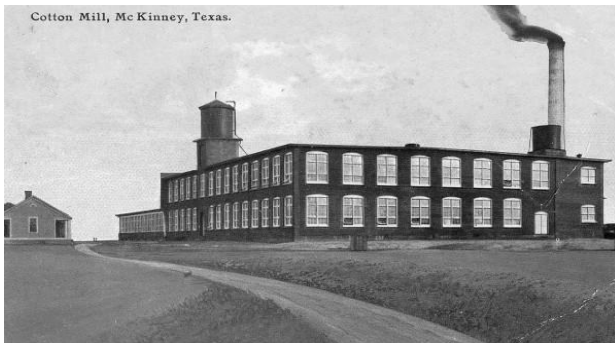
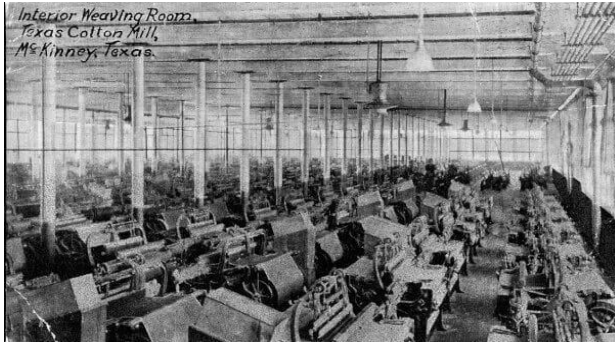




Cotton Mill District Infrastructure McKinney CDC

Cotton Mill Partners LTD Overview



The Cotton Mill has been a historical centerpiece of McKinney for over **110 years** but has been stewarded by The Casey Family for the last **31 years**. After many years of neglect and abuse we have been tirelessly trying to bring this historical gem back to life through an organic growth, one piece at a time.

The Cotton Mill team intends to continue its proven, organic growth model—one that has guided the property’s evolution over the past 31 years. This approach focuses on thoughtfully building out individual spaces and selecting tenants that align with the character and vision of the district. While this strategy has been highly successful, it has reached a practical limit. Existing infrastructure constraints—particularly related to water, sewer, and fire protection—now prevent further expansion and limit the ability to fully utilize the property.

Specifically, the site currently lacks adequate infrastructure to support continued growth or ensure proper protection of the historic structure. There is no accessible fire lane along the south side of the building, and approximately **100,000 square feet** of the property remains without a sprinkler system. These deficiencies not only hinder expansion but also pose risks to the long-term preservation of the Cotton Mill.

Cotton Mill Hotel & Retail Site Plan



Cotton Mill District Infrastructure Phase I



The primary goal of the Cotton Mill District redevelopment is to create a distinctive, lasting destination for the residents of McKinney. Envisioned as the southern anchor of the Highway 5 corridor, this project will bring a unique type of development—unlike anything currently found in East McKinney. Our intent is to cultivate a vibrant, inclusive district where people can gather, connect, dine, shop, and enjoy shared experiences. We anticipate this project becoming a significant economic driver for the east side of McKinney, attracting investment that has historically been directed elsewhere in the city or across North Texas. We firmly believe in the strength and uniqueness of this project, and our progress to date reflects that commitment.

This project will significantly improve infrastructure in the district, which is currently grossly undersized for any new or potential development. These improvements will allow new businesses to enter the area and will enable existing businesses—particularly the Cotton Mill itself—to expand. The MCDC Grant application form lists several requirements for eligibility, and this development district meets several of them:



Job Creation



Infrastructure
for Business
Creation



Parks & Open
Space



Community
Facilities



Tourism &
Destination
Creation

Project Budget



Uses	
Item	Amount (\$)
Existing Conditions	\$ 110,000
Earthwork	\$ 833,143
Concrete	\$ 2,770,190
Electrical	\$ 301,200
Water	\$ 3,160,352
Sanitary System	\$ 1,357,181
Storm	\$ 4,221,233
Misc	\$ 225,000
Landscaping/Irrigation	\$ 536,196
Fowler Street Extension	\$ 1,112,372
Subtotal	\$ 14,626,866
GC/Fee	\$ 2,194,030
Design Services	\$ 1,000,000
Land For Detention Facility	\$ 477,440
Land Acquisition for Fowler	\$ 800,000
Total	\$ 19,098,336

Sources	
Item	Amount (\$)
Cotton Mill Developer Hard Cost Contribution	\$ 1,000,000
City CIP	\$ 3,000,000
Cotton Mill Developer Design Contribution	\$ 1,000,000
Cotton Mill Developer Land Contribution	\$ 477,440
Contributions Subtotal	\$ 5,477,440
Total Ph1 Infrastructure Costs	\$ 19,098,336
Less Contributions	\$ (5,477,440)
Funding Request	\$ 13,620,896

Cotton Mill District Schedule



Phasing Strategy

- A. Front-load infrastructure + public space to reduce risk
- B. Sequence vertical development with market demand
- C. Maintain flexibility in office & hospitality timing
- D. Use open space as the catalyst for long-term investment

Phase I Infrastructure (2026–2027)

- Core utilities, access, and site readiness across ~16.9 acres
- Critical path enabling all future development

Public Realm & Open Space (2027–2032)

- ~1.5 acres of parks, plazas, and gathering spaces
- Early activation to drive foot traffic and identity

Retail / Hospitality (2027–2036)

- Phased rollout of retail, dining, and hotel uses
- Delivered incrementally based on leasing and demand

Office (2029–2032)

- Office 1 (2029–2031): Targets creative/tech users; builds daytime population
- Office 2 (2029–2032): Expansion aligned with market demand and absorption

COTTON MILL DISTRICT SCHEDULE																																										
Task	2026		2027				2028				2029				2030				2031				2032				2033				2034				2035				2036			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4								
Phase 1 Infrastructure		■	■	■																																						
Public Plazas				■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																				
Office 1																																										
Office 2																																										
Retail/Commercial/Hospitality																																										

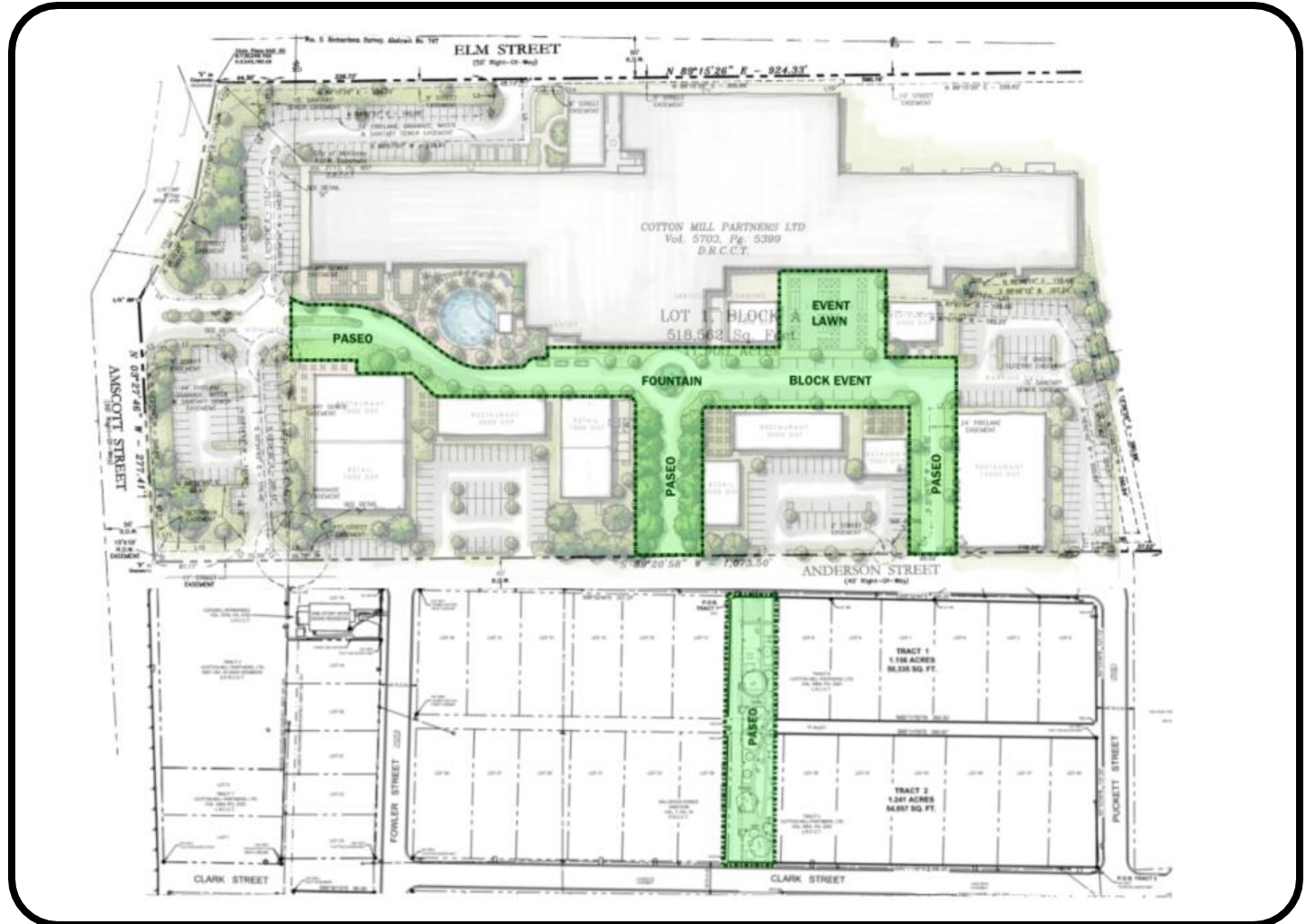
Park Space Commitment



With MCDC’s investment in infrastructure, the Cotton Mill District will deliver at least **1.5 acres** of publicly accessible plazas, parks, and open space within the next 6–8 years, formalized through a development agreement.

While privately owned, these spaces will be open and accessible to the community, providing meaningful public benefit. Planned features include an event lawn, central fountain, and pedestrian-friendly streets and paseos designed to support programming and community events.

As the district continues to grow, additional park and open space areas are intended to be incorporated with future vertical development phases. These spaces will be thoughtfully connected throughout the district, creating a cohesive network of public areas that enhance walkability, connectivity, and the overall user experience.



Cotton Mill District Renderings



Cotton Mill District Renderings



Project Impact



The Economic Impact Study (EIS) projects a total economic impact of approximately **\$826 million**, including **\$192 million** in tax revenues from city sales tax, property tax, and McKinney ISD over 20 years. The project is also expected to generate approximately **2,800 new jobs** across construction, operations, and related services.

Beyond the numbers, this project is positioned to serve as a catalyst for East McKinney—signaling to investors, developers, and retailers that the area is primed for successful investment and growth. With MCDC funding and municipal participation, the district gains a competitive edge in attracting capital and establishing a strong anchor at the southern end of the Highway 5 corridor, helping to spur additional development toward downtown.

Ultimately, the vision is to create a district that delivers both economic value and lasting community impact—a place that enhances quality of life and becomes a source of pride for the community.



New Jobs
Created

2,800+



Total Economic
Impact

\$826.5 M



Sales Tax
Revenue

\$32.5 M



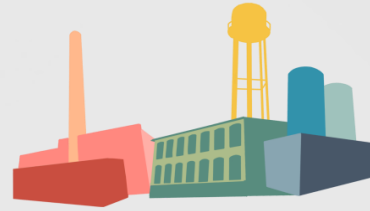
Property Tax
Revenue

\$43.0 M



School District
Revenue

\$116.6 M



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