

Project Grant Presentation

CHESTNUT  SQUARE HERITAGE
VILLAGE
EST. 1974

Janaury 2026



Preserve
History



Inspire the
Future



Celebrate
Community



McKINNEY, TEXAS



FARMERS
MARKET
AT CHESTNUT SQUARE



Impact of the Farmers Market

“According to American Farmland Trust, a Cornell Cooperative Extension study showed that every \$1 a farmer earns at a farmers market generates an additional \$0.48 in income for nearby businesses, illustrating how spending locally circulates money back into the community.”

- American Farmland Trust

“Farmers markets are more than places to buy food. They’re community spaces, places of learning, and economic engines all rolled into one. They anchor neighborhoods, feed communities, and keep dollars circulating within local economies.”

- Jenna Farineau: Writer and Editor for American Farmland Trust



16 years

Farmers Market Experience



Community Impact

Farmers Market

Vendor Average Weekly Sales- \$1,143

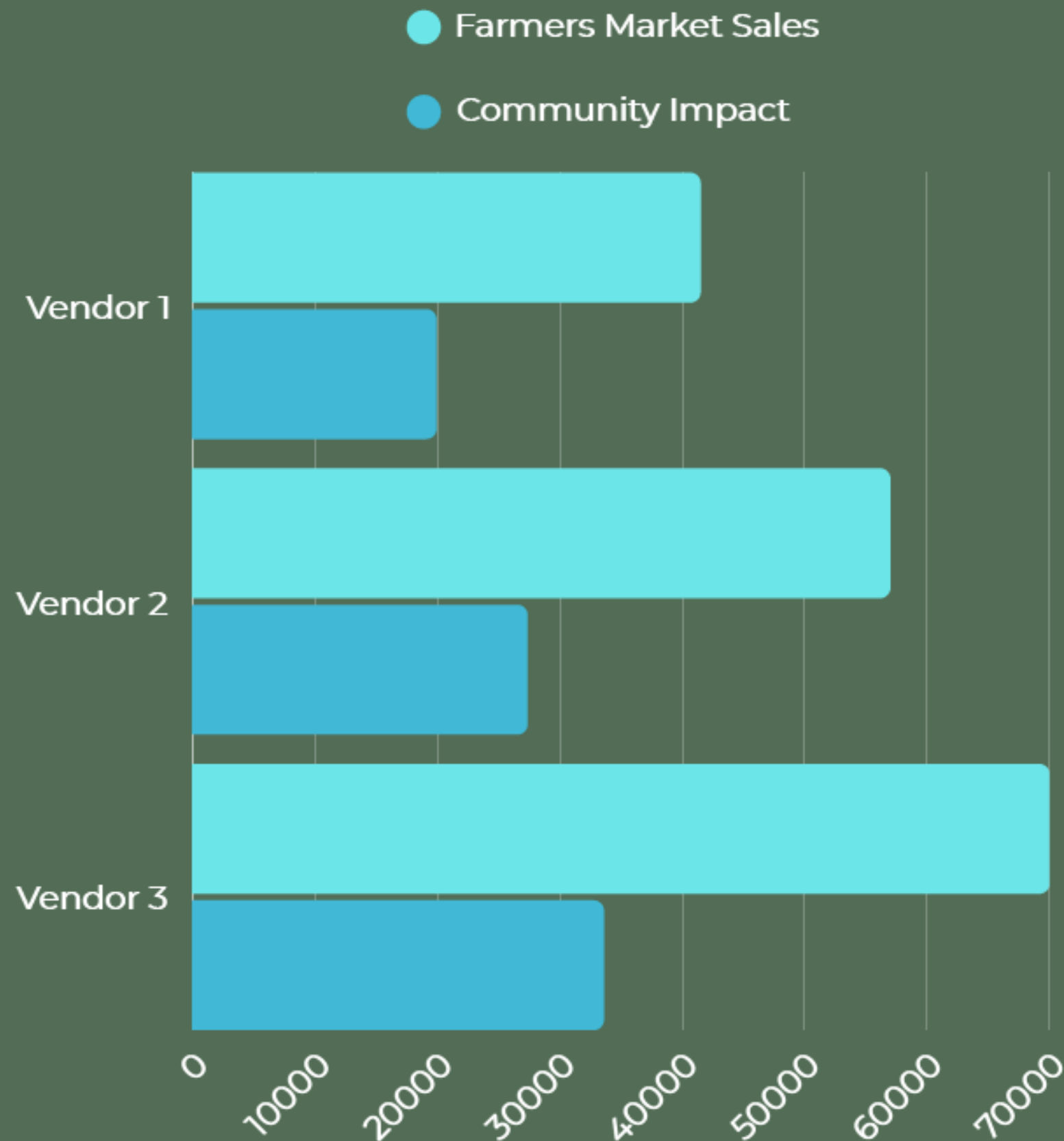
70-90 Vendors

50 Weeks Yearly

\$4,000,000-\$5,000,000 Yearly Sales



Community Impact
\$1,920,000 - \$2,400,000



✦ Project Proposal

Funding is requested to build permanent restroom facilities on the north side of the property to support growing attendance, improve accessibility, and enhance the overall visitor experience for community programs, markets, and events.

A Necessary Improvement for a Thriving Community



Chestnut Square

McKinney
Farmers Market
Vendors



Current location and
proposed additional
location of the new
restrooms

Current Location:

Entrance to
Farmers Market

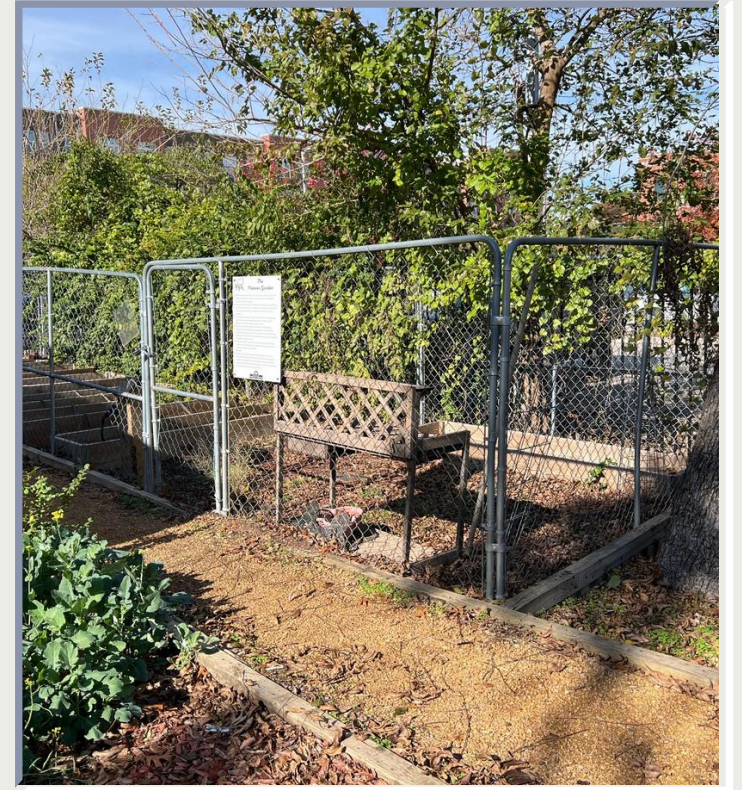
Proposed location will not
hinder programming, Prairie
Adventure Camp or the
McKinney Farmers Market.

Additional Restroom
Location

Access to city lines



Entrance
Common Desk
Parking Lot



Additional Restroom
Location

Entrance
Common Desk
Parking Lot



Estimated Timeline

March 2026 - August 2026



Phase 1

Pre-Construction & Permitting

March 1 – March 31

Projected Cost:
\$5,000-\$6,000



Phase 2

Site Prep, Foundation & Utilities

April 1 - May 15

Projected Cost:
\$70,000-\$80,000



Phase 3

Structure, Exterior & Systems

May 15 - July 15

Projected Cost:
\$45,000-\$50,000

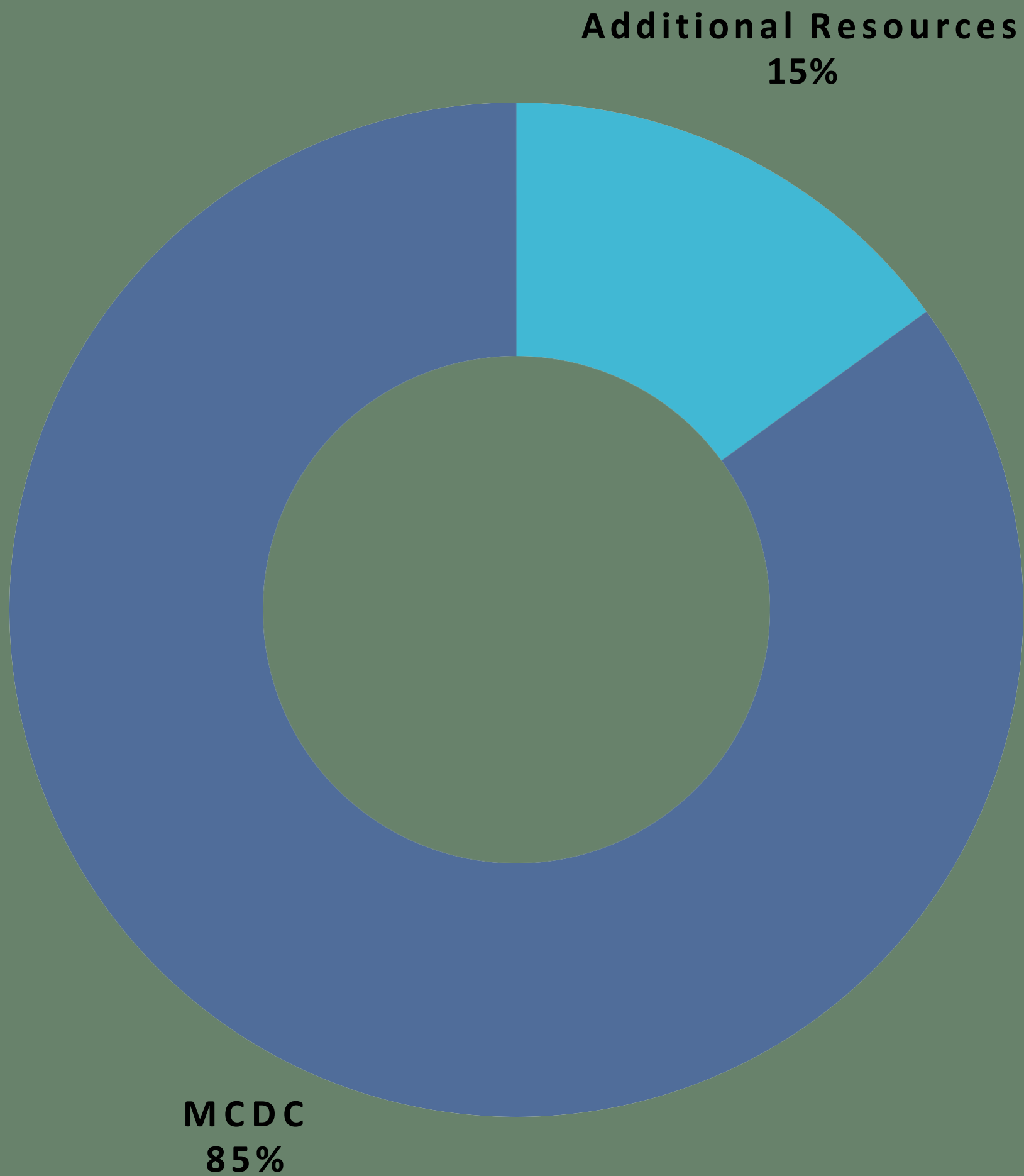


Phase 4

Interior Finishes & Final Inspections

July 15 - August 30

Projected Cost:
\$30,000-\$40,000



Total Project Investment
\$174,700

MCDC Request
\$148,500

Additional Resources

Farmland Trust Award
\$2,600

FM Community Booth Sponsorship
\$9,800

Farm to Table 2024 and 2025
\$13,800

In-kind Contributions

James West - Architectural Design
\$10,482

Ian MacLean - Project Manager
\$7,500

Feature	Men's	Women's
ADA stalls	1	1
Standard stalls	—	2
Urinals	2	—
Sinks	2 under-mount	2 under-mount
Countertops	3cm granite, 4" backsplash	3cm granite, 4" backsplash
Partitions	Powder-coated steel	Powder-coated steel
Accessories	Soap & paper towels	Soap & paper towels
Total fixtures: 4 toilets • 2 urinals • 4 sinks		



Structural Proposed Outcome:



3 Essential Project Bids

Three competitive bids were obtained from qualified contractors in McKinney, Plano, and Richardson, including Bengi Restoration, DFW Improved, and Hill & Wilkinson, to ensure fair pricing and responsible use of funds.

The contractors range from local, small-scale builders to a highly experienced commercial general contractor, offering the project a spectrum of pricing, capacity, and compliance expertise to ensure responsible selection.

01

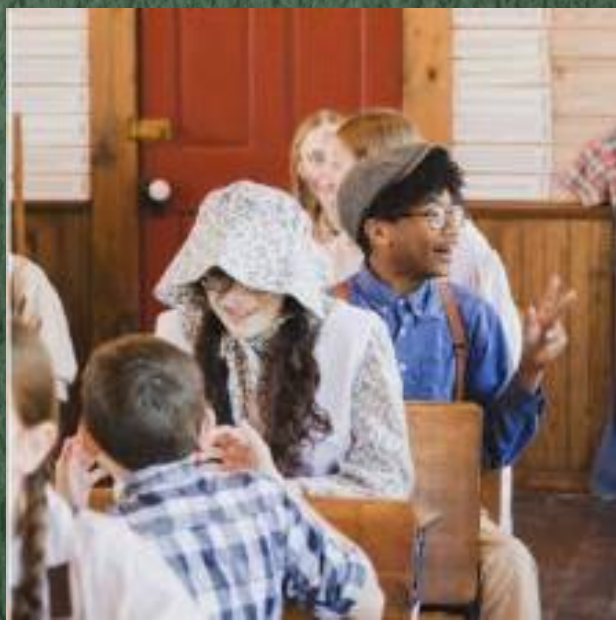
Bengi Restoration
Ian MacLean
McKinney, Texas
\$174,700

02

Hill and Wilkenson
Shelby Arthur
Richardson, Texas
\$396,597

03

DFW Improved
Juan Benitez
Plano, Texas
\$173,348



As McKinney continues to grow, the McKinney Farmers Market at Chestnut Square grows alongside it—serving local entrepreneurs, small businesses, and families from McKinney and the surrounding communities. Each week, the market becomes more than a place to shop; it is a gathering space that strengthens local livelihoods, fosters connection, and celebrates community.

To ensure this welcoming environment remains safe, healthy, and supportive for all, Chestnut Square seeks to provide essential accommodations for the more than 1,000 guests who walk the grounds each week. These improvements will allow visitors of all ages and abilities to fully enjoy the market experience while supporting continued growth.

MCDC Request
\$148,500

Thank you!

