



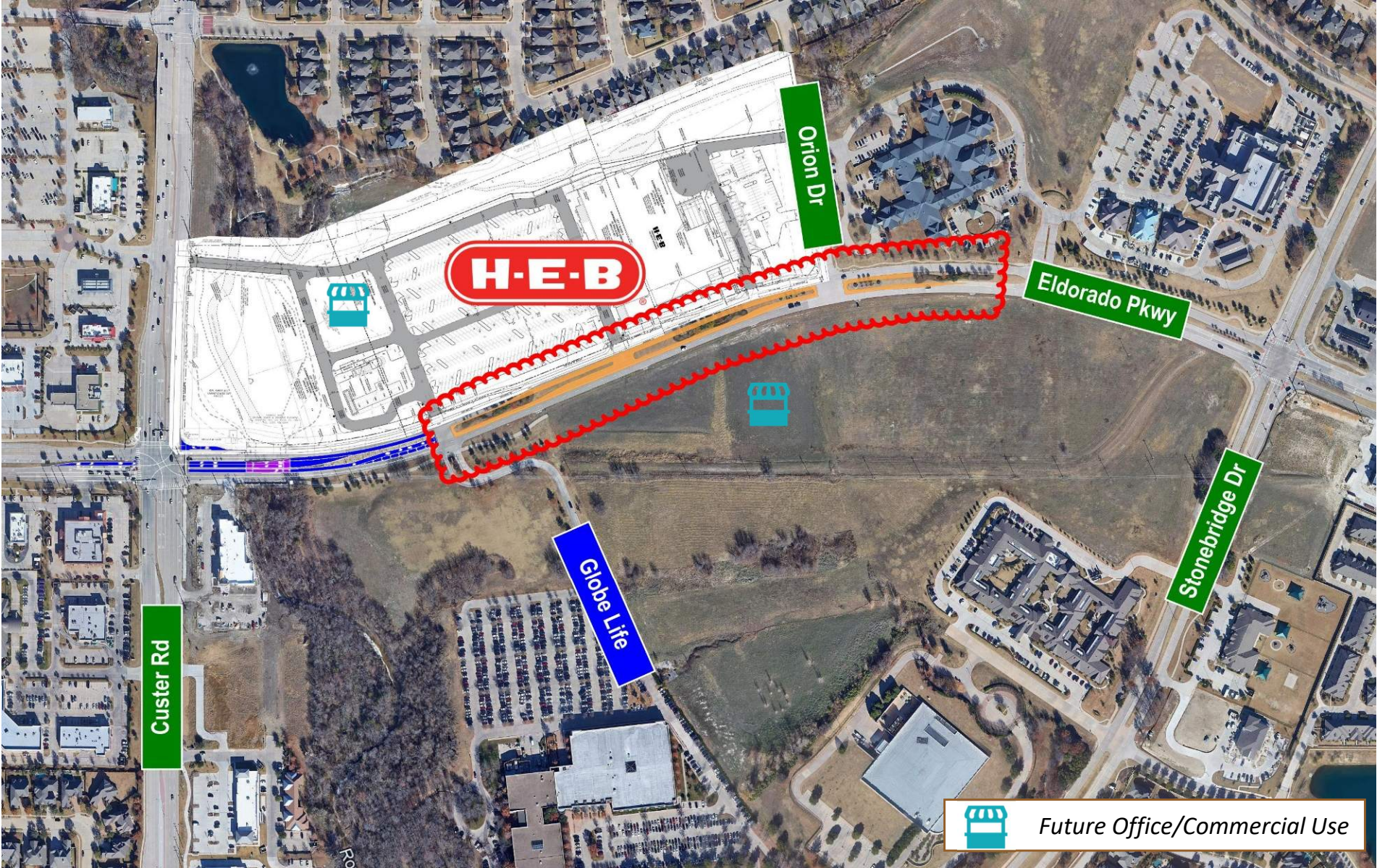
# Eldorado Parkway Improvements H-E-B Development

January 27, 2022



**MCDC** McKINNEY COMMUNITY  
DEVELOPMENT CORPORATION

# H-E-B Development and Project Location



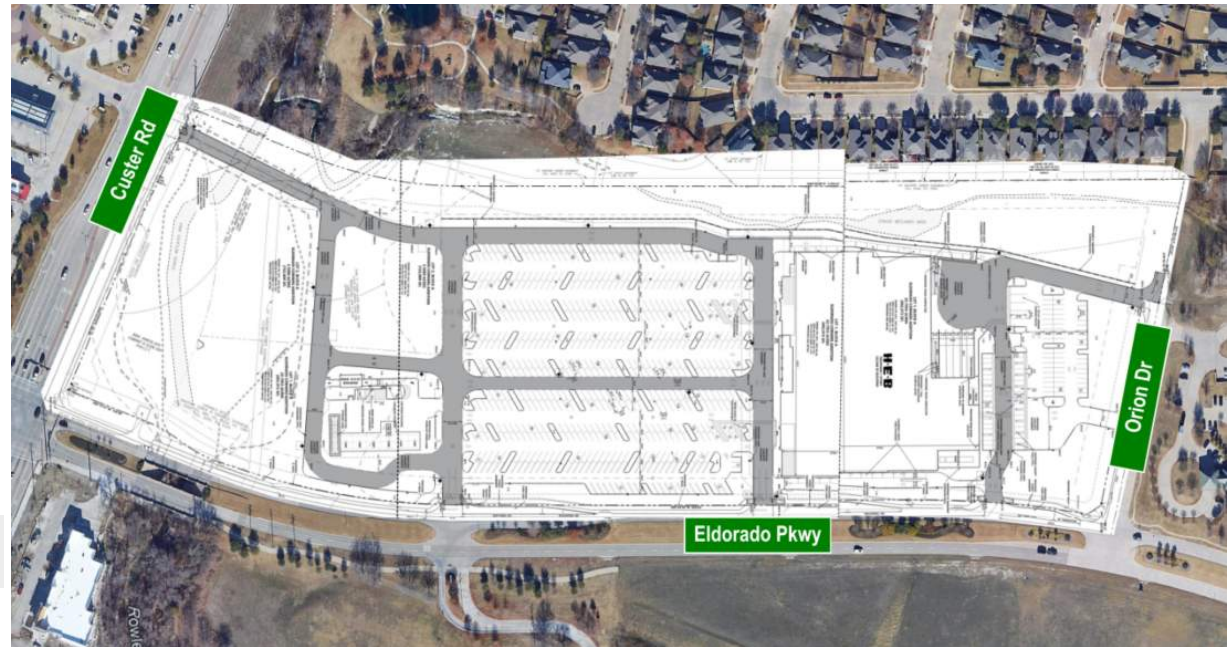
# H-E-B Development

- Development Underway for ±23 acre site on northeast corner of Custer Road and Eldorado Parkway (124,042 SF Building Area)
  - Includes Grocery Store, Car Wash, and Fuel Station
- Estimated Opening Timeframe Spring 2023
- Estimated 250 – 350 Jobs Created
- Emphasizes Support of Local Non-Profits and Food Banks



H-E-B announces plans to open DFW Metroplex store in McKinney

Source: <https://newsroom.heb.com/>



# Eldorado Parkway Improvements



## Improvement Legend

-  Current Project Limits (Street Paving)
-  Current Project Limits (Bridge Widening)
-  Expanded Project Limits (Street Paving)
-  Developer Street Improvements
-  Developer Traffic Signal

- Current Project Limits (Fully Funded in City CIP)
- Developer Improvements (Funded by H-E-B)
- Expanded Project Limits ( $\pm$ \$1.1M; Not Currently Funded)

# Requested MCDC Funding Support for Expanded Eldorado Parkway Improvements

- \$400,000 MCDC funding request
  - Remaining costs for expanded project limits to be funded by City
- Finalizes planned arterial capacity improvements adjacent to H-E-B Development
  - Current traffic volumes along Eldorado Parkway  $\pm 20,000$  vehicles per day
  - The H-E-B Development is expected to increase traffic along Eldorado Pkwy by approximately 17%
  - Improvement's support projected traffic growth due to future development (including H-E-B)
- Eliminates potential for development-related roadway construction impacts
- Enhances viability of future office/commercial development along the Eldorado Parkway corridor through proactive investment in infrastructure