

The Neathery Estate Bed & Breakfast  
215 N Waddill Street, McKinney, TX 75069

### McKinney Development Corporation Grant Request for Review

#### **A Historical and Cultural Icon**

The Neathery Estate has become a living museum for guests from all over the world to enjoy. Built in 1915, the home is listed on the National Historic Register as one of the best national and local examples of Colonial Revival Architecture Rendered in Wood and is considered one of the very first houses in the nation to be built in this style. The home is also listed on the McKinney Historical Register. We have attached supporting documentation outlining the historic home, both defined by the architecture of the home and by the people that lived here.

In 2018 the home was professionally restored and opened to the public as a B&B. We provide the only B&B in the McKinney Historic District where guests can have an enhanced cultural experience staying in a restored historic home. The B&B provides unique one of a kind historical accommodations right in the heart of McKinney's Historic District.

#### **Supporting McKinney through Tax Revenue**

The Neathery Estate generates hotel tax and sales tax to support the city of McKinney. We have outlined that revenue by year below. A more detailed report can be made available upon request.

#### **2018**

City of McKinney Hotel Occupancy Tax: \$2,134.28  
Sales Tax: \$263.13

#### **2019**

City of McKinney Hotel Occupancy Tax: \$4,267.65  
Sales Tax: \$315.23

#### **2020**

City of McKinney Hotel Occupancy Tax: \$4,531.08  
Sales Tax: \$479.49

#### **2021 (YTD)**

City of McKinney Hotel Occupancy Tax: \$1,230.06  
Sales Tax: \$131.96

#### **Supporting the Arts in McKinney**

The Neathery Estate is a very active and successful gallery for local artists. We feature local art throughout the B&B for guests to purchase. We provide a unique backdrop for guests to actually see art in a home setting, making it a gallery of choice for local artists. We have hosted

numerous local artists and are permanent galleries for popular McKinney artists Kim Guthrie and Teresa Strange Johnson.

### **Supporting Tourism through Luxury Accommodations**

#### ***The Hotel of Choice for Cultural, Entertainment, Fitness and Sports Visitors***

The Neathery Estate provides luxury accommodations combined with unmatched amenities - and is the only one in the city of McKinney of its kind. There is an incredible demand for hotel accommodations that match the Historic Downtown atmosphere, and as such, the B&B is the desired location for many guests who want the full Historic District Experience with luxury accommodations and amenities. We work closely with the CVB and other partners to host high profile guests visiting McKinney for entertainment and convention events. We are the hotel of choice for The Byron Nelson, Oktoberfest and numerous other events hosted by the city of McKinney.

The B&B also is partnered with many local wedding and event venues as the choice accommodations for guests traveling in for events in McKinney. Our partners include Gather in Downtown McKinney, Chestnut Square, The Rosemary Barn, Avalon Legacy Ranch, Bella Donna Chapel at Adriatica, Rustic Grace Estate, and Magnolia Grace Ranch - just to name a few. We also host numerous guests and artists from MPAC.

### **Supporting McKinney Non-Profits**

The Neathery Estate is active in the community and supports local non-profit organizations with gift certificate donations and hotel accommodations for their guests. We have sponsored the silent auction and raised over \$15,000.00 for Chestnut Square through their Farm to Market Dinner hosted every year and plan to continue the tradition for years to come.

In addition, The Neathery Estate donates thousands of dollars in gift certificates to fundraisers for many of McKinney's organizations and businesses.

### **Urban Planning Project**

The Neathery Estate is hosting more and more guests each year and we are in need of increased safety and security for our guests through an urban planning project. We need to improve our exterior infrastructure in order to expand and improve our business enterprises.

- Improve Parking for guests
- Improve Lighting for guests
- Improve Walkways/Pathways for guests
- Improve the security of the exterior grounds by enclosing open areas for exclusive guest access
- Improve signage for a better guest experience when navigating the property

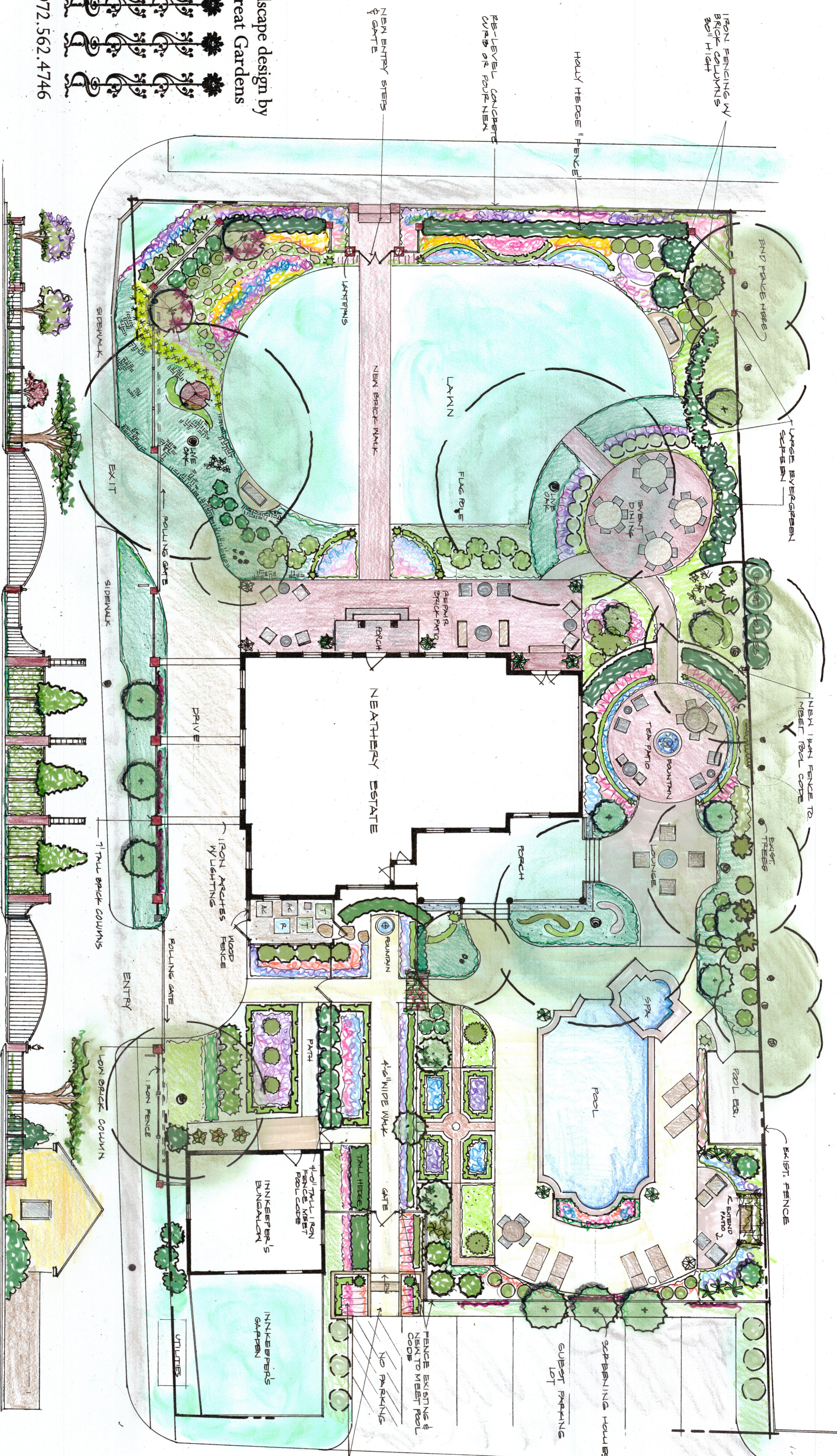
# Tax Summary

*This report shows the total taxes collected per tax for the dates specified.*

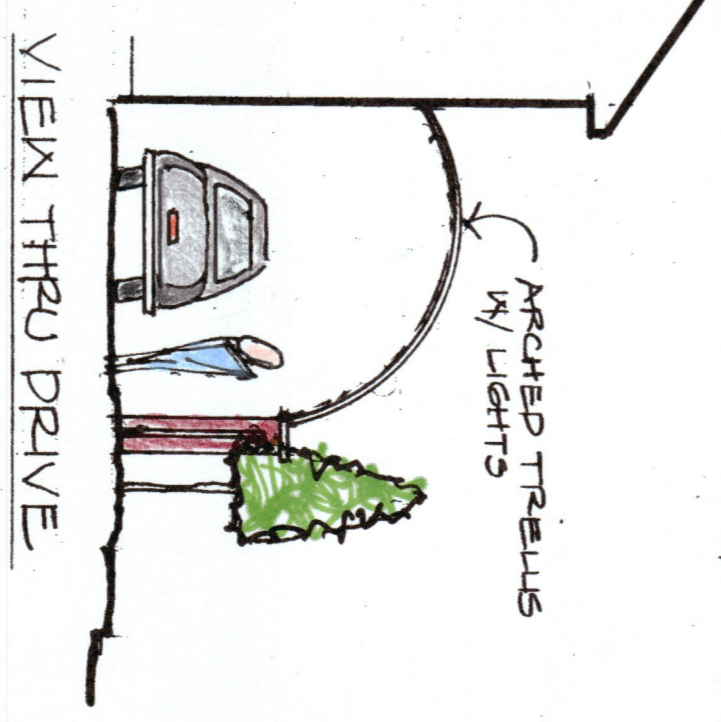
## January 1, 2021 to July 28, 2021

				TAX COLLECTED
Total Revenue				\$7,482.03
TAX NAME	TAXABLE SALES	TAX EXEMPT SALES	TAX COLLECTED	
City of McKinney Hotel Occupancy	\$55,530.38	\$0.00	\$3,887.15	
Sales Tax	\$3,187.00	\$0.00	\$263.01	
State of Texas Occupancy Tax	\$55,530.38	\$0.00	\$3,331.87	
<b>Total</b>			<b>\$7,482.03</b>	

landscape design by  
Great Gardens  
972.562.4746



NORTH SIDE ELEVATION  
1/8" = 1'-0"



NEATHERY ESTATE  
215 N. WADSWILL  
MCKINNEY, TX 75069  
CONCEPT LANDSCAPE  
PLAN  
SCALE: 1/8" = 1'-0"  
JULY 2021





