

STRICTLY PRIVATE AND CONFIDENTIAL

*Invited*

# TPC Craig Ranch & McKinney Community Development Corporation

January 2025

# TPC Craig Ranch—A McKinney staple for more than two decades



## Inauguration

- Thoughtfully designed to blend with Texas' natural landscapes.
- Emphasizes environmental preservation, including an 1800s roadbed between McKinney and Frisco.

2004

2008  
2012



## Acquired by Invited

- Invited acquired TPC Craig Ranch to offer top-tier member experiences.
- We have Invested \$4M+ to elevate it into a premier PGA Tour-worthy destination.

2019

## Three-year Renovation

- Invited launched a three-year renovation to enhance TPC Craig Ranch.
- This project enhances TPC Craig Ranch with modern upgrades while upholding its high standards.

2021



2024



## Host Professional Golf

- TPC Craig Ranch hosted the Korn Ferry Tour Championship



## Byron Nelson Host

- TPC Craig Ranch became the new host of the Byron Nelson tournament.
- Solidified TPC in McKinney as a premier golf destination, attracting top players annually.

## The Byron Nelson continues to positively influence the McKinney community

**\$28.8 M**

Total Economic Impact for McKinney Generated by the Event

**\$17.9 M**

In Direct Spending in McKinney Generated by the Event

**\$853 K**

In Tax Revenues Generated for McKinney by the Event

**271**

Jobs Supported by economic activity in McKinney the Event Generated

**8,201**

Hotel rooms sold in McKinney (with limited supply) + ~2500 in surrounding Collin County

**Course renovations are essential to maintaining TPC Craig Ranch as the host of the Byron Nelson—a premier event and key revenue driver for the McKinney community**

## Invited investing more in TPC Craig Ranch—\$12+ Million renovation underway

*We have embarked on a renovation project that will elevate TPC Craig Ranch to new heights. This investment ensures our prestigious course remains a top destination for golf enthusiasts*



### Lanny Wadkins-led Design Changes

We are collaborating with the esteemed Lanny Wadkins for design modifications on select holes.



### Turf Overhaul for Year-round Golf

**Fairways, Tees & Rough** to stay green longer and re-greens by March (by Byron Nelson) and needs less water

**Greens overhaul** to deliver fast, consistent speeds year-round



### Irrigation and Drainage Upgrades

Replace 20+ year old system with 2,000 new sprinkler heads and a more efficient pump station to ensure consistent conditions year-round

New drainage plan will ensure consistently more playable conditions

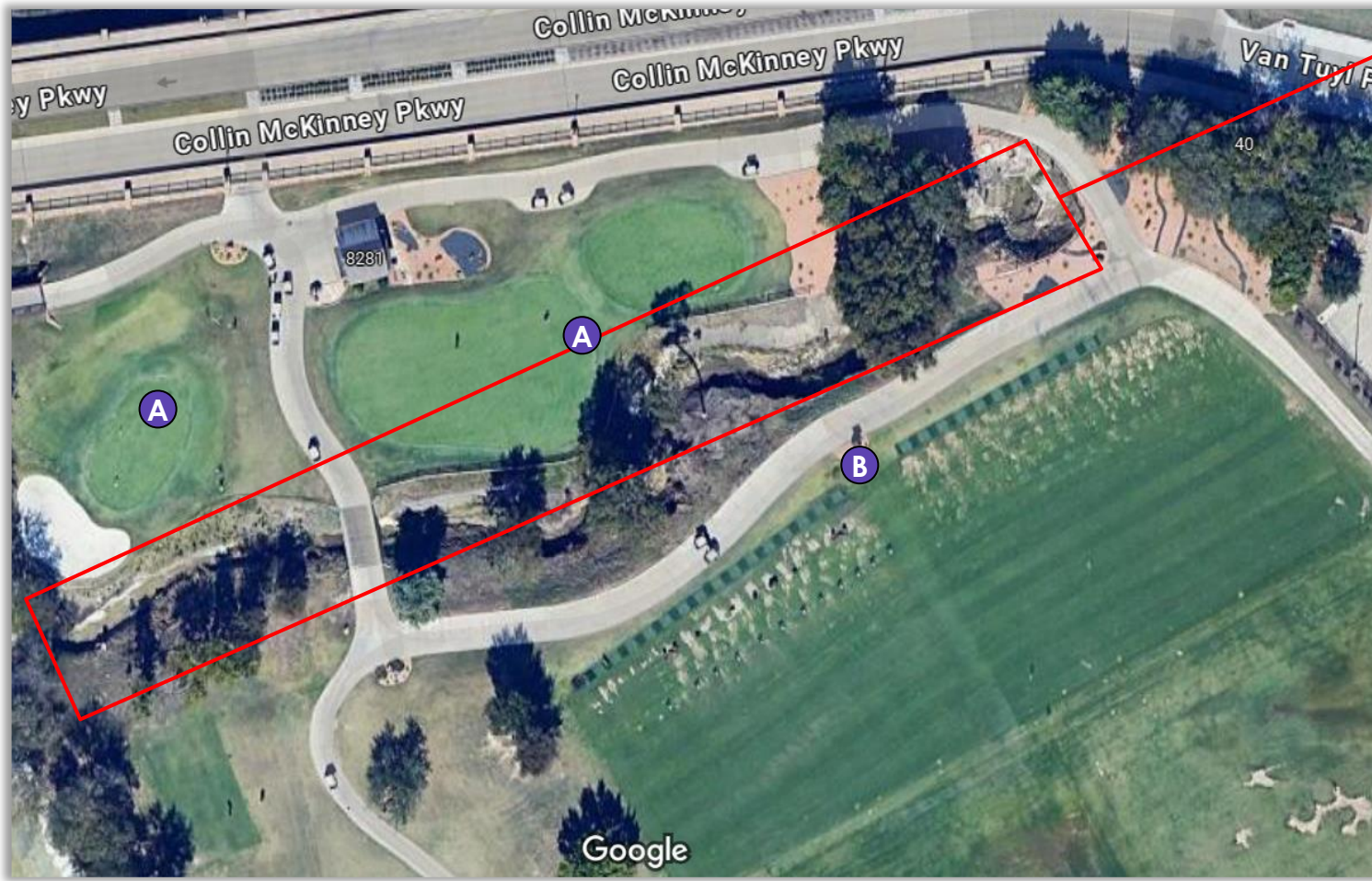


### State of the Art Practice Area

Enhanced turf, drainage, and technology to upgrade the short-game and driving range.

Expanded driving range

## Creek erosion could significantly impact the new state of the art practice areas



**Project Location:** Creek walls between practice green and driving range, south of Collin McKinney Parkway

- A Short-game practice area** receiving additional investments in turf and drainage to be better-equipped to host PGA level tournament
- B Driving range** receiving additional investments in turf and technology to meet the demands of high-level professional tour players

Creek erosion must be controlled to protect the practice green and nearby cart path behind driving range

# The creek bed shows signs of erosion and needs to be supported with retaining walls



## The erosion of the creek will be stabilized using large rock retaining walls on both sides

The erosion of the creek will be stabilized using large rock retaining walls on both sides of the creek with filter fabric, drainage and compacted fill to provide a permanent solution to stop the loss of soil and to protect the practice putting green and the cart path behind the practice tee.



*Example of look of final product (from Invited's Clubs of Stonebridge Ranch)*

## Select Project details

Description	Detail
Location of Project	Creek walls between practice green and driving range, south of Collin McKinney Pkwy
Physical Address	8000 Collin McKinney Parkway, McKinney, TX, 75070
What kind of project is proposed? (Check all that apply.)	Replacement / repair
Estimated Date of Project Start Date	01/06/2025
Estimated Date of Project Completion Date	04/30/2025
Project Details and Proposed Use	The erosion of the creek will be stabilized using large rock retaining walls on both sides of the creek with filter fabric, drainage and compacted fill to provide a permanent solution to stop the loss of soil and to protect the practice putting green and the cart path behind the practice tee. The work is taking place specifically on Tax Parcel 2822947, while ClubCorp NV XXVI owns additional personal and real property IDs.
What is the total cost for this Project?	\$1,650,276
What percentage of Project funding will be provided by the applicant?	9%
Total Grant Amount Requested	1,500,000
Will the project be competitively bid?	Yes



## Video of the eroding creek bed



Thank you for your consideration

