McKINNEY COMMUNITY DEVELOPMENT CORPORATION
Project Grant Application
Fiscal Year 2022

Applications must be completed in full, using this form, and received by MCDC, via email or on a thumb drive. Contact us to discuss your plans and schedule a meeting with the Projects Subcommittee prior to completing the application.

Please submit application, including all supporting documentation, via email or on a thumb drive for consideration by the MCDC to:

McKinney Community Development Corporation
5900 S. Lake Forest Blvd., Suite 110
McKinney, TX 75070

Attn: Cindy Schneible (cschneible@mckinneycdc.org)

2022 Project Grant Application Schedule

Application Deadline	Presentation to MCDC Board	Board Vote and Award Notification
Cycle I: December 31, 2021	January 27. 2022	February 24, 2022
Cycle II: March 31, 2022	April 28, 2022	May 26, 2022
Cycle III: June 30, 2022	July 28, 2022	August 25, 2022

APPLICATION

Project Grants support for projects eligible for consideration under Sections 501 and 505 of the Texas Local Government Code. These include:

- Projects Related to the Creation or Retention of Primary Jobs
- Infrastructure Improvement Projects Necessary to Develop New or Expanded Business Enterprises
- Public Parks and Open Space Improvements
- Projects Related to Recreational or Community (city/public access) Facilities
- Professional and Amateur Sports and Athletic Facilities, including Children's Sports
- Entertainment, Tourist and Convention Facilities
- Projects Related to Low Income Housing
- Mass Transit-Related Facilities (facilities and/or equipment)
- Airport Facilities

McKinney Community Development Corporation – Overview

In 1996 McKinney voters approved the creation of a 4B (now Type B) sales tax corporation to support community and economic development projects and initiatives to enhance quality of life improvements and economic growth for McKinney residents. MCDC receives revenue from a half-cent sales tax and awards grant funds for projects, promotional activities and community events that showcase the City of McKinney and support business development and tourism.

Guided by a City Council-appointed board of seven McKinney residents, the impact of investments made by MCDC can be seen throughout the community.

Projects eligible for funding are authorized under The Development Corporation Act and Chapters 501 to 505 of the Texas Local Government Code.

McKinney Community Development Corporation – Mission

To proactively work, in partnership with others, to promote and fund community, cultural and economic development projects that maintain and enhance the quality of life in McKinney and contribute to business development.

Guiding Principles:

- Serve ethically and with integrity
- Provide responsible stewardship
- Embrace our role and responsibility
- Honor the past – provide innovative leadership for the future
- Make strategic and transparent decisions that best serve the community

McKinney Community Development Corporation – Goals

- Ensure application/project eligibility for MCDC consideration under Sections 501 to 505 of the Texas Local Government Code (see information below)
- Meet citizen needs for quality of life improvements, business development and sustainable economic growth for residents in the City of McKinney
- Provide support for cultural, sports, fitness, entertainment, community projects and events that attract resident and visitor participation and contribute to quality of life, business development and increased McKinney sales tax revenue
- Highlight and promote McKinney as a unique destination for residents and visitors alike
- Demonstrate informed financial planning – addressing long-term costs, budget consequences and sustainability of projects for which funding is requested
- Educate the community about the impact that local dining and shopping has on investment in quality of life improvements in McKinney

General Guidelines

- Applications must be completed in full, **and provide all information requested**, to be considered by the MCDC board.
- Applicant must have been in business (preferably within the City of McKinney) for a minimum of two (2) years. The MCDC board may waive this requirement for economic development projects.

General Guidelines - continued

- The land, building or facility where the proposed project will be located should be owned by the Applicant. However, if the Applicant does not own the land, written acknowledgement/approval from the property owner must be included with the application. The letter must document the property owner is aware of the proposed use of the property or facility; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.
- **Preference may be given** to Applicants who have **not** received funding from MCDC within the previous 12-month period.
- Performance agreements are required for all approved grants.
- Funded Projects must be completed within one year of the date the grant is approved by the MCDC board, unless an exception is granted.
- Completed Project must be inspected for Code compliance.
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed, notarized and provided to MCDC prior to receiving grant funds.
- Property owner will be responsible for maintaining the infrastructure improvements made with funding for ten (10) years.
- Grant recipients must maintain financial books and records of the funded project and of their operations as a whole for at least two years, should MCDC or the City of McKinney require an audit. The books and records must be available upon request and create a clear audit trail documenting revenues and expenses of the funded project.
- Within 30 days of completion of the funded project, the grant recipient is required to submit a final report that includes detailed information on the activity; visual documentation of pre- and post-project completion; and any outstanding receipts for expenditures included under the scope of the grant.
- Grant recipient must recognize McKinney Community Development Corporation as a sponsor/funder of the project improvements. MCDC will provide a logo for grant recipient use.

Process

The McKinney Community Development Corporation Board of Directors are responsible for reviewing and voting on applications for grant funding, in accordance with requirements of the Texas Local Government Code.

- A completed application form must be submitted to MCDC in accordance with the schedule outlined above.
- The application will be evaluated to determine eligibility for MCDC funding under State law.
- Once eligibility for consideration is confirmed, a public hearing will be conducted, during a regularly scheduled MCDC board meeting, on the grant application submitted.
- Prior to the public hearing, notice will be published and posted in accordance with the requirements of the Open Meetings Act and the Texas Local Government Code. **The application, along with all documents/attachments will become public information once submitted to MCDC**.
- Following the public hearing, grant requests will be referred to a subcommittee of the MCDC board for evaluation and recommendation of approval or denial to the full board.
- Board action on the grant application will be scheduled for the board meeting the month following the public hearing.

- If a grant is approved, a performance agreement will be drafted for execution between MCDC and applicant.
- Funds awarded for approved applications are provided on a reimbursement basis, following submission of receipts and documentation of payment for qualified expenditures.
- The final 20% of the award may be withheld until a final project report is submitted to MCDC and compliance with all requirements of the executed performance agreement are confirmed.

APPLICANT INFORMATION

Name: David Craig Miles Prestemon

Company: District 121, LLC, a single purpose entity formed under the laws of the state of Texas

Federal Tax I.D.: 85-0766359

Incorporation Date: 2.28.2020

Mailing Address: 6850 TPC Drive Suite 104

City McKinney ST: TX Zip: 75070

Phone: 972- 740-9357 Fax: N/A Email: mprestemon@craigintl.com Cell: 972-740-9357

Website: Future website to be completed

Check One:

☐ Corporation ☐ Partnership ☐ Sole Proprietorship
☐ Governmental entity
☐ Nonprofit – 501(c) Attach a copy of IRS Determination Letter
X Other Limited Liability Company

PROJECT INFORMATION:

Project/Business Name: District 121

Location of Project: NE corner of Alma and State Highway 121

Physical Address: 6731 Alma Rd.

City: McKinney ST: TX Zip: 75070

Property Size: .72 acres (Park only) 3.74 acres Retail Collin CAD Property ID: 2833977 Park 2833970 & 2833973 Retail

Please provide the information requested below:

• An expansion/improvement	X Yes	☐ No
• A replacement/repair	☐ Yes	☐ No
• A multi-phase project	☐ Yes	☐ No
• A new project	☐ Yes	☐ No

PROPERTY OWNER INFORMATION *(if different from Applicant info above)*:

Name:

Company:

Mailing Address:

City: ST: Zip:

Phone Fax: Email: Cell:

DETAILED PROJECT INFORMATION:

Project Details and Proposed Use:

i. Project Details and Proposed Use: The Project is a centrally located 0.72-acre open space/private park ("The Commons at District 121", hereinafter referred to as "The Commons") located within the Property. A depiction of the concept plan for Property, including the location of The Commons, is attached hereto as Exhibits A; and a depiction of The Commons is attached hereto as Exhibit B. The Commons is surrounded on the north and west by proposed retail/restaurant buildings which are now under construction and on the south by the office building with adjacent parking garage. To the east, more retail/restaurant, future office buildings with structured parking and a hotel are anticipated uses.

ii. The Commons will be a privately maintained, publicly accessible, open space featuring an expansive turfed lawn area in front of an approximate 825 square foot stage with a large 9′ x 16′ LED screen as a backdrop. "Outdoor rooms" designated with floor pavers/stamped concrete, cushioned seating, tables and umbrellas will be clustered around the perimeter of the lawn area; portable seating will be provided throughout. Areas for outdoor gas fire pits (minimum of 2) and children's play will be featured, along with areas for lawn games such as Bocce Ball and Cornhole. The Commons will include perimeter canopy trees, landscaped beds and planting pots, lighting, ground-mounted speakers, paver or stamped concrete walkways and sitting benches. Being recessed below grade, the resulting perimeter walls will provide additional seating for visitors, as well as patrons of the restaurant and retail establishments adjacent thereto.

iii. The Commons is designed to attract and allow/encourage groups, as well as individuals/families, to enjoy an outdoor setting while waiting for a restaurant reservation, immersing in specific programming offerings or simply relaxing. The Commons will have programmed events intended to aid in the promotion and marketing of the surrounding restaurants and retail establishments to McKinney and the surrounding communities, as well as providing an amenity for the office and hospitality elements within the Property. The Commons also will serve as an activity center that may include such activities such as exercise classes, lectures, streaming sports events and live music. One of the early goals was that the Commons would be the catalyst for attracting top notch restauranters and retail that will be the finest eateries and drinkeries in the City of McKinney and surrounding areas.

Estimated Date of Project Completion: Delivery of Park and Retail no later than end of July 2023.

Days/Hours of Business Operation: Retail will have varied opening and closing times based on the retail and restaurant hours of operation. We anticipate that a breakfast restaurant will open around 7:00 am and some of the late night hours of operation of certain restaurants will close at or around 2:00 am

Estimated Annual Taxable Sales: See attached Exhibit C

Current Appraised Value of Property: $2,200,801 Retail 3.74 acres raw land **Estimated Appraised Value (*Post-Improvement*)**: $29,000,000 Retail only based on projected sales price of Retail in 5 years. Estimated AV value of entire District 121 when built out is $250,000,000.

Estimated Construction Cost for Total Project: $18,600,000 for Retail only

Total Estimated Cost for Project Improvements included in grant request: Original grant approved for Park was $2,040,250. New request for Park is $2,897,893

Total Grant Amount Requested: $2,897,893

Will funding be requested from any other City of McKinney entity (e.g., TIRZ Grant, City of McKinney 380, CDBG Grant)?

☐Yes ☒No

If yes, please provide details and funding requested:

Has a request for grant funding been submitted to MCDC in the past?

X Yes ☐ No

Date(s): A previous submittal for the Commons Park was submitted and approved by the MCDC Board in September of 2020.

Will the project be competitively bid?

☐ Yes X No

If yes, please attach bids for the project;

Has a feasibility study or market analysis been completed for this proposed project? No, none at this time.

Additional Information – please attach the following

- Business plan
- Current financial report
- Audited financials for previous two years (if not available, please indicate why)
- Plat/map of property extending 200' beyond property in all directions (if applicable to your project)
- Detailed budget for the project

- Describe planned support activities; use; admission fees if applicable
- Timeline and schedule – from design to completion
- Plans for future expansion/growth

I. Business Plan:

a. District 121, LLC, is a single purpose entity formed to acquire and develop 17.85 acres located at the northeast corner of Sam Rayburn Tollway (Hwy. 121) and Alma Road (the "Property"). District 121 will provide all services required to develop and construct the infrastructure on the Property required to position components thereof as "pad ready" for sale to office, retail/restaurant and hospitality developers.

II. Current Financial Report:

a. See Exhibit D *Financials' are draft only and are not complete for 2021.*

III. Audited Financials:

a. Currently no audited Financials are available.

IV. Plat / Map:

a. Exhibit E: Overall Concept Plan, Current Site Plan, and Restaurant locations

V. Detailed Budget:

a. I have attached as Exhibit F the original budget and new budget for the Park along with the actual contracted budget with Crossland Construction Company.

VI. Planned Support Activities

a. The Commons will be maintained and supported by assessments from a property owners association ("POA") created for the Property. It is anticipated that the POA will employ a lifestyle director responsible for programming events at The Commons which will include entertainment and other functions designed to attract patrons locally and within a 30-minute radius. The layout and amenities of The Commons will support activities such as local bands, yoga instruction, streaming sports/concerts, cultural events, movies on the lawn and visual arts displays. The Commons would be the perfect venue for art shows similar to the Cottonwood Arts Festival in Richardson, for example. While it is anticipated that The Commons will be a venue enjoyed by patrons without charge, there may be limited occasions where an admission fee would be charged for certain events.

VII. Timeline and schedule:

a. Both the Retail and Park are now under construction in District 121. We will be turning over the shell buildings to the restaurants at the end of the year to start their tenant improvements with the first restaurants opening for business in the spring of 2023. The Park completion will be in the Spring of 2023.

VIII. Plans for future expansion/growth:

a. District 121 currently is under construction on a 200,000 sq. ft – 8 story office building and a 5-story parking garage along with over 37,325 sq. ft. of Retail and of course the Commons Park. Future expansion anticipates the 102 key hotel that is currently under contract along with future retail of between 5-7,000 and two additional offices with associated parking garage.

IX. Narrative on Grant submittal:

a. A little over a year and a half ago District 121 was presented to the MCDC Board as a dream of changing the character of mixed-use projects along the Sam Rayburn Corridor and setting a new standard for the City of McKinney. Since this time, we have all suffered through the pandemic and are now facing labor shortages, supply chain issues, and unbridled inflation. *The vision that was presented then now has become a reality and has even exceeded expectations.* The initial office building was thought to be +-150,000 sq. ft. – 6 story is now 200,000 sq. ft. – 8 stories. We envisioned the retail would be in two phases, the demand has pushed us to building all the retail surrounding the park in 1 phase. Our restaurant mix has far exceeded our expectations with Bob's Steak & Chop House, Mi Cocina's with second story Bar, 400 Gradi, Zero, Gradi, and Common Table just to name a few and all best in class. The hospitality industry was devasted during the pandemic and still is suffering the lasting effects and even so we have a 102 key hotel under contract and scheduled to close in April of this year. The galvanizing denominator in all of this is the Commons Park. Kaizen, the developers of the office bought into this vision early on along with our restaurants and hotel following suit. The Park was never visioned to be just open space but a unique one of kind design with adjacent covered patios for outdoor dining overlooking the recessed Park space. We now are coming before the MCDC Board again as the previous challenges we are all facing has hit our budget. We are asking for an additional $857,643 above what our previous approval was for. The reason for this increase is twofold, one being the inflationary times we are in and two, the scope of the Park has increased. About 66% of the increase has been the effect of inflation with the balance of the additional expense of 34% has been the increased scope of the Park (see Exhibit G). The Park has increased in size by 10% that has added cost to the project but made the Park even more special. We had to go to Turf instead of grass which has added cost along with adding restrooms to back of the stage area. The restrooms where needed as our fine dining mix of restaurants would not allow shared restroom facilities. The developers of the Retail are also dealing with the inflationary times we are in and are continuing the course even though suffering from over $2 Million in unbudgeted costs. The land for the Park alone is valued at $940,000 which is being donated to the District 121 Owners Association. With all this being said, we are asking the MCDC Board to approve this additional expenditure above the previous approved amount. I have no doubt the return on the investment for the MCDC, MEDC, and the City will be greater than its initial vision and approval. An article recently hit the wires from the Dallas Business Journal (attached hereto as Exhibit H) naming District 121 as one of the top 21 developments in North Texas that "...stand to have massive impact on their surrounding areas, setting the tone of development and inertia for years to come". Our early projections on gross sales on the Retail was around $20-23 Million annually and now we believe the projected gross sales will be in the $27-30 Million. The resulting sales tax increase will benefit all. District 121 still has over 8 acres for two more office buildings that will benefit from the quality Park planned in District 121. As referred to in the Top 21 article the impact of District 121 on McKinney's Sam Rayburn corridor and on the McKinney Corporate Center Craig Ranch will and has provided increased velocity and brings much added notice to McKinney as a whole. Our Press Release that was issued on 2/10/2022 (See Exhibit I) was picked up by 15 trades and received much more press than expected.

Acknowledgements

If funding is approved by the MCDC board of directors, Applicant acknowledges the following:

- The Project for which financial assistance is sought will be administered by or under the supervision of the applying individual/company.

- All funds awarded will be used exclusively for the purpose described in this application.
- Applicant owns the land, building or facility where the proposed infrastructure improvements will be made. If the Applicant does not own the land, written acknowledgement/approval from the property owner must be included with the application. The letter must document the property owner is aware of the proposed improvements and use of the property or building; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.
- MCDC will be recognized as a funder of the Project. Specifics to be agreed upon by applicant and MCDC and included in an executed performance agreement.
- Individual/company representative who has signed the application is authorized to submit the application.
- Applicant will comply with the Grant Guidelines in executing the Project for which funds were awarded.
- Funded Projects must be completed within one year of the date the grant is approved by the MCDC board, unless an exception is granted.
- Completed Project must be inspected for Code compliance.
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed, notarized and provided to MCDC prior to receiving grant funds.
- Property owner will be responsible for maintaining the infrastructure improvements made with funding from Grant for ten (10) years.

Acknowledgements - *continued*

- A final report detailing the successful completion of the Project will be provided to MCDC no later than 30 days following completion of the Project.
- Grant funding is provided on a reimbursement basis subsequent to submission of a reimbursement request, with copies of invoices and paid receipts for qualified expenses.
- Up to 20% of the grant funds awarded may be withheld until a final report on completion of the Project is provided to MCDC.
- A performance agreement will be required that may outline requirements for acknowledging MCDC funding support for the project. Additionally, it will contain a provision certifying that the applicant does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. Further, should the applicant be convicted of a violation under 8 U.S.C. § 1324a(f), the applicant will be required to repay the amount of the public subsidy provided under the agreement plus interest, at an agreed to interest rate, not later than the 120th day after the date the MCDC notifies the applicant of the violation.

[The Remainder of this Page Intentionally Left Blank]

BY SIGNING THIS APPLICATION, I CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE REFERENCED PROPERTY OR THAT I AM AUTHORIZED TO REPRESENT AND ACT ON THE BEHALF OF THE OWNER OF THE ABOVE REFERENCED PROPERTY. I ALSO CERTIFY THAT ALL OF THE INFORMATION PROVIDED HEREON IS ACCURATE AND TRUE SO FAR AS I AM AWARE AND UNDERSTAND THAT I AM LEGALLY RESPONSIBLE FOR THE ACCURACY OF THIS APPLICATION. I FURTHER UNDERSTAND THAT I AM NOT GUARANTEED A GRANT.

Applicant's Signature

Signature

Printed Name David Craig

Date 3/30/22

Property Owner's Signature

Signature

Printed Name David Craig

Date 3/30/22

INCOMPLETE APPLICATIONS, OR THOSE RECEIVED AFTER THE DEADLINE, WILL NOT BE CONSIDERED.

A FINAL REPORT IS TO BE PROVIDED TO MCDC WITHIN 30 DAYS OF THE COMPLETION OF THE PROJECT. FINAL PAYMENT OF FUNDING AWARDED WILL BE MADE UPON RECEIPT OF FINAL REPORT.

DISTRICT 121

02.14.22 - DESIGN

CRAIG INTERNATIONAL

OBRIEN

Kimley»Horn

EXHIBIT A

Tabulations

PHASE 1

Building R-1A
9,280 sf (Gross)
9,067 sf (Leasable)

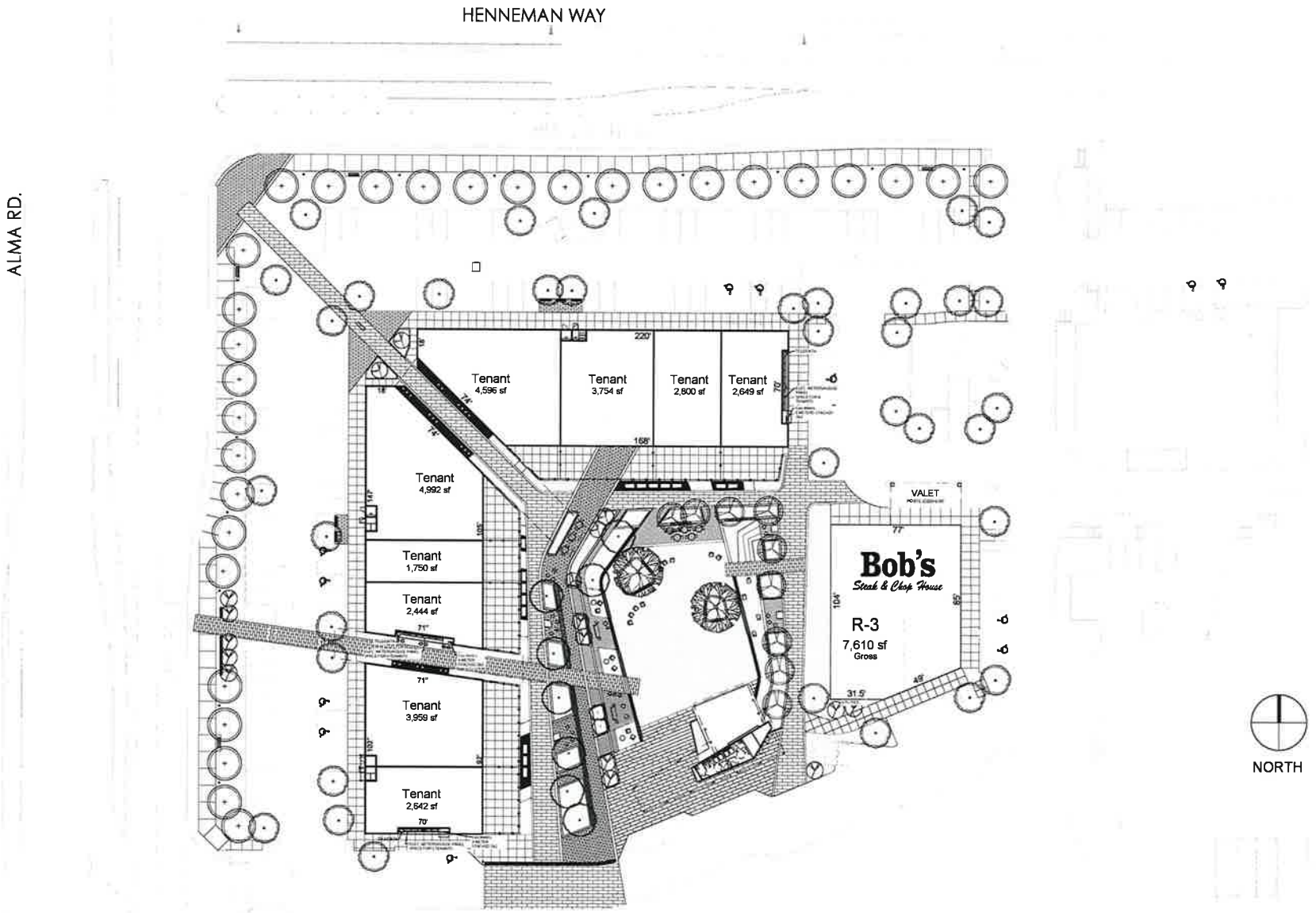
Building R-1B
6,799 sf (Gross)
6,601 sf (Leasable)

Building R-2
14,044 sf (Gross)
13,796 sf (Leasable)

Total
30,123 sf (Gross)
29,464 sf (Leasable)

PHASE 2 - BOB'S

Building R-3
7,610 sf (Gross)



SITE PLAN

DISTRICT 121

CRAIG INTERNATIONAL

VIEW 01

Kimley»Horn O'BRIEN

DISTRICT 121

CRAIG INTERNATIONAL

VIEW 02

Kimley»Horn O'BRIEN

DISTRICT 121

CRAIG INTERNATIONAL

VIEW 04

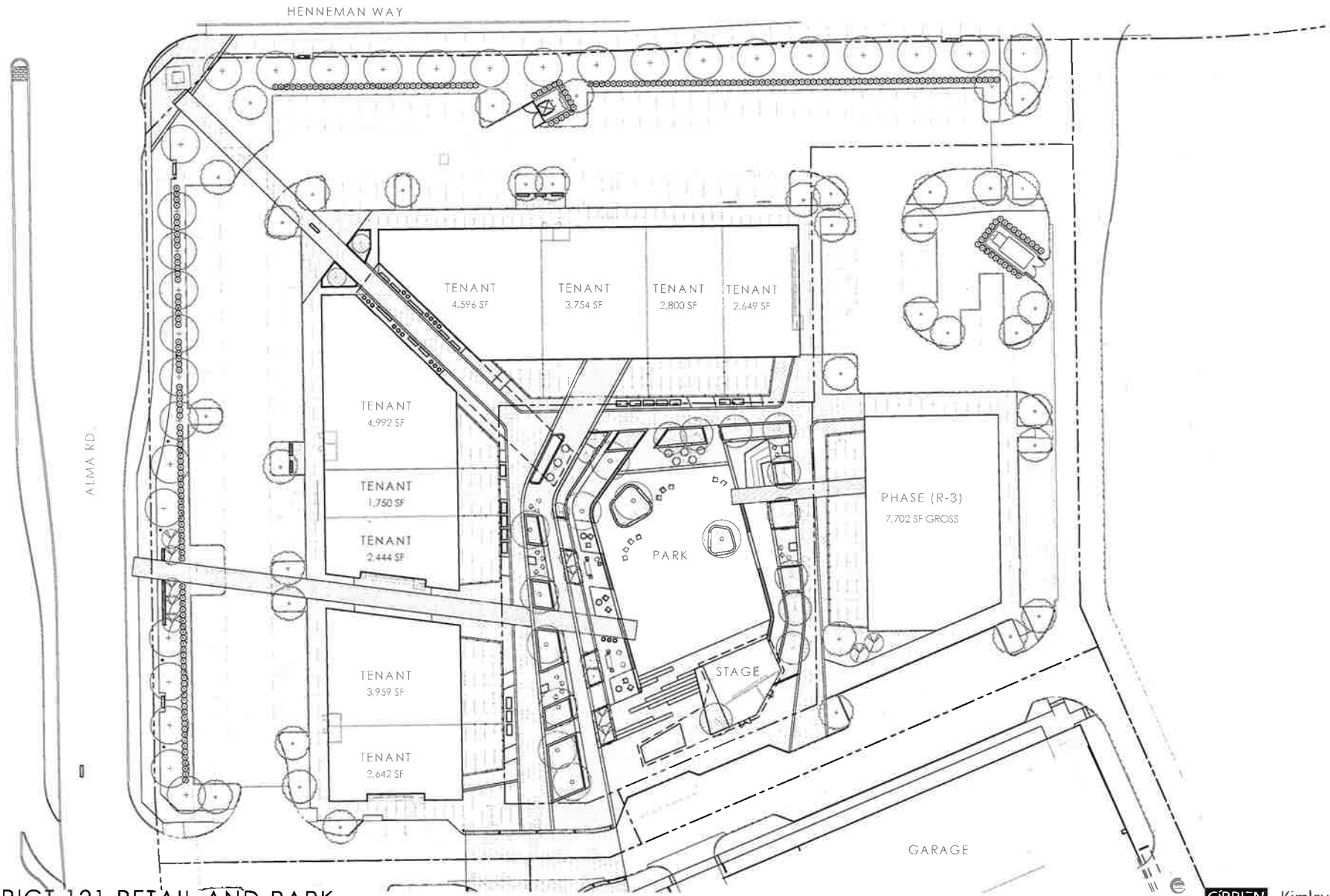
Kimley»Horn O'BRIEN

DISTRICT 121

CRAIG INTERNATIONAL

VIEW 15

Kimley»Horn O'BRIEN

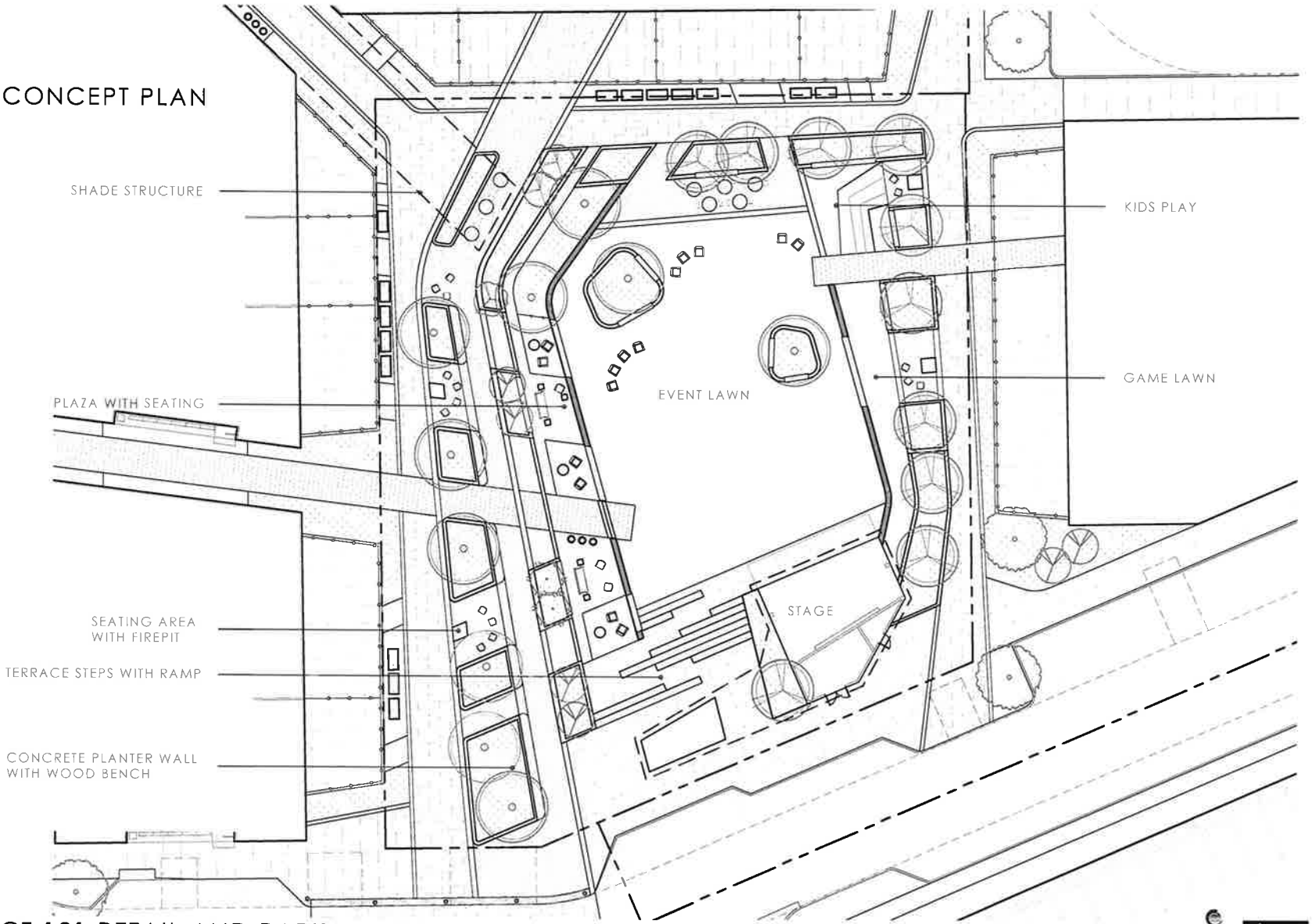


DISTRICT 121 RETAIL AND PARK

CRAIG O'BRIEN Kimley»Horn

EXHIBIT B

PARK CONCEPT PLAN



DISTRICT 121 RETAIL AND PARK

CRAIG O'BRIEN Kimley»Horn

DISTRICT 121 RETAIL AND PARK

CRAIG O'BRIEN Kimley»Horn

PARK RENDERING

DISTRICT 121 RETAIL AND PARK

CRAIG O'BRIEN Kimley»Horn

DISTRICT 121 RETAIL AND PARK

CRAIG O'BRIEN Kimley»Horn

DISTRICT 121 RETAIL AND PARK

CRAIG OBRIEN Kimley »Horn

DISTRICT 121 RETAIL AND PARK

CRAIG O'BRIEN Kimley»Horn

DISTRICT 121 RETAIL AND PARK

CRAIG O'BRIEN Kimley»Horn

DISTRICT 121 RETAIL AND PARK

CRAIG O'BRIEN Kimley»Horn

DISTRICT 121 RETAIL AND PARK

CRAIG O'BRIEN Kimley»Horn

DISTRICT 121

Restaurant	Sq. Footage	Average Annual Sales per Sq. Ft.	Total Projected Sales Volumn	City Sales Tax %	MCDC Sales Tax %	MEDC Sales Tax %	**Total Annual Sales Taxes to City, MEDC & MCDC**
Sales Tax Percentage				1.00%	0.50%	0.50%	
Mi Cocina	6600	$1,140	$7,524,000	$75,240	$37,620	$37,620	
Bob's Steak & Chop	7600	$1,140	$8,664,000	$86,640	$43,320	$43,320	
400 Gradi	4000	$855	$3,420,000	$34,200	$17,100	$17,100	
Common Table	3500	$950	$3,325,000	$33,250	$16,625	$16,625	
Zero Gradi	1200	$760	$912,000	$9,120	$4,560	$4,560	
Breakfast	3900	$665	$2,593,500	$25,935	$12,968	$12,968	
Asian	3000	$760	$2,280,000	$22,800	$11,400	$11,400	
	29800		$28,718,500	$287,185	**$143,593**	$143,593	**$574,370**

Z:\1.0 PROJECTS\5.0 LFMD (Distr. 121)\25.5 - MCDC\City Sales Tax Projections.xlsx

EXHIBIT C

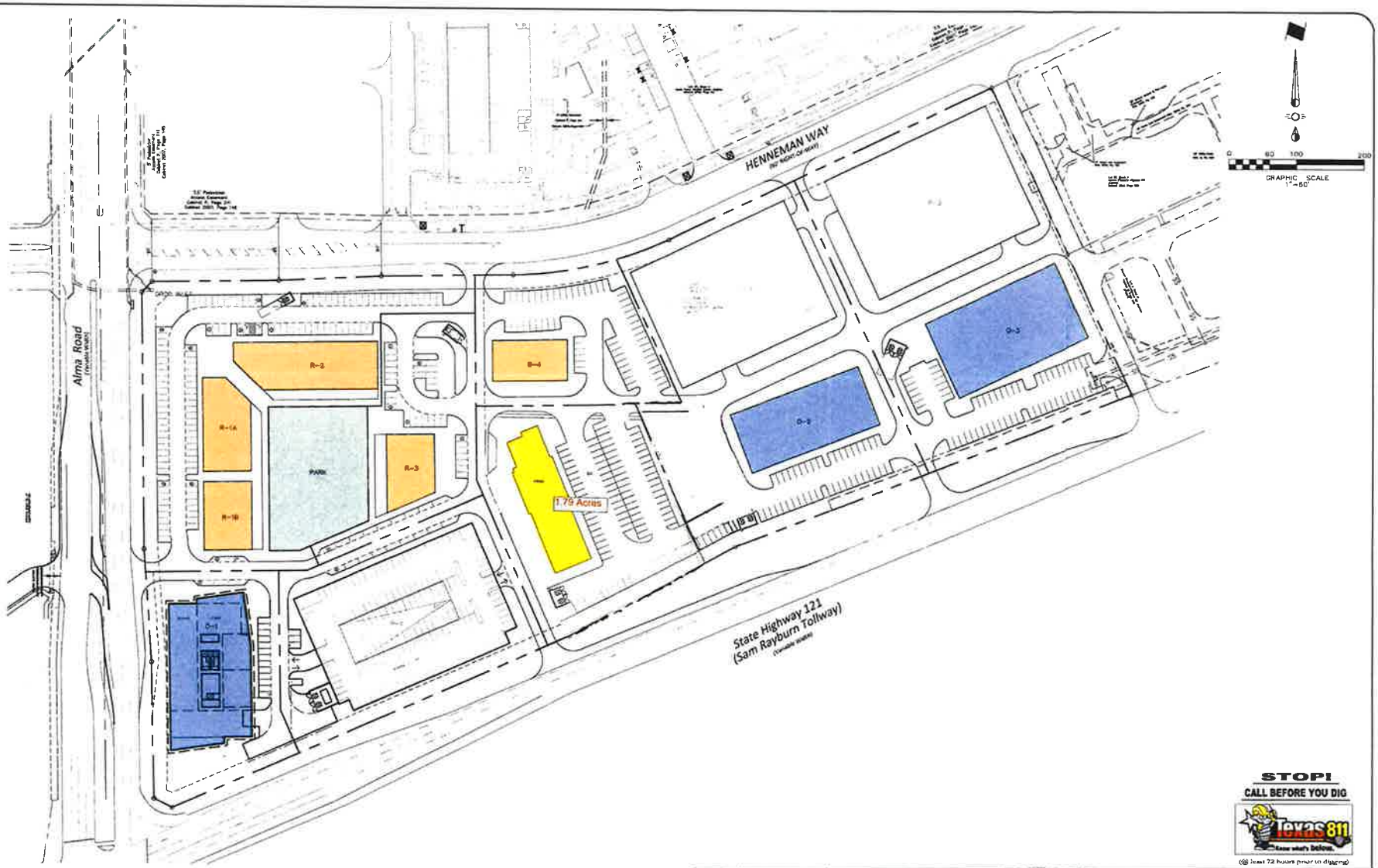
EXHIBIT D

10:42 AM
03/03/22
Cash Basis

District 121 LLC
Balance Sheet
As of December 31, 2021

	Dec 31, 21	Dec 31, 20
ASSETS		
Current Assets		
Checking/Savings		
Construction Acct, Simmons Bank	1,072.88	0.00
Operating Account, Simmons Bank	468,597.91	0.00
Total Checking/Savings	469,670.79	0.00
Total Current Assets	469,670.79	0.00
Fixed Assets		
Construction in Progress		
Infrastucture	1,388,904.71	0.00
Park	29,729.83	0.00
Interest during construction	93,066.38	0.00
Total Construction in Progress	1,511,700.92	0.00
Total Fixed Assets	1,511,700.92	0.00
Other Assets		
Investment, District 121 Retail	590,000.00	0.00
Investment, KDP Part Intrsts	1,500,000.00	0.00
Land, 17.58ac	14,208,347.06	0.00
Start up costs	218,800.24	0.00
Total Other Assets	16,517,147.30	0.00
TOTAL ASSETS	**18,498,519.01**	**0.00**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Loan from Craig Internation Inc	200,000.00	0.00
Total Other Current Liabilities	200,000.00	0.00
Total Current Liabilities	200,000.00	0.00
Long Term Liabilities		
Note, Simmons Bank	3,133,106.90	-25,000.00
Total Long Term Liabilities	3,133,106.90	-25,000.00
Total Liabilities	3,333,106.90	-25,000.00
Equity		
Partner, Boundary 15%		
Equity	0.00	25,000.00
Total Partner, Boundary 15%	0.00	25,000.00
Partner, YounasWay Holdings 85%		
Equity	8,427,532.30	0.00
Contribution/Draw	390,000.00	0.00
Total Partner, YounasWay Holdings 85%	8,817,532.30	0.00
Net Income	6,347,879.81	0.00
Total Equity	15,165,412.11	25,000.00
TOTAL LIABILITIES & EQUITY	**18,498,519.01**	**0.00**

DRAFT COPY ONLY



STOP!
CALL BEFORE YOU DIG
Texas 811
Know what's below.
(@ least 72 hours prior to digging)

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street
McKinney, Texas 75069
972.562.4409
Texas P.E. Firm No. F-3935

Drawn By: C.R.E.C.I. | Checked By: C.R.E.C.I. | Scale: 1"=60'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INFORM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 05/14/20. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

CONCEPT LAYOUT

DISTRICT 121

CRAIG DRIVE SIX, LP

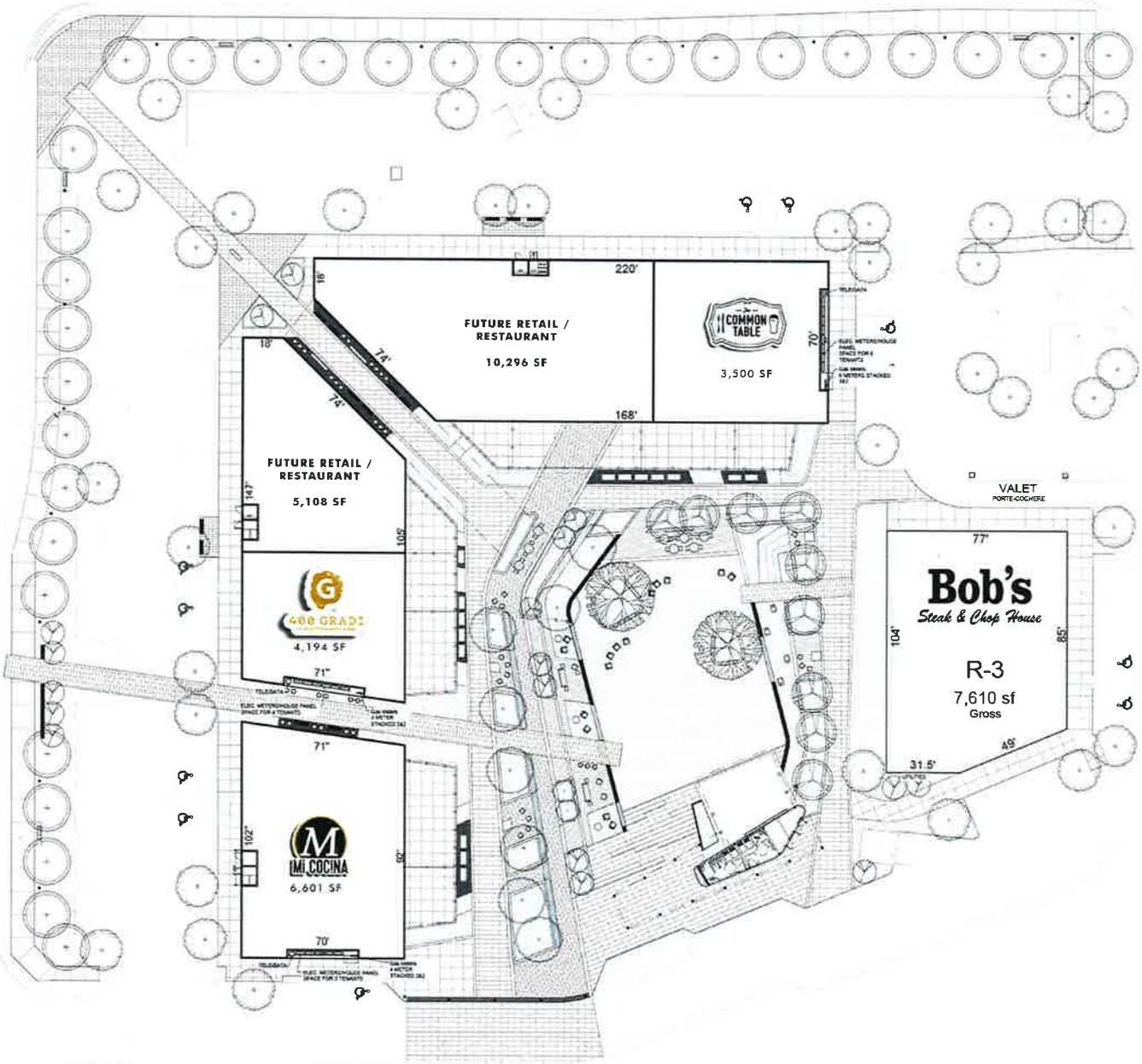
CITY OF MCKINNEY

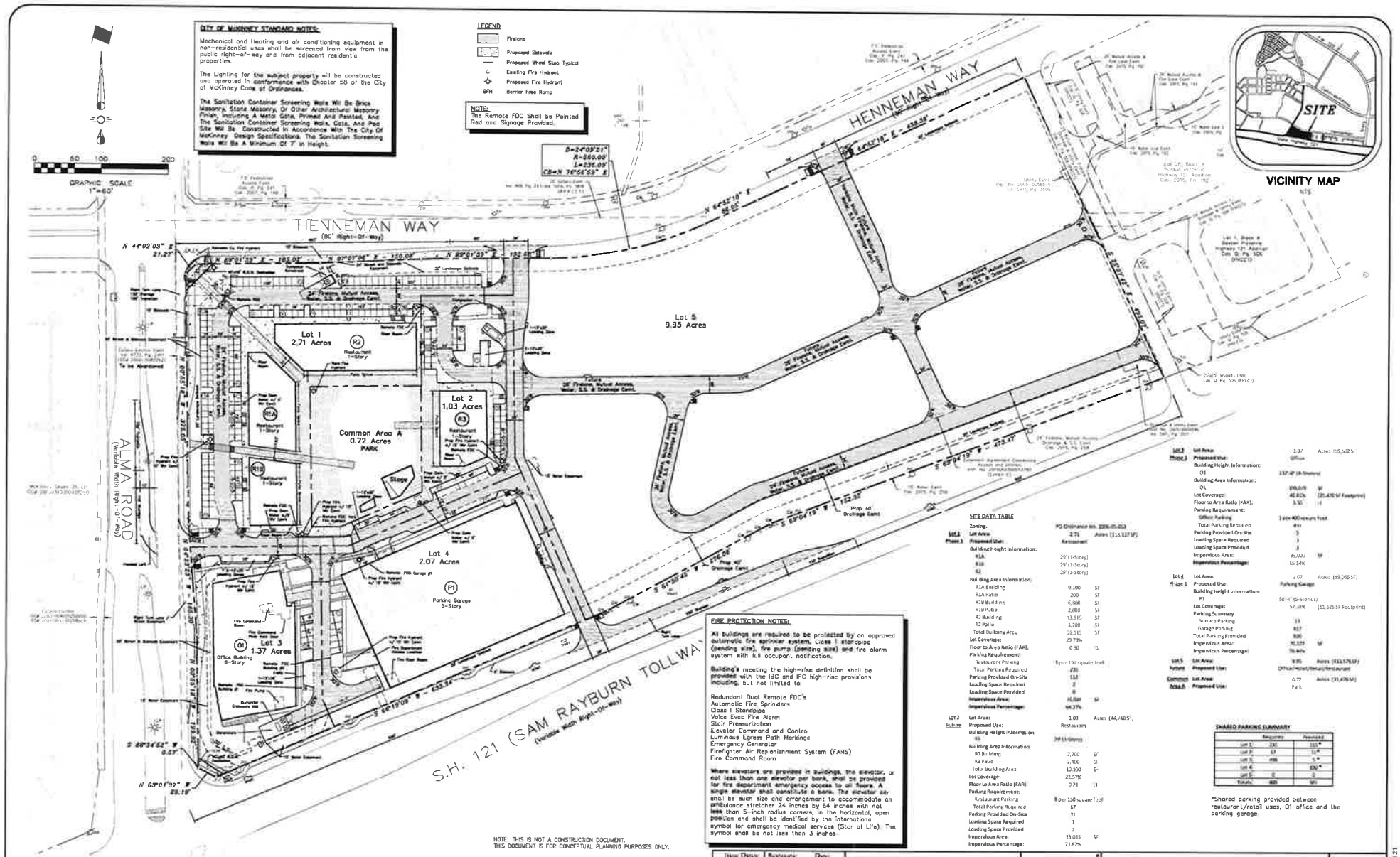
Sheet No
CL1

Project No.
20016

DISTRICT 121

EXHIBIT E


FUTURE RETAIL / RESTAURANT
10,296 SF
220'
168'
16'
74'
COMMON TABLE
3,500 SF
70'
FUTURE RETAIL / RESTAURANT
5,108 SF
18'
147'
105'
408 GRADI
4,194 SF
71'
MI COCINA
6,601 SF
102'
92'
70'
VALET
PORTE-COCHERE
Bob's
Steak & Chop House
R-3
7,610 sf
Gross
77'
104'
85'
49'
31.5'



CITY OF McKINNEY STANDARD NOTES:

Mechanical and Heating and air conditioning equipment in non-residential uses shall be screened from view from the public right-of-way and from adjacent residential properties.

The Lighting for the subject property will be constructed and operated in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

The Sanitation Container Screening Walls Will Be Brick Masonry, Stone Masonry, Or Other Architectural Masonry Finish, Including A Metal Gate, Primed And Painted, And The Sanitation Container Screening Walls, Gate, And Pad Site Will Be Constructed In Accordance With The City Of McKinney Design Specifications. The Sanitation Screening Walls Will Be A Minimum Of 7' in Height.

LEGEND

- Flatstone
- Proposed Sidewalk
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp

NOTE:
The Remote FDC Shall be Painted Red and Signage Provided.

FIRE PROTECTION NOTES:

All buildings are required to be protected by an approved automatic fire sprinkler system, Class I standpipe (pending size), fire pump (pending size) and fire alarm system with full occupant notification.

Building's meeting the high-rise definition shall be provided with the IBC and IFC high-rise provisions including, but not limited to:

Redundant Dual Remote FDC's
Automatic Fire Sprinklers
Class I Standpipe
Voice Evac Fire Alarm
Stair Pressurization
Elevator Command and Control
Luminous Egress Path Markings
Emergency Generator
Firefighter Air Replenishment System (FARS)
Fire Command Room

Where elevators are provided in buildings, the elevator, or not less than one elevator per bank, shall be provided for fire department emergency access to all floors. A single elevator shall constitute a bank. The elevator car shall be such size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches with not less than 5-inch radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (Star of Life). The symbol shall be not less than 3 inches.

SITE DATA TABLE

	Zoning:	PD Ordinance No. 2006-05-053	
Lot 1	Lot Area:	2.71	Acres (118,127 SF)
Phase 1	Proposed Use:	Restaurant	
	Building Height Information:		
	R1A	29' (1-Story)	
	R1B	29' (1-Story)	
	R2	29' (1-Story)	
	Building Area Information:		
	R1A Building	9,100	SF
	R1A Patio	200	SF
	R1B Building	6,800	SF
	R1B Patio	2,000	SF
	R2 Building	13,815	SF
	R2 Patio	1,700	SF
	Total Building Area	26,515	SF
	Lot Coverage:	22.73%	
	Floor to Area Ratio (FAR):	0.30	:1
	Parking Requirement:		
	Restaurant Parking	1 per 150 square feet	
	Total Parking Required	178	
	Parking Provided On-Site	118	
	Loading Space Required	2	
	Loading Space Provided	8	
	Impervious Area:	76,500	SF
	Impervious Percentage:	64.77%	
Lot 2	Lot Area:	1.03	Acres (44,468 SF)
Future	Proposed Use:	Restaurant	
	Building Height Information:		
	R3	29' (1-Story)	
	Building Area Information:		
	R3 Building	7,700	SF
	R3 Patio	2,400	SF
	Total Building Area	10,100	SF
	Lot Coverage:	22.57%	
	Floor to Area Ratio (FAR):	0.23	:1
	Parking Requirement:		
	Restaurant Parking	1 per 150 square feet	
	Total Parking Required	67	
	Parking Provided On-Site	71	
	Loading Space Required	1	
	Loading Space Provided	2	
	Impervious Area:	33,055	SF
	Impervious Percentage:	73.87%	
Lot 3	Lot Area:	1.37	Acres (59,602 SF)
Phase 1	Proposed Use:	Office	
	Building Height Information:		
	O1	132'-0" (6-Stories)	
	Building Area Information:		
	O1	190,000	SF
	Lot Coverage:	42.82%	(25,476 SF Footprint)
	Floor to Area Ratio (FAR):	3.32	:1
	Parking Requirement:		
	Office Parking	1 per 400 square feet	
	Total Parking Required	475	
	Parking Provided On-Site	5	
	Loading Space Required	1	
	Loading Space Provided	1	
	Impervious Area:	39,000	SF
	Impervious Percentage:	65.54%	
Lot 4	Lot Area:	2.07	Acres (88,065 SF)
Phase 1	Proposed Use:	Parking Garage	
	Building Height Information:		
	P3	58'-0" (3-Stories)	
	Lot Coverage:	57.38%	(51,626 SF Footprint)
	Parking Summary		
	Surface Parking	33	
	Garage Parking	817	
	Total Parking Provided	850	
	Impervious Area:	50,550	SF
	Impervious Percentage:	76.84%	
Lot 5	Lot Area:	9.95	Acres (433,576 SF)
Future	Proposed Use:	Office/Hotel/Retail/Restaurant	
Common	Lot Area:	0.72	Acres (31,476 SF)
Area A	Proposed Use:	Park	

SHARED PARKING SUMMARY

	Required	Provided
Lot 1	130	118*
Lot 2	67	71*
Lot 3	475	5*
Lot 4		830*
Lot 5	0	0
Totals	675	971

*Shared parking provided between restaurant/retail uses, O1 office and the parking garage.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

DEVELOPER:
Craig Drive Six
6850 TPC Drive, Suite 104
McKinney, Texas 75070
Phone (972) 529-1371
Contact: David Craig

LANDSCAPE ARCHITECT:
DCBA Landscape Architecture
730 East Park Blvd, Suite 100
Plano, Texas 75074
Phone (214) 620-2746
Contact: Dave Baldwin, RLA, ASLA

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan D. Hake, P.E.

SURVEYOR:
AJ Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087
Phone (972) 722-0225

Issue Date:	Revisions:	Date:
1 09/08/2020	1	
2 10/27/2020	2	
3 11/20/2020	3	
4 12/16/2020	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street
972 562 4409
McKinney, Texas 75069
Texas P.E. Firm No. F-3935

Drawn By:	Checked By:	Scale:
C.D.C.	C.D.C.	1"=60'

12/16/20

SITE PLAN

DISTRICT 121

CRAIG DRIVE SIX, LP
CITY OF McKINNEY, TEXAS

Sheet No.
SP

Project No.
20016

DISTRICT 121

EXHIBIT F

DISTRICT 121 PARK BUDGET		
		2/4/2022
GC Contractor Bid ***(based on O'Brien/Kimley Horn plans dated 12/22/21 :***		
Crossland Construction Co. Inc.	$2,706,806	
VE Options:		
Fire Pits	(60,000)	
HVAC	(15,000)	
Bike Racks	(10,400)	
Flooring Stage	(10,000)	
		2,611,406
Audio Visual Component:		
Insane Impact	$166,729	
Contingency Asscociated with AV	$25,000	
		$191,729
Miscellaneous Other Items:		
Performance Bond		$0
Materials Testing;		
Alpha Testing 1/28/22		$13,681
Public Art (Estimate)		$25,000
Club Car clean up of park grounds:		
50% cost by Retail 50% Park Total $12,154		$6,077
Contingency		$50,000
		$2,897,893

Z:\1.0 PROJECTS\5.0 LFMD (Distr. 121)\19.0 - FINANCIAL ANALYSIS\3.0 Retail Proforma\12.0 - BANK LOAN\Summary Loan Costs 1.14.22.xlsx

THE COMMONS AT DISTRICT 121 BUDGET

Gensler Park size .7 acres

Hardscape:	LF or Sq. Ft.		Total	Unit Cost		Total
26" -29" Retaining Wall (Seat Wall)	950				$135,000	
3 set of stairs into park and hdcp ramp					$24,000	
Stamped/Paved Hardscape floor of Park	19302			12	$232,000	
						$391,000
Stage:						
Stage (Shade structure,lighting, sound)					$450,000	
Stage floor	(Stage +- 25' x 35')				(in above)	
Back Support Wall					(in above)	
Electrical and small enclosed climate controlled room					(in above)	
						$450,000
LED Video Display (8' Hx 15'W)						$245,000
Public Art:						
1 or more public art compostions located in the park						$20,000

9' x 16'

Lighting,Sound,Connectivity:	Units	Unit Price	Total	
Lighting				
Park Trees	13	$750	$9,750	
Main tree	1	$5,000	$5,000	
Bollard Lights	35	$900	$31,500	
Other Lighting costs	1	$30,000	$30,000	
Sound	1	$30,000	$30,000	
Electric (plugs, meter,)	1	$25,000	$25,000	
Security Camera's	6	$1,500	$9,000	
Wireless Connectivity	1	$10,000	$10,000	
				$150,250

Outdoor Furniture / Shade Structures / Landscaping:	Units		Unit Price		Total	
Furniture						
Couch	4	High end	$ 2,000		$8,000	
Chair 1	8	High end	$ 1,000		$8,000	
Chair 2	14	High end	$ 1,000		$14,000	
Tables	6	outdoor	$ 300		$1,800	
Chair 3	30	Adirondack type	$ 380		$11,400	
Bench's	6		$ 900		$5,400	
Waste	4		$ 700		$2,800	
Fire Pits	2		$ 3,500		$7,000	
Pots	15		$ 1,000		$15,000	
Playground						$73,400
	1		$ 75,000			$75,000
Landscaping						
	1	Large Tree	$ 22,000		$22,000	
	13	Trees in Park	$ 3,200		$41,600	
Other Landscaping					$30,000	
Turf area in front of stage			$ 4	9500	$38,000	
Irrigation					$30,000	
Bocce Ball court					$24,000	
Shade Umbrellas	6		$ 2,000		$24,000	
						$209,600

Utilities:		
Drainage recessed park area	$120,000	
Gas run to Fire Pits	$8,000	
Other utilities (Water & Sant. Sewer extensions)	$25,000	
		$153,000
Miscellaneous:		
Architectural Fee's	$173,000	
Contingency (+ - 5% of hard costs)	$100,000	
		$273,000
		$2,040,250

Lump Sum Proposal

Project: District 121 Park
Owner: Craig International
Date: January 14, 2022 **REVISED February 1, 2022**

CROSSLAND
CONSTRUCTION COMPANY, INC.

Bid Package	Description	G PARK SITEWORK	H BUILDING R4	GBSF 636 $/SF	I = G+H TOTAL PARK	GBSF 636 $/SF	%
01A	General Requirements	$ 15,000	$ 24,609	[illegible]	$ 39,609	[illegible]	[illegible]
02A	Existing Conditions	$ -	$ -		$ -		
31A	Earthwork (Includes Lime Stabilization at Fire Lanes)	$ 28,128	$ 12,913	[illegible]	$ 41,041	[illegible]	1.52%
31B	Termite Treatment	$ -	$ 500	[illegible]	$ 500	[illegible]	[illegible]
32A	Site Paving	$ 688,164	$ -		$ 688,164	[illegible]	[illegible]
32B	Pavement Markings	$ -	$ -		$ -		
32C	Landscaping & Irrigation	$ 200,000	$ -		$ 200,000	[illegible]	[illegible]
32D	Site Furnishings ALLOWANCE	$ 276,507	$ -		$ 276,507	[illegible]	[illegible]
32E	Unit Pavers	$ 101,233	$ -		$ 101,233	[illegible]	[illegible]
32F	Fencing	$ -	$ -		$ -		
32G	Retaining Walls	$ -	$ -		$ -		
33A	Site Utilities (Includes perforated drainage at Turf and French Drains at Terrace Walls)	$ 197,118	$ -		$ 197,118	[illegible]	[illegible]
03A	Cast-in-Place Concrete	$ -	$ 55,000	[illegible]	$ 55,000	[illegible]	[illegible]
03B	Polished Concrete	$ -	$ 1,920	[illegible]	$ 1,920	[illegible]	[illegible]
04A	Masonry & Plaster	$ -	$ 39,605	[illegible]	$ 39,605	[illegible]	[illegible]
05A	Structural & Miscellaneous Steel	$ -	$ 143,149	[illegible]	$ 143,149	[illegible]	[illegible]
06A	Woods and Plastics	$ -	$ -		$ -		
07A	Roofing	$ -	$ 45,000	[illegible]	$ 45,000	[illegible]	[illegible]
07B	Waterproofing	$ 50,200	$ 7,000	[illegible]	$ 57,200	[illegible]	[illegible]
07C	Fireproofing	$ -	$ -		$ -		
07D	Metal Wall Panels	$ -	$ 9,246	[illegible]	$ 9,246	[illegible]	[illegible]
08A	Doors & Hardware	$ -	$ 8,500	[illegible]	$ 8,500	[illegible]	[illegible]
08B	Glass & Glazing (Excludes NanaWall at R1-B)	$ -	$ 560	[illegible]	$ 560	[illegible]	[illegible]
08C	Overhead Doors	$ -	$ 3,262	[illegible]	$ 3,262	[illegible]	[illegible]
09A	Drywall & Acoustical	$ -	$ 34,958	[illegible]	$ 34,958	[illegible]	[illegible]
09B	Flooring	$ -	$ -		$ -		
09D	Painting	$ -	$ 13,183	[illegible]	$ 13,183	[illegible]	[illegible]
09D.1	Murals	$ -	By Others		By Others		
10A	Specialties	$ -	$ 12,340	[illegible]	$ 12,340	[illegible]	[illegible]
10B.1	Signage - Code Minimum	$ -	$ 2,100	[illegible]	$ 2,100	[illegible]	[illegible]
10B.2	Signage - Monument/Building	$ -	By Others		By Others		
10C	Roof Screens ALLOWANCE EXCLUDES SCREEN ON PARK ELEVATIONS	$ -	$ 19,763	[illegible]	$ 19,763	[illegible]	[illegible]
11A	Fireplaces	$ 90,794	$ -		$ 90,794	30,[illegible]	[illegible]
12A	Furnishings	$ -	$ -		$ -		
13A	Special Construction	$ -	$ -		$ -		
14A	Conveying Equipment	$ -	$ -		$ -		
21A	Fire Protection	$ -	Not Required		$ -		
21B	Fire Protection - Dry System at Canopies	$ -	Not Required		$ -		
22A	Plumbing EXCLUDES GREASE TRAPS	$ 15,000	$ 34,180	[illegible]	$ 49,180	[illegible]	[illegible]
23A	HVAC	$ -	$ 31,759	[illegible]	$ 31,759	[illegible]	[illegible]
26A	Electrical	$ 300,000	$ 80,000	[illegible]	$ 380,000	[illegible]	[illegible]
27A	Communications	$ -	$ -		$ -		
27B	Audio/Visual	$ -	$ -		$ -		
28A	Fire Alarm	$ -	Not Required		$ -		
28B	Security	$ -	$ -		$ -		
28C	Access Controls	$ -	$ -		$ -		
	Subtotal Direct Cost of Work	**$ 1,962,144**	**$ 579,546**	**$ 911.24**	**$ 2,541,690**	**$ 3,996.37**	**93.90%**
	Construction Contingency	$ -	$ -		$ -		
	Design/Estimating Contingency	$ -	$ -		$ -		
	Owner's Contingency	By Owner	By Owner		By Owner		
	Building Permit	By Owner	By Owner		By Owner		
	General Liability Insurance	$ 9,403	$ 2,777	[illegible]	$ 12,181	[illegible]	[illegible]
	Builder's Risk Insurance	$ 3,134	$ 926	[illegible]	$ 4,060	[illegible]	[illegible]
	Subcontractor Default Insurance	$ -	$ -		$ -		
	Payment & Performance Bond	$ -	$ -		See Alternates		
	General Conditions	$ 41,792	$ 12,344	[illegible]	$ 54,136	[illegible]	[illegible]
	Preconstruction Phase Fee	$ -	$ -		$ -		
	Construction Phase Fee	$ 73,136	$ 21,602	[illegible]	$ 94,738	[illegible]	[illegible]
	TOTAL	$ 2,089,611	$ 617,195	$ 970.43	$ 2,706,805	$ 4,255.98	/SF

Reduce Scope and/or Quantity of Fire Pits	$	(60,000)
Reduce Scope of HVAC on Building R4	$	(15,000)
Delete Bike Racks	$	(10,400)
Revise Stage Floor to Normal Grey Concrete	$	(10,000)
PROPOSED INITIAL CONTRACT AMOUNT	$	2,611,405

DISTRICT 121 PARK PRICE COMPARISON			
New Price of Park with all bids in		$2,897,893	
	$2,897,893		
	$2,040,250		
Cost above original	$857,643		
Additional items not in original Park numbers			
Restrooms		-$100,000	
Turf instead of grass		-$80,000	***-$289,860 Increase caused by increase in scope which is***
* Park increased in size by 10.77%		-$109,859.62	34% of the increased costs.
Price to compare against original pricing		$2,608,033	
Original Pricing of Park		$2,040,250	
Cost increase from original Price		$567,783	66% of the increase in costs
% increase over original pricing caused by inflation		27.83%	
Increase in cost by scope and size of Park		14.21%	
Total % Increase		42.04%	

	ACRES	SQ. FT.
* Original Size of Park	0.65	28314.00
New Size of Park	0.72	31363.20
	Increase by 10.77%	3049.20
$2,040,250 / 28314 =	$72.06	per Sq.Ft.
$72.06 x 3,049.2 Sq. Ft. =	$219,719.23	
Adjustment	50.00%	
	$109,859.62	

Z:\1.0 PROJECTS\5.0 LFMD (Distr. 121)\19.0 - FINANCIAL ANALYSIS\3.0 Retail Proforma\12.0 - BANK LOAN\Summary Loan Costs 1.14.22.

EXHIBIT G

EXHIBIT H

Commercial Real Estate

21 developments that could reshape North Texas

By Anna Butler – Real Estate Editor, Dallas Business Journal
February 2, 2022

Here are a handful of developments to keep an eye on in Dallas and Collin counties this year.

Please note that this list is nowhere near comprehensive, but the items selected for this roundup were tapped because they stand to have a massive impact on their surrounding areas, setting the tone for development and inertia for years to come.

Presented in no particular order, the selections were limited to office and mixed-use projects and those that are in varying degrees of early stages and phases or set to break ground this year:

Trammell Crow's 2401 McKinney Tower

Located about 100 feet from my desk, the Trammell Crow Co. tower along McKinney Avenue between Fairmount Street and Maple Avenue is set to break ground this year. The 29-story mixed-use tower is expected to include more than 600,000 square feet of office, a new home for Truluck's, a 12,000-square-foot health club and 5,000 additional square feet for a bank, restaurant or retail user. Underground parking is also part of the plans.

A variety of sources stated over the past several years that the tower could hold the newly relocated headquarters of CBRE. Late last year, Dallas City Council awarded the massive commercial real estate services firm, also the parent company of Trammell Crow, a grant to develop a new tower in Uptown that would serve as a new headquarters building. It has yet to be confirmed that this is the *official* building for that push, though company representatives told the *Dallas Morning News* they were considering it.

Lincoln and Saint Michael's Mixed-use Near Preston Center

Dallas developer Lincoln Property Co. and Saint Michael and All Angels Episcopal Church are finally underway on their mixed-use development consisting of a 14-story luxury residential high-rise and a 12-story office building on a nearly 4-acre parking lot near Preston Center along Douglas Avenue. Tenants within the 225,000 square feet of office space include Lincoln's commercial division and Sewell Automotive Cos.

Four Seasons-anchored Mixed-use Along Turtle Creek

A $750 million mixed-use development at Turtle Creek Boulevard and Cedar Springs Road is set to bring Dallas proper its first Four Seasons property. Boston-based Carpenter & Co. has plans for 250 hotel rooms about 100 luxury condos, 100,000 square feet of office space and numerous amenities like restaurants, bars, a spa, health club and a small ballroom.

Maple Terrace

Houston developer Hines has taken on the redevelopment of Uptown Dallas' 3001 Maple Avenue. The conversion of the 1920s-era apartment building will include the conversion of 157,000 square feet into office space, along with the addition of a 22-story, 345-unit apartment high-rise and 12,000 square feet of restaurant space. The restaurant is expected to be Texas' first Maple & Ash steakhouse.

Field St. District

Over close to six acres, Kaizen Development Partners, Woods Capital and Dundon Capital Partners have teamed up for a more than $1 billion project set to include up to 2 million square feet of Class AA office space, in addition to retail and apartment units. First announced in 2019, the urban infill site, called the Field St. District, would take up two blocks along Woodall Rodgers Freeway.

Another Development Along Field Street

Termed as a "dynamic mix of retail, shops, restaurants, hotels, office buildings and of course the open space," Hunt Realty Investments is looking to an 11-acre parcel between N. Houston and N. Field Streets to transform what is now at and around the North End Apartments. Multiple sources have indicated this is a site that Goldman Sachs could potentially be looking at to consolidate its North Texas presence, though that has not been confirmed by the New York investment bank and financial services company.

El Fenix to Rise, Also Along Field Street

Stonelake Capital Partners has partnered with Mike Karns, CEO of Firebird Restaurant Group, to develop the key two blocks adjacent to the landmark El Fenix location at Woodall Rodgers Freeway and Field Street. Class AA office and residential towers have been plotted for the vacant tracts, while El Fenix and the nearby Meso Maya restaurants are expected to remain.

Field Street Tower

Hillwood Urban is set to bring a 38-story tower to the southeast corner of Field Street and Woodall Rodgers Freeway. The building, coming in at about 600 feet, is set to bring 520,000 square feet of office to downtown Dallas. Field Street Tower is expected to boast a sky lobby level with amenities such as a tenant lounge, coffee bar, conference center, a half-acre deck park, and stairs to a 9,000-square-foot fitness center. Fifteen levels of parking and two street-level restaurant spaces are also included in the plans.

The Link Frisco

Over the summer, Frisco City Council approved zoning for up to 2.5 million square feet of office space; 400,000 square feet of retail, restaurant and entertainment space; more than 2,000 residential units; and a boutique hotel as a "mixed-use addition" to the new PGA Headquarters. Stillwater Capital says that The Link will be a "resort-styled destination" on its website in relation to the development.

The Farm in Allen

The Farm in Allen, a 135-acre mixed-use project from JaRyCo, has continued to progress with additions as of late such as Ashton Woods' townhome community Watters Edge at the Farm. All-in, the Farm is expected to include more than 1.6 million square feet of office space, a 150-key hotel, 142,000 square feet of retail space, restaurants, townhomes and residential units.

42 Stories From 42 Real Estate?

Scott Rohrman's 42 Real Estate is planning two towers on one acre at Elm and S. Pearl Streets. The taller of the two buildings could be as high as 42 stories with the full plans possibly including 200,000 square feet of office space, 250 hotel rooms, 224 apartments and retail between the towers.

Harwood No. 14

Harwood No .14, a 27-story tower from Harwood International along Harry Hines Boulevard, broke ground last year. It's already set to house the headquarters of Haynes & Boone over 125,000 square feet of the 360,000 total square feet. Harwood Hospitality Group is set to bring another of its signature portfolio concepts to the 16,000 square feet of ground-floor retail.

District 121

CRAIG INTERNATIONAL

Dallas' Craig International broke ground on its District 121 development in McKinney last year. The $250 million, 18-acre project, located at the northeast corner of State Highway 121 and Alma Road is set to include 520,000 square feet of office space, 40,000 square feet of restaurant and retail space, a hotel and public green space – but no residential. The first phase of District 121 consists of an eight-story, 200,000-square-foot speculative office building developed in partnership between Kaizen Development Partners and the McKinney Economic Development Corp. WorkSuites is taking 30,000 square feet of the new space.

Tate + Toll

A two-building office campus from Cawley Partners is slated for the southeast corner of Warren Parkway and the Dallas North Tollway. Each office building is expected to rise 12 stories, nestled just across the way from The Star and Hall Park.

Midtown GP

Kalterra Capital Partners snagged one of the last pieces of developable land along S.H. 161 in Grand Prairie. The Dallas-based firm is planning a multi-phased, horizontal community spanning 56 acres, dubbed Midtown GP. Kalterra kicked off the project with The Foundry, a 366-unit multifamily product.

The Other Midtown: Dallas International District

The redevelopment of the 450-acre Valley View Mall area site has been a long time coming. Last year, Dallas City Council unveiled a presentation to go with the rebranding of what was formerly entitled "Dallas Midtown." While the pandemic stunted progress, the development is now slated in this latest iteration to include more than 10,000 mixed-income residential units, a city council district office, office space, a 20-are park, quality DART access and more.'

Gateway at Grand Prairie

In a bid to foster public-private partnerships, last year the City of Grand Prairie teamed up with architect Omniplan to unveil a preliminary masterplan of a 124.5-acre mixed-use development near I-30 and Belt Line Road. Plans for Gateway at Grand Prairie include retail space, a hotel, apartments and up to 2.5 million square feet of office space.

The Central

Plans for The Central, an ambitious and sizable mixed-use project from De La Vega Development along U.S. Highway 75 near Cityplace, ring in at about $2.5 billion. The 27 acres include a first phase of 350,000 square feet of office space along with 29,000 square feet of retail and restaurants and a 350-unit residential community from StreetLights Residential, which was announced last year. JPI was already a player within the 5 million-square-foot neighborhood-making development with a multifamily offering of 430 units.

Central Market Uptown + Residential Tower

The former Minyard Sun Fresh Harvest site along McKinney Avenue has been sitting pretty in Uptown, and it seems like the neighborhood will be one step closer to seeing the mixed-use tower from developer KDC go vertical after Dallas City Council approved fresh plans last summer. A residential tower featuring 800 units is set to be paired with a 100,000-square-foot Central Market on its ground floor. The project has seen a handful of iterations since it was first announced in 2018.

Monarch City

Located in Allen at the southwest corner of North Central Expressway and State Highway 121, Billingsley Co. acquired the 238 acres from Howard Hughes Co. last year. The latter already had the parcel rezoned to accommodate 4 million square feet of office space, 4,000 apartments, retail and hospitality. While the Billingsley mixed-use project won't be the same as Howard Hughes' plans, Billingsey's development still has the potential to formatively shape a key intersection in fast-growing Allen.

So, You're Saying There's a Chance

Wade Park has been replaced by Project X in Frisco. The more than $250 million first phase of development is expected to include potentially a Whole Foods – like the original Wade Park plans – and a five-story, 25,000-square-foot medical office building.

EXHIBIT I

DRAFT 1-5-22

FOR IMMEDIATE RELEASE

Bob's Steak & Chop House and Mi Cocina to Anchor $250 Million District 121

(McKinney, Texas—February XX, 2022) District 121, a $250 million mixed-use development located at the northeast corner of State Highway 121 and Alma Road, adjacent to Craig Ranch, has signed its first restaurants. Bob's Steak & Chop House has taken 7,600 square feet in a stand-alone building, which will also include a cigar bar. M Crowds' Mi Cocina concept will occupy 6,600 square feet in a standalone location that will include an upscale bar similar to its Highland Park restaurant.

"It is exciting to see the vision of District 121 coming to fruition," said David Craig, Chairman and CEO of Craig International, whose subsidiary, District 121 Retail, LLC , is developing the project along with Craig International's Miles Prestemon. "We are creating a unique ambiance that includes some of the most successful restaurants in the metroplex overlooking a magnificent park. It would not have happened if the City of McKinney did not share in this same vision. The City, along with the McKinney Economic Development Corporation (MEDC) and the McKinney Community Development Corporation (MCDC) all played significant roles in making District 121 become a reality."

Bob Sambol, founder of Bob's Steak & Chop House is excited about being one of the first restaurants at District 121.

"Our restaurant has become part of the community and where people have dined and celebrated all their special occasions since 1993," said Sambol. "When it's time to gather and celebrate you don't say 'Let's go out and have some chicken.' You go to Bob's and have a great steak. Our District 121 location will look and feel like the original location on Lemmon Avenue and it will have the added attraction of a Cigar Lounge."

Phase One of District 121, which will open this spring, will include Kaizen's office building with an 800-space parking garage. The first restaurants will be opening between March and May of 2023.

"We are incredibly excited to add this 23rd Mi Cocina location to our collection of neighborhood restaurants, as it allows us to build a space reflective of the McKinney and Craig Ranch community," said Edgar Guevara, President and CEO of M Crowd Restaurant Group. "Guests will enjoy Mi Cocina favorites like enchiladas, fajitas and of course, the legendary Mambo Taxi in the uniquely-designed restaurant. This newest location will also feature an upscale, elevated bar on the second floor for adults to enjoy margaritas and cocktails, while overlooking the District 121 Park and Stage below."

District 121 has also signed Common Table, a bar/eatery with a friendly neighborhood vibe and upscale Italian restaurant 400 Gradi. Common Table features a fun atmosphere with American fare, craft brews, a patio and live music. This will be 400 Gradi's second location in Dallas and has XX more 400 Gradi's internationally. The restaurant features Neapolitan pizzas and other traditional Italian fare.

"I've never been part of a more successful pre-leasing activity than what I've witnessed in District 121," said Thomas Glendenning, Partner with SHOP Companies, who is leasing the retail and restaurant spaces

along with Landry Kemp of SHOP. "We've had an overwhelming response to this project and expect to announce more tenants soon."

District 121 sits on 17.85 acres adjacent to Craig Ranch and is anchored by Kaizen Development's 200,000 square-foot, Class A, eight-story office tower, which recently topped out. The destination retail, corporate and restaurant development also includes 520,000 square feet of office, along with other uses such as a hotel. District 121 focuses on corporate headquarters and daytime employment. No residential component is needed as there is an unprecedented 6,500 residents living within a two-block radius.

Texas Bank and Trust is the loan originator for the project.

"These first restaurant tenants have set the stage for District 121 to be the new 'it' place to be in DFW," said Michael Jones, Senior Vice President, Texas Bank and Trust. "The combination of restaurant favorites and new eateries will give this destination an unmatched energy and liveliness once it's complete."

Renderings of the project can be found here. For more information on leasing opportunities, please contact Thomas Glendenning at thomas@shopcompanies.com.

###

Media Contact:
Carey Marin
Purpose Media Group
carey@purposemedia.biz

District 121 media coverage:

DBJ:
https://www.bizjournals.com/dallas/news/2022/02/14/district-121-mckinney-bobs-steak-chop-mi-cocina.html?cx_testId=40&cx_testVariant=cx_7&cx_artPos=0#cxrecs_s

DMN:
https://www.dallasnews.com/food/restaurant-news/2022/02/14/bobs-steak-mi-cocina-to-anchor-new-development-in-mckinney/

D Magazine:
https://www.dmagazine.com/commercial-real-estate/2022/02/mckinneys-district-121-signs-its-first-restaurant-tenants/

CBS11:
https://dfw.cbslocal.com/2022/02/15/250m-development-popular-district-121-restaurants-mckinney-texas/

Culture Map:
https://dallas.culturemap.com/news/restaurants-bars/02-14-22-district-121-mckinney-bobs-steak-mi-cocina-400-gradi/

Community Impact:
https://communityimpact.com/dallas-fort-worth/mckinney/impacts/2022/02/14/district-121-announces-first-restaurants-including-bobs-steak-chop-house-mi-cocina/

https://communityimpact.com/dallas-fort-worth/mckinney/austin/2022/02/15/ci-texas-roundup-mckinneys-district-121-announces-first-restaurants-including-bobs-steak-chop-house-mi-cocina-dutch-bros-coming-to-missouri-city-and-more-top-news/

Eater Dallas:
https://dallas.eater.com/2022/2/15/22925413/bob-steak-chop-house-mckinney-coming-soon

JACK-FM:
https://www.audacy.com/jackontheweb/latest/mi-cocina-headlines-usd250m-new-development-in-mckinney

Paper City:
https://www.papercitymag.com/restaurants/dallas-restaurants-news-openings-closings-brown-bag-provisions-texas-monthly/?amp

Dallas Daily Times:

https://dallasdailytimes.com/2022/02/250-million-mckinney-development-district-121-signs-bobs-steak-chop-house-and-mi-cocina-as-anchor-restaurants/

Escape Hatch Dallas:
https://escapehatchdallas.com/2022/02/bob-sambol-the-original-bob-behind-bobs-steak-and-chop-house-is-opening-another-big-deal-dfw-steakhouse/

Check Out DFW:
https://www.checkoutdfw.com/cities/what-to-know-about-the-first-4-restaurants-that-are-planning-on-coming-to-district/article_49b155e0-8e84-11ec-8333-237bb1f95e90.html

What Now DFW:
https://whatnowdfw.com/mckinneys-district-121-development-will-welcome-these-4-restaurants-in-2023/

McKinney Online:
https://www.mckinneyonline.com/eat-drink/this-is-what-you-need-to-know-about-the-new-restaurants-that-will-be-opening-in-district-121/

Our Community Now:
https://ourcommunitynow.com/plano-tx/popular-restaurants-part-of-250m-district-121-development-on-the-way-to-mckinney