

# Notes Live Amphitheater

**MCDC Grant Request**

Updated April 18, 2024



NOTES LIVE

SUNSET AMPHITHEATER  
McKinney, Texas

BCA-STUDIOS  
ARCHITECTS  
GAINESVILLE | ATLANTA



Project Site

Sam Johnson Hwy

399

US-75 N

Gateway Blvd

Spur 399

Emerson Way

Medical Center Dr

S Central Expy

S Central Expy

Johnson Hwy

S Central Expy

Ranch Pkwy

Emerson Ln

McKinney Pkwy

Hobkirks Hl

Triconderoga

Club Dr

Country Club Dr

Eldorado Pkwy

Country Club

Medical Center Dr

Frisco Rd

S McDonald St

S McDonald St

S McDonald St

Enterprise Dr

Plateau Dr

Emerling Dr

Paradella Dr

Sarala Ct

Stewart Rd

Stewart Rd

Ferrule Dr

Taunton Way

Dover Dr

Stewart Rd

Stewart Rd

Stewart Rd

Stewart Rd

Stewart Rd

Stewart Rd

Stewart Rd

Stewart Rd

Stewart Rd

Stewart Rd

Stewart Rd

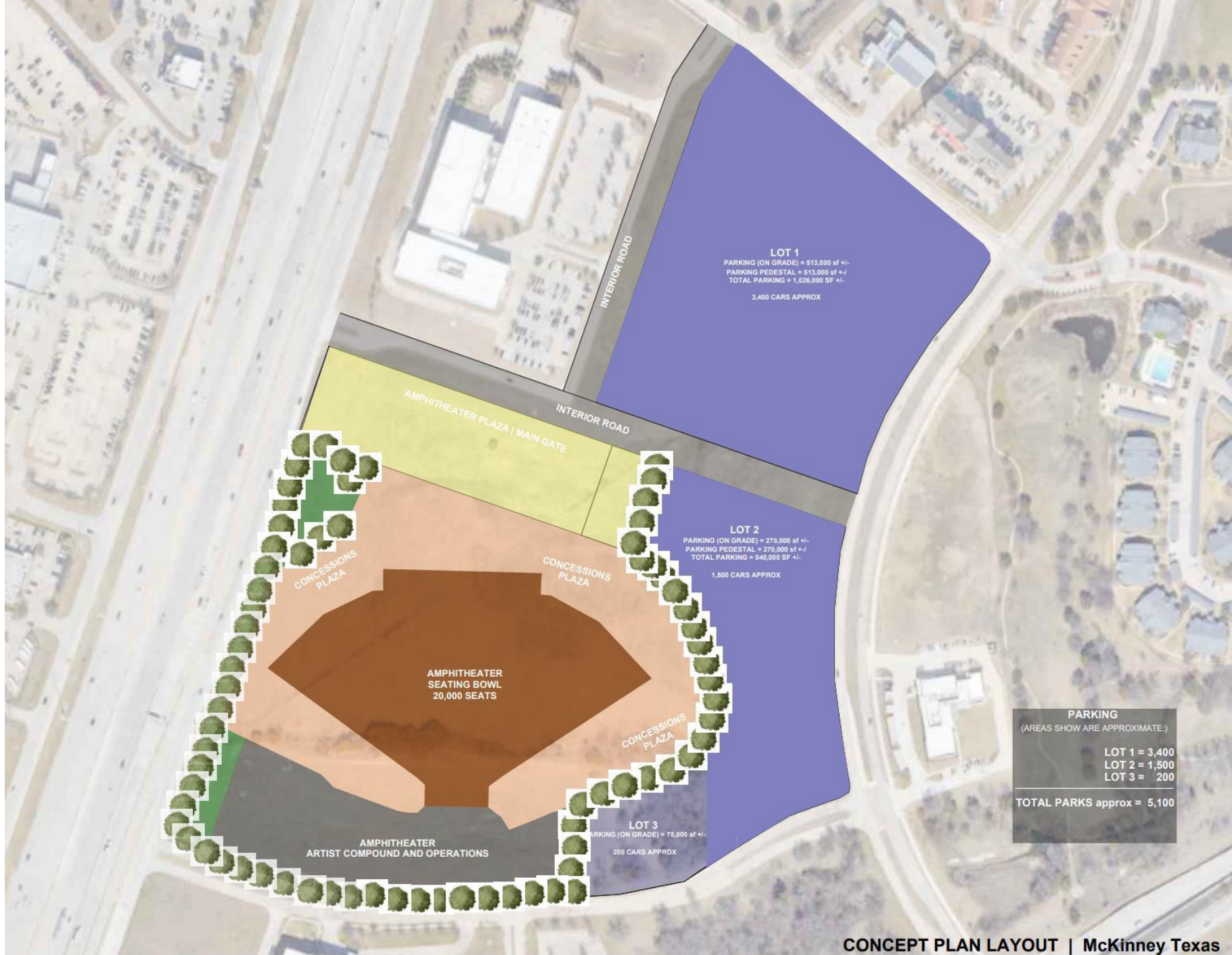
Stewart Rd

Stewart Rd

Stewart Rd

Stewart Rd





**LOT 1**  
 PARKING (ON GRADE) = 515,000 sf +/-  
 PARKING PEDESTAL = 515,000 sf +/-  
 TOTAL PARKING = 1,028,000 SF +/-  
 3,490 CARS APPROX

**LOT 2**  
 PARKING (ON GRADE) = 270,000 sf +/-  
 PARKING PEDESTAL = 270,000 sf +/-  
 TOTAL PARKING = 540,000 SF +/-  
 1,500 CARS APPROX

**LOT 3**  
 PARKING (ON GRADE) = 78,000 sf +/-  
 200 CARS APPROX

**AMPHITHEATER SEATING BOWL**  
 20,000 SEATS

CONCESSIONS PLAZA

CONCESSIONS PLAZA

CONCESSIONS PLAZA

AMPHITHEATER PLAZA | MAIN GATE

INTERIOR ROAD

INTERIOR ROAD

PARKING	
(AREAS SHOWN ARE APPROXIMATE)	
LOT 1 =	3,400
LOT 2 =	1,500
LOT 3 =	200
<b>TOTAL PARKS approx =</b>	<b>5,100</b>

ARCHITECTURE  
 PLANNING  
 PROGRAMMING  
 INTERIORS

AIA NCARB

**BCA-STUDIOS  
 ARCHITECTS**

GOINGSVILLE - ATLANTA  
 470-480-5360  
 1 WEST COURTSQUARE  
 410 BROADWOOD STREET, SUITE 100  
 GAINESVILLE, GEORGIA 32601

PRINTING & REVISIONS

NO.	DATE	DESCRIPTION

NOTES LIVE

**SUNSET AMPHITHEATER  
 CONCEPT PLAN**  
 McKinney, TEXAS

CONCEPT PLAN LAYOUT | McKinney Texas

NOTE: ALL AREAS AND CALCULATIONS ARE APPROXIMATE AND COULD BE SUBJECT TO ADJUSTMENT ONCE FINAL SURVEYS AND PLATS ARE RECEIVED. | 1"=80'-0"

DATE	04-12-24
SCALE	1"=80'-0"

# PROJECT



**20,000**

CAPACITY



**300+**

SUITES



**COVERED**

SEATS & PARKING

# PROJECT



**\$220 M**

INVESTMENT IN  
MCKINNEY



**677**

JOB



**45+ SHOWS**  
**700,000+**

PARTICIPANTS

75% Outside of Collin County

# PROJECT



**\$98 M**

**PROJECTED ANNUAL  
SALES**



**\$49 M**

**VISITOR SPENDING**  
\$75 Daily Spend



**54,675**

**HOTEL NIGHTS (County)**  
1,675 Existing Rooms



# REQUEST

## Grants

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### Infrastructure

- \$18M from City (\$3M over 6 Years)\*
- \$5M from MEDC during Construction
- \$3M from MCDC during Construction



12% of \$220M Project Cost

\* TIRZ 1 is an available funding source

Grants	Parking	\$ 18,000,000	
	Infrastructure MEDC	\$ 5,000,000	
	Infrastructure MCDC	\$ 3,000,000	\$ 26,000,000
Performance (Over 20 yrs)	Sales Tax	\$ 11,500,000	
	Ad Valorem	\$ 3,900,000	
	Separated Materials	\$ 640,000	\$ 16,040,000
Other	Off-site Traffic	\$ 5,000,000	
	Impact Fees	\$ 3,000,000	<u>\$ 8,000,000</u>
			<b>\$50,040,000</b>
Conveyance	Land (46 Acres) MEDC	\$ 35,000,000	
Pass Thru	\$1 Ticket Fee	\$ 13,100,000	

# INFRASTRUCTURE

- Roads, curbs and gutters, etc. both within the Complex and roadways accessing the Complex from the periphery of the Complex Site;
- Utilities and all civil work;
- Subsurface wireless network technology;
- Complex common areas that are, at all times, accessible to the public;
- Permanent parking facilities;
- Traffic signals, turn lanes and other improvements on land immediately adjacent to the Complex Site; and
- Fire suppression.

# DETAILS



**~\$10M**

MCDC RETURN @ 0%  
OVER 20 YEARS



**~\$14M**

MCDC RETURN @ +3%  
OVER 20 YEARS



**5 - 6**

PAYBACK IN YEARS



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