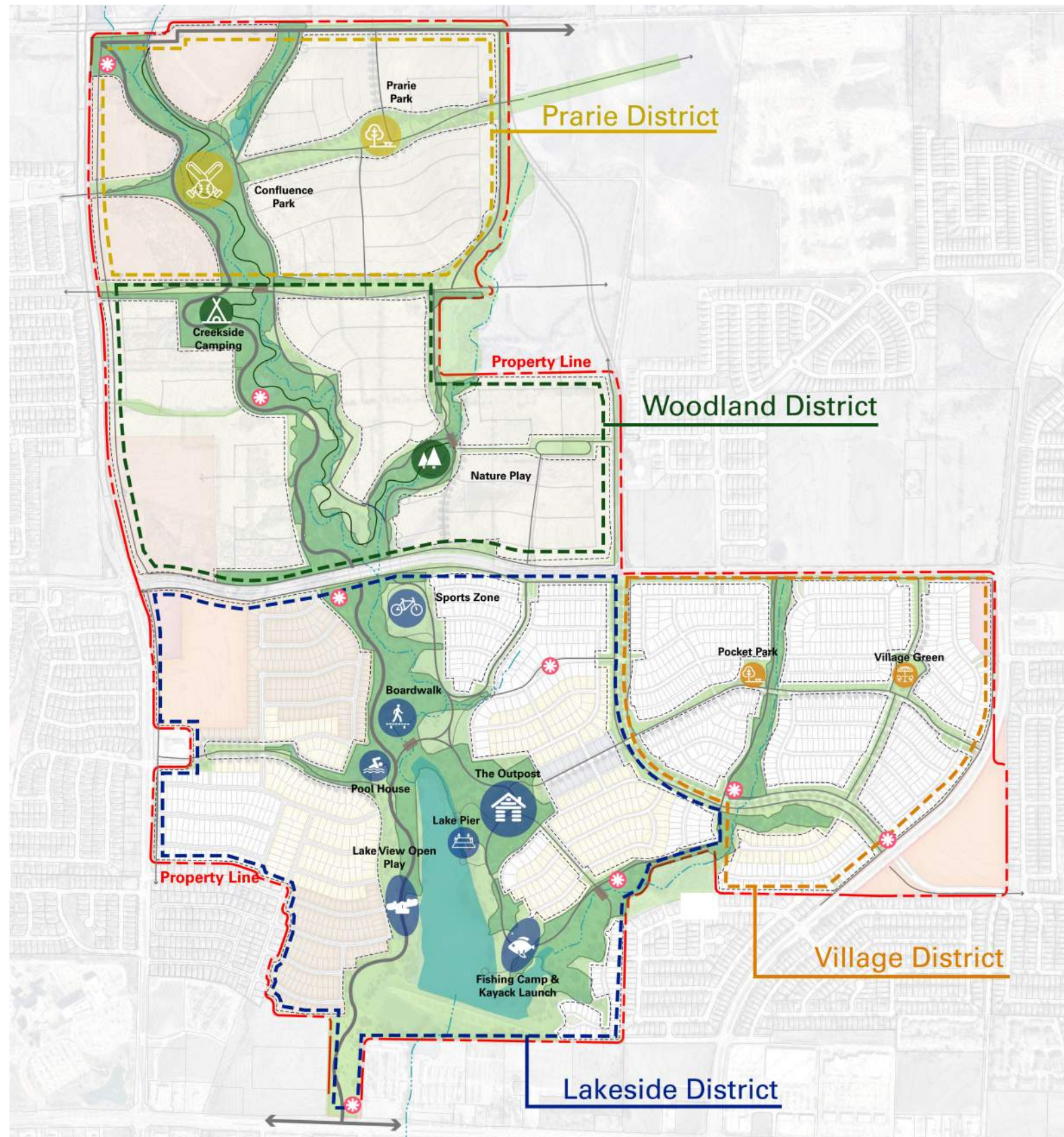


















Land Use Summary:

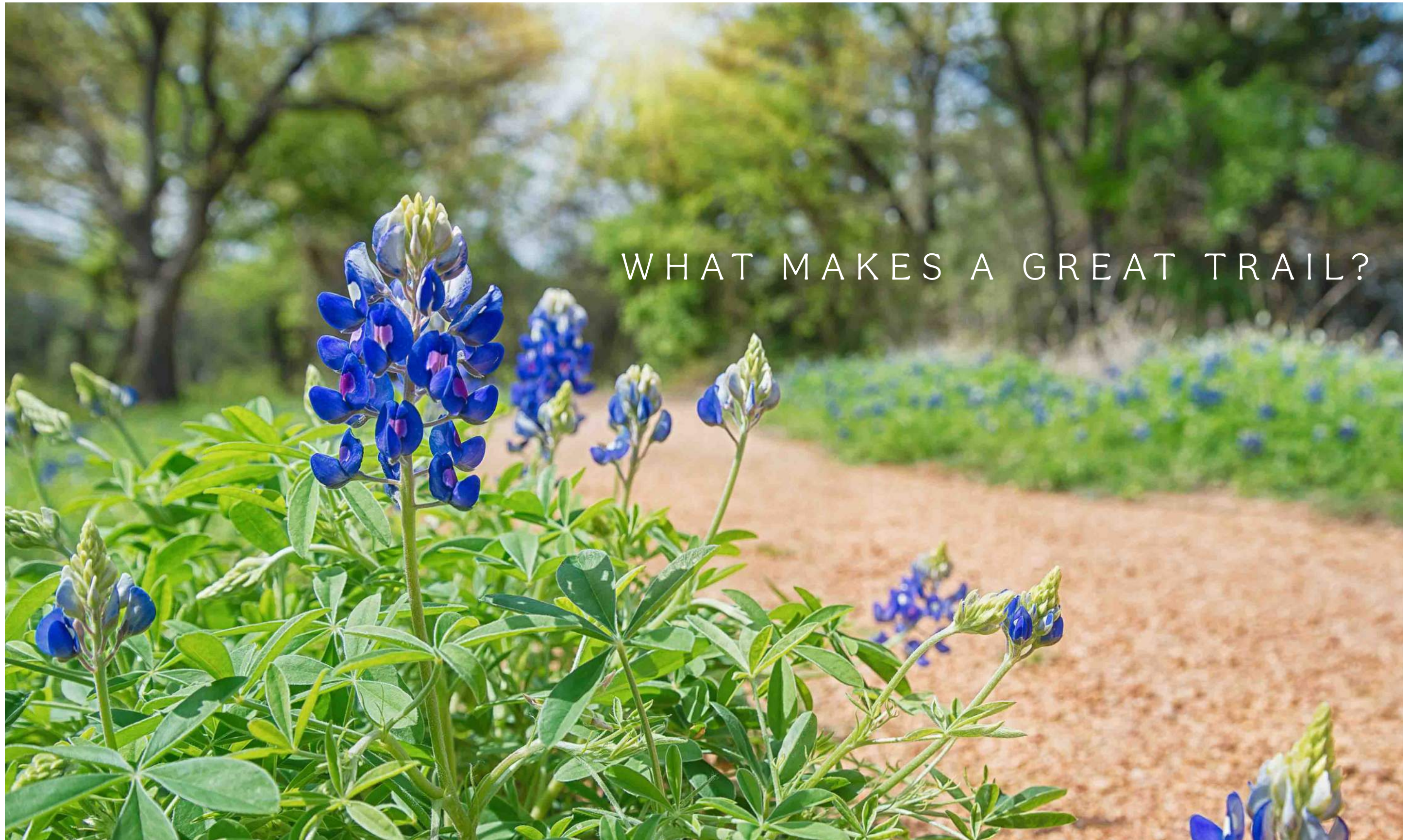
Product	Acres
Single-Family (SF)	+/- 731.0 ac.
Single-Family Rentals (SFFR)	+/- 27.3 ac.
Flex Use (SF, MF, Comm./Retail, Office)	+/- 106.3 ac.
Commercial	+/- 4.0 ac.
Other (R.O.W., Esmt's, Open Space, Floodplain, Soil Cons. Lake, etc.)	+/- 294.4 ac.
Project Total	+/- 1,163.0 ac.

*Note: Net developable acres excludes FEMA floodplain, major thoroughfares, and utility easements only.

DISTRICT AMENITIES







-  property line
-  trail
-  woodland district boundary
-  village district boundary
-  lake district boundary
-  prairie district boundary
-  woodland amenity
-  village amenity
-  lake amenity
-  prairie amenity
-  trail head
-  open space
-  existing tree canopy
-  ephemeral stream
-  water crossing
-  pier lookout






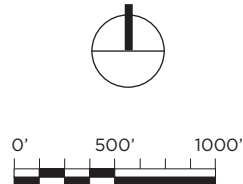
WHAT MAKES A GREAT TRAIL?

TRAILS MASTER PLAN

CONCEPTUAL ALIGNMENTS

	Regional Greenbelt	3.0 Miles
	Community Path	8.3 Miles
	Neighborhood Greenway	6.7 Miles
	Nature Trail	7.0 Miles
Total Paths and Trails:		25 Miles

-  Primary Trail Head
-  Secondary TH
-  Amenity Zone



TRAIL CHARACTER

LOOK



MULTI USE

GREENWAY

EXPLORATION

NEIGHBORHOOD

TRAIL CHARACTER

WAYFINDING



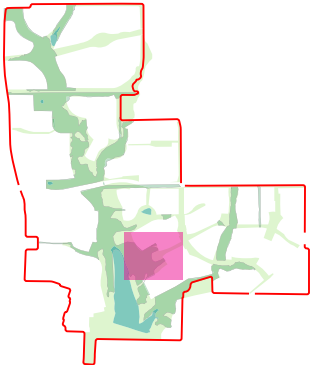
TRAIL CHARACTER

ART



THE OUTPOST

FUNCTIONAL USE DIAGRAM



-  Vehicular Path
-  Pedestrian Path
-  Lake
-  Existing Tree Canopy
-  Picnic
-  Pavilion
-  Nature Play
-  Food Truck
-  Lookout
-  Outpost Buildings
-  Launch
-  Lawn
-  Parking

THE OUTPOST

CONCEPT CHARACTER



THE OUTPOST

CONCEPT PERSPECTIVE



THE OUTPOST

CONCEPT PERSPECTIVE



ARRIVAL EXPERIENCE

DISTRICT ENTRY PERSPECTIVE



NEIGHBORHOOD DESIGN

PERSPECTIVE LOOK INTO URBAN VILLAGE



NEIGHBORHOOD DESIGN

PERSPECTIVE LOOKING TOWARDS OUTPOST



NEIGHBORHOOD CHARACTER



SCHEDULE

SOUTH TRACT

- LAKESIDE EAST/VILLAGE DISTRICT

Zoning	Oct-Dec 2020
Preliminary Platting	Jan-Mar 2021
Engineering	Mar 2021-Jun 2021
Master Sewer Construction	Jan-June 2021
Taylor Burke Construction	Jul 2021-Mar 2022
Wilmeth Construction(City)	Apr 2021-Jun 2022
Development	July 2021-Jun 2022
Grand Opening	Fall 2022

WEST TRACT

- LAKESIDE WEST

Preliminary Platting	Oct-Dec 2020
Engineering	Dec 2020-Mar 2021
Development	Mar 2021-Feb 2020
Grand Opening	Spring 2022



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MCKINNEY TEXAS

Coming 2022

Paintedtreetx.com