

# **DHI COMMUNITIES, INC.**

a D.R. Horton Company

Proposed Development on the South East  
Corner of Virginia & Hardin in McKinney Texas

# DHI COMMUNITIES REPRESENTATIVES:

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## Current Ownership Representatives:

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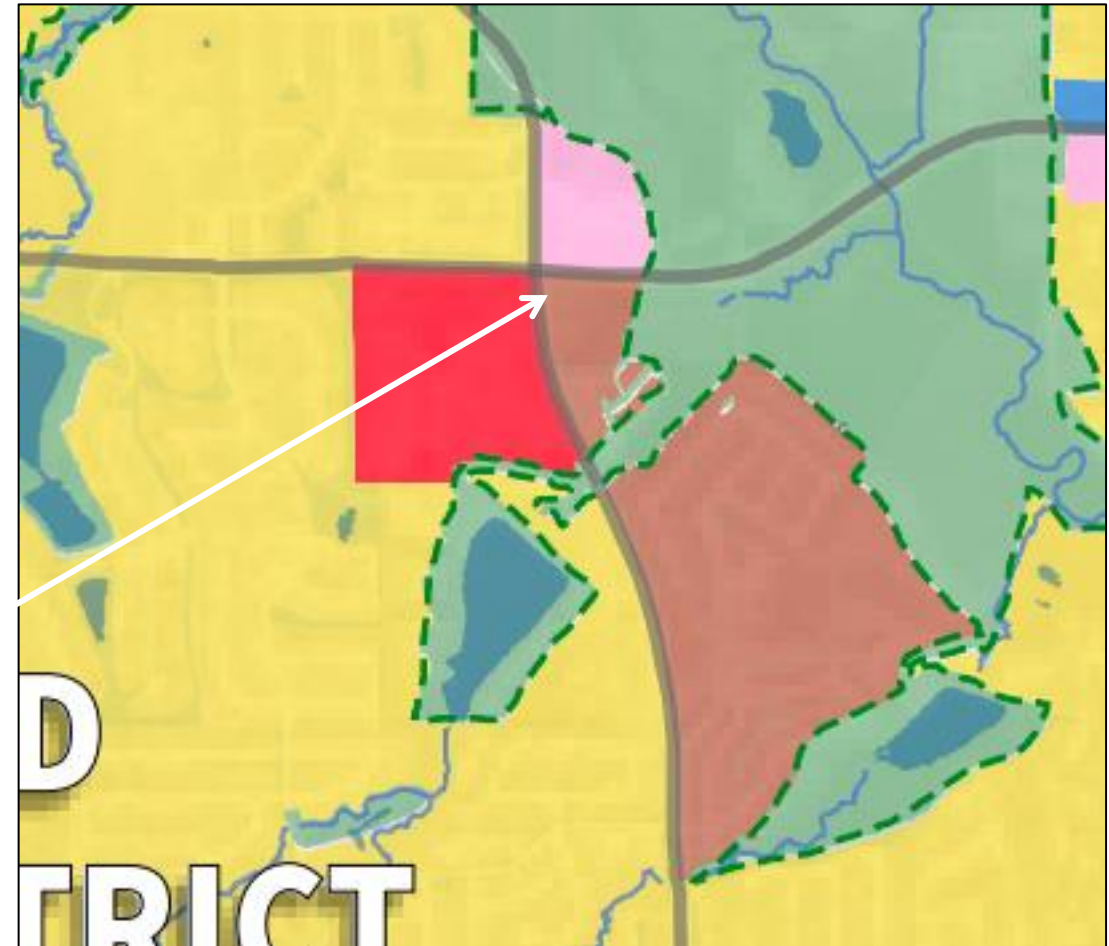
602-571-8776

## Community Amenities



# 2020 MCKINNEY LAND USE DIAGRAM

- This location is already identified as an Urban Living Zone on the 2020 Land Use Diagram rather than commercial
- The site is adjacent to commercial center on the SWC and NEC of Virginia & Hardin
- Proximity to the commercial center, flood plain/Park amenities and townhomes create connectivity between uses
- The higher density will support commercial centers within the district



# CREATE A POSITIVE FISCAL IMPACT FOR THE CITY

- Expected cost of the project is \$45,000,000+
- City will benefit from jobs, permit fees & impact fees
- Completed project should incur \$550,000+ taxes per year for the City, County, ISD and Community College
- Generates an approximately \$1,000,000 Park Dedication Fee
- Estimated median Household Income will be approximately \$70,000/Year
- Based upon the underwriting metrics for potential tenants, \$9,000,000+ in disposable income will reside in McKinney
- Completion by 2022 (few new ground breakings in the coming months due to pandemic issues)
- Retail unlikely to recover in coming years this generate rates tax revenue within 18 months and vacant stores blight corners and areas

# PROPOSED MULTIFAMILY USE:



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# INTERIOR FEATURES AND UPGRADES:

- Stainless Steel Kitchen Appliances
- Large Walk-In Closets
- USB-Port Electrical Outlets
- Spacious Oval Soaking Tubs
- Modern Kitchen Tile Backsplashes
- Dual Vanities with Framed Mirrors
- Eco-Friendly Double Paned Windows
- Energy-Efficient Electronic Thermostat
- Premium Designer Granite Countertops
- Large Kitchen Sink with Modern Finishes
- Kitchen Prep Islands with Pendant Lighting
- 42" Shaker-Style Cabinetry with Pantry
- Abundant, Large Windows for Ample Natural Light
- Full-Sized Washer & Dryer in Every Apartment home
- Built In Mud Rooms with Bench, Hooks & Cubbies



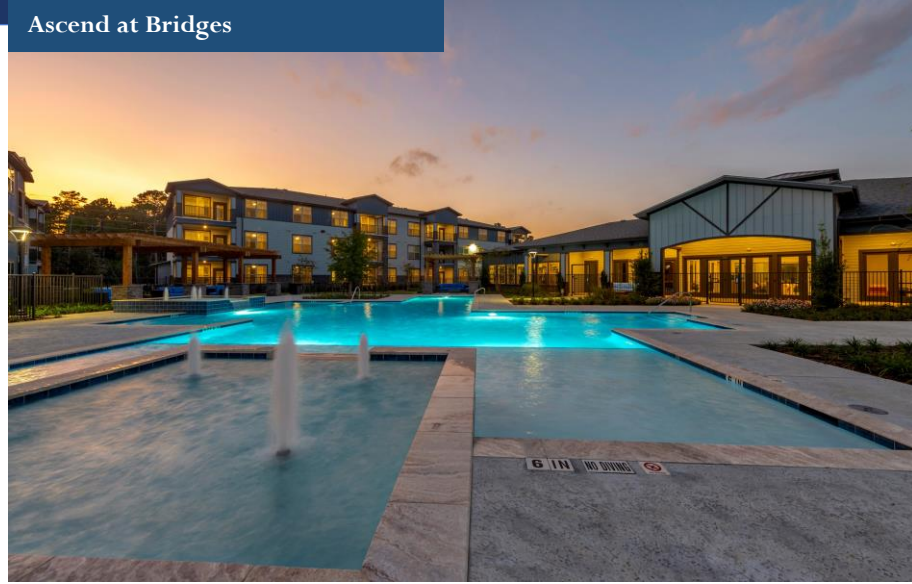


# COMMUNITY POOL:

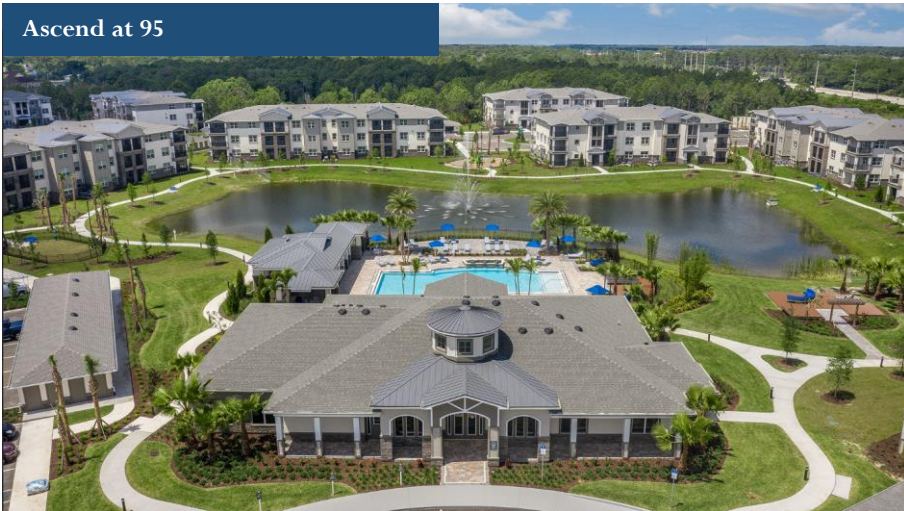
Ascend at Westridge



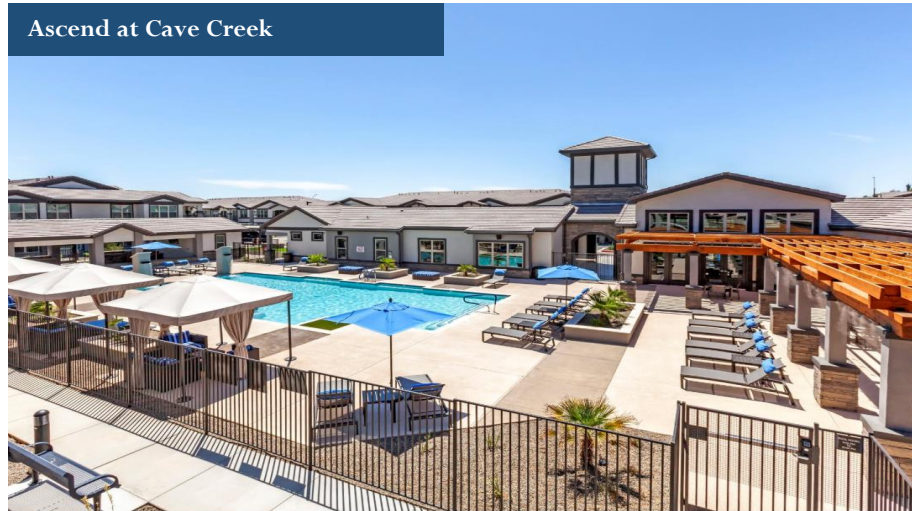
Ascend at Bridges



Ascend at 95



Ascend at Cave Creek



# COMMUNITY FEATURES:

- **Business Lounge with Co-Working Space**
- **Wi-Fi Social Lounge with Billiard Table and Shuffleboard**
- **Gourmet Latte Lounge**
- **Expansive Fitness Center with CrossFit Cage**
- **On Demand Fitness Classes**
- **Yoga/Spin Room with Spin Bikes**
- **Pet-Friendly with Bark Park & Wash Station**
- **Poolside Pavilion with BBQ Grills**
- **Pool with In-Water Lounge Chairs & Sunshelf**
- **Poolside Gaming Lounge**
- **Smoke-Free Community**
- **Valet Trash and Recycling Service**
- **Private Garages Available**
- **Storage Units to Rent for Additional Space**



# COMMUNITY CLUBHOUSE AND FEATURES:

Ascend at Westridge



# COMMUNITY CLUBHOUSE AND FEATURES:



# COMMUNITY CLUBHOUSE AND FEATURES:

Ascend at Westridge | Dog Park



Ascend at Bridges | Dog Wash



Ascend at Bridges | Putting Green



Ascend at Westridge | Playground

