



Antique Company Mall



Offering True Antiques & Vintage Finds in Historic Downtown McKinney, TX

213 EAST VIRGINIA STREET,
MCKINNEY, TX 75069

Our Roots Run Deep.



This Historic Building, nestled on the Square of McKinney, served the community as a farm implement store dating back as far as 1910 before becoming the home of Johnson Furniture Company.

With rapid development in Collin County & McKinney in the 1970's, many stores went from vacant to housing antique stores and malls.

In 1992, Bill and Diane Haight, longtime McKinney residents, acquired the Johnson Furniture building and converted it to the Antique Company Mall.

In 2013, three dealers partnered together and purchased the building and business from the Haight.

Today, there are very few antique malls, and by some definitions only one, the Antique Company Mall.



1985



2005



2015



Today

It's Who We Are.



Owners are Dealers themselves.

Our Families are deeply rooted in the McKinney Community and Historical District.

The Antique Company Mall is 15,000sf in size.
ACM encompasses over 150 separate spaces for rent.
ACM is occupied by more than 115 independent entrepreneurs – over 90% of whom are women.

It's Who They Are.

Dealers are carefully selected from applications submitted.
A waiting list exists.

- They buy their own inventory- unique antique and vintage goods.
- They price their own inventory.
- They merchandise the inventory within their booths.

Dealer agreements require:

- 80% of the merchandise to be 1980's or older and only allow 20% "other".
- No crafts goods are allowed.

Our dealers have jobs and families.

The ACM provides income, socialization, and their
'entrepreneurial itch'
is satisfied.



Ownership Goals

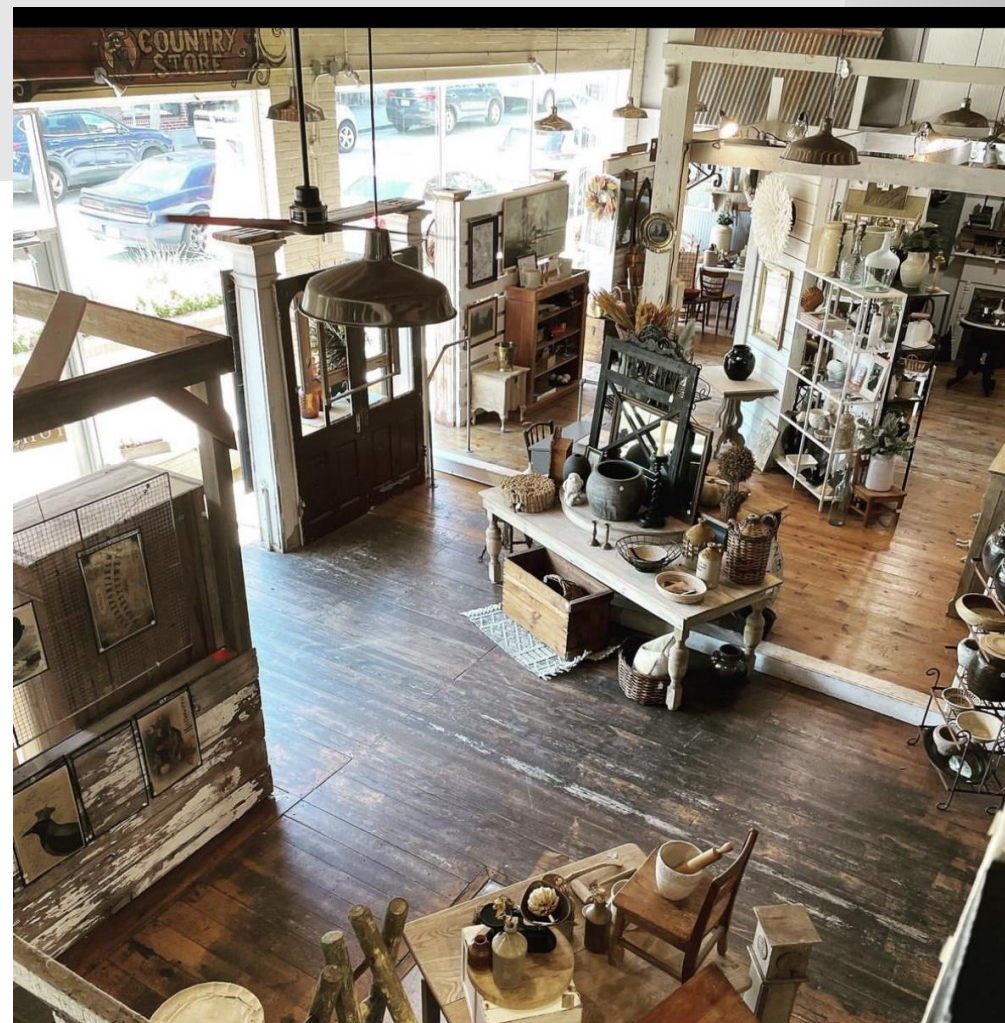
Curate a business that provides unique Antique and Vintage products for customers.

Increase functionality and extend the life of the building with improvements to the exterior, interior as well as structurally.

Create community between customers and dealers.

Feel history in your hands.

Great selection and fair prices. I loved showing my grandson the things that were part of everyday life in the “old days”. – Linda Feldman



The Antique Company Mall has been one of my favorite stores in downtown McKinney for many years....Its never the same store twice...I find true antiques, worthy of a museum. – Katherine Sather

A Place Like No Other....

Well known in antique circles far and wide, throughout Texas and surrounding states, the ACM is a destination in and of itself.

Active Social Media presence on FB, IG, & X with over **21K** combined followers, in the US and International.

Daily social media posts with engagement and shares from Dealers as well as clientele.

Many Dealers have their own Social Media presence and participate in the promotion of the ACM.

The ACM hosts late-night events such as 'Sip and Shop', Girl's Night Out, Candlelight shopping, as well as other special occasion events.

ACM also joins the fun and festivities of all Main Street events serving as both participants and promoters.

ACM contributes approximately \$165,000 annually in sales tax revenue to the State, the City, MEDC and MCDC.

Revitalization.

Since acquiring the ACM, owners have made improvements by keeping focus on current and future needs with each project undertaken.

- ✓ Interior plumbing and fixtures replaced.
- ✓ Removed hanging industrial gas heaters.
- ✓ New AC & heating systems. Added over 30 tons of AC.
- ✓ Upgraded the cashier station twice to be larger, more prominent and to provide for 3 stations.
- ✓ Changed to LED lighting throughout.
- ✓ Installed central sound system.
- ✓ Upgraded electric service and interior electrical wiring.

- ✓ Raised the mezzanine ceiling from a low of 5'4" to 6'10" now over 9'.

No more tall people hunching over trying to walk around or banging their heads on the low beams!

- ✓ Reinforced roof joists with manufactured joists alongside existing joists as per engineer's report, greatly extending the life of the building.

- ✓ Replaced 3 or 4 layers of roofing with new TPC roof and insulation.

The building breathed a sigh of relief when all that extra weight was removed.

Building Development Needs.

- Upgrade Electric Service Panel

Request MCDC help cost \$23,000

This panel will provide electrical for the 15,000sf building for many years to come.

- New Sewer Service

Request MCDC help cost \$16,500

This long-lasting sewer system will provide for the 15,000sf building and would enable the property to add restrooms and fixtures as needed. Currently there are two restrooms in the ACM.

- Concrete Parking Lot

Request MCDC help cost \$40,950

This new lot will replace the weathered asphalt.

Additional Projects include:

- New glass installed across the entire front of the store. (Cost: \$40,000+)
- Construction & Installation of Awning. (Cost: \$20,000+)

Our Sincere Thanks.



- The total request for projects to be considered with help from MCDC is \$80,500 out of \$160,000 as listed on the previous slide.
- The owners are committed to continued funding that maintains building functionality and any necessary improvements required for long term.
- We appreciate the MCDC Board's time and consideration.