



*A Home for  
Hugs*

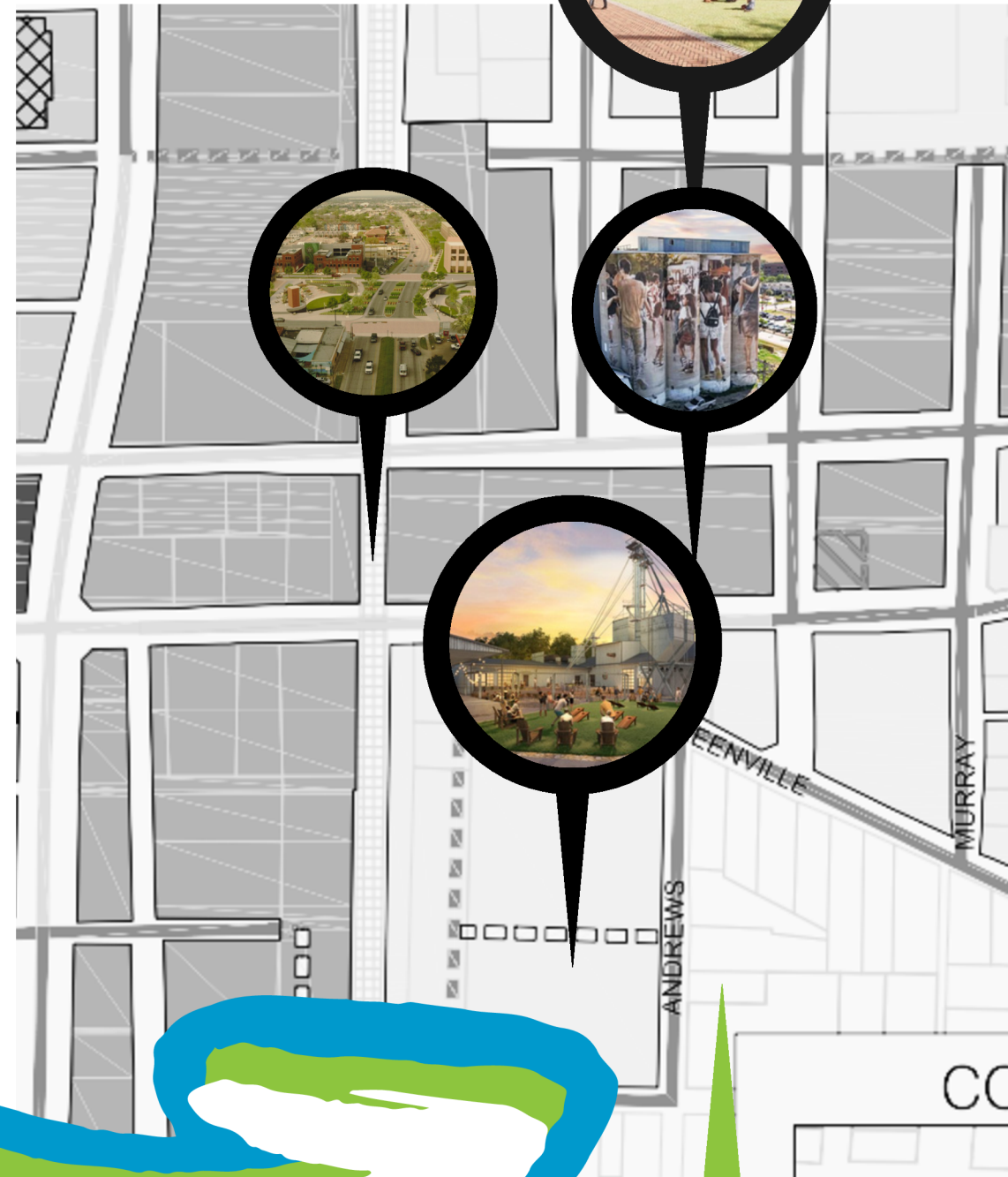


Coming to McKinney Texas in 2026  
A place of Hope, Understanding, Grace and Success

By building a state-of-the-art Hugs Cafe Inc Headquarters, Hugs can streamline operations and expand their programs, ensuring that more people of diverse talents are able to thrive in the workforce.

The new Home for Hugs facility will provide a pool of skilled restaurant and hospitality employees, as well as a community awareness of inclusive hiring.



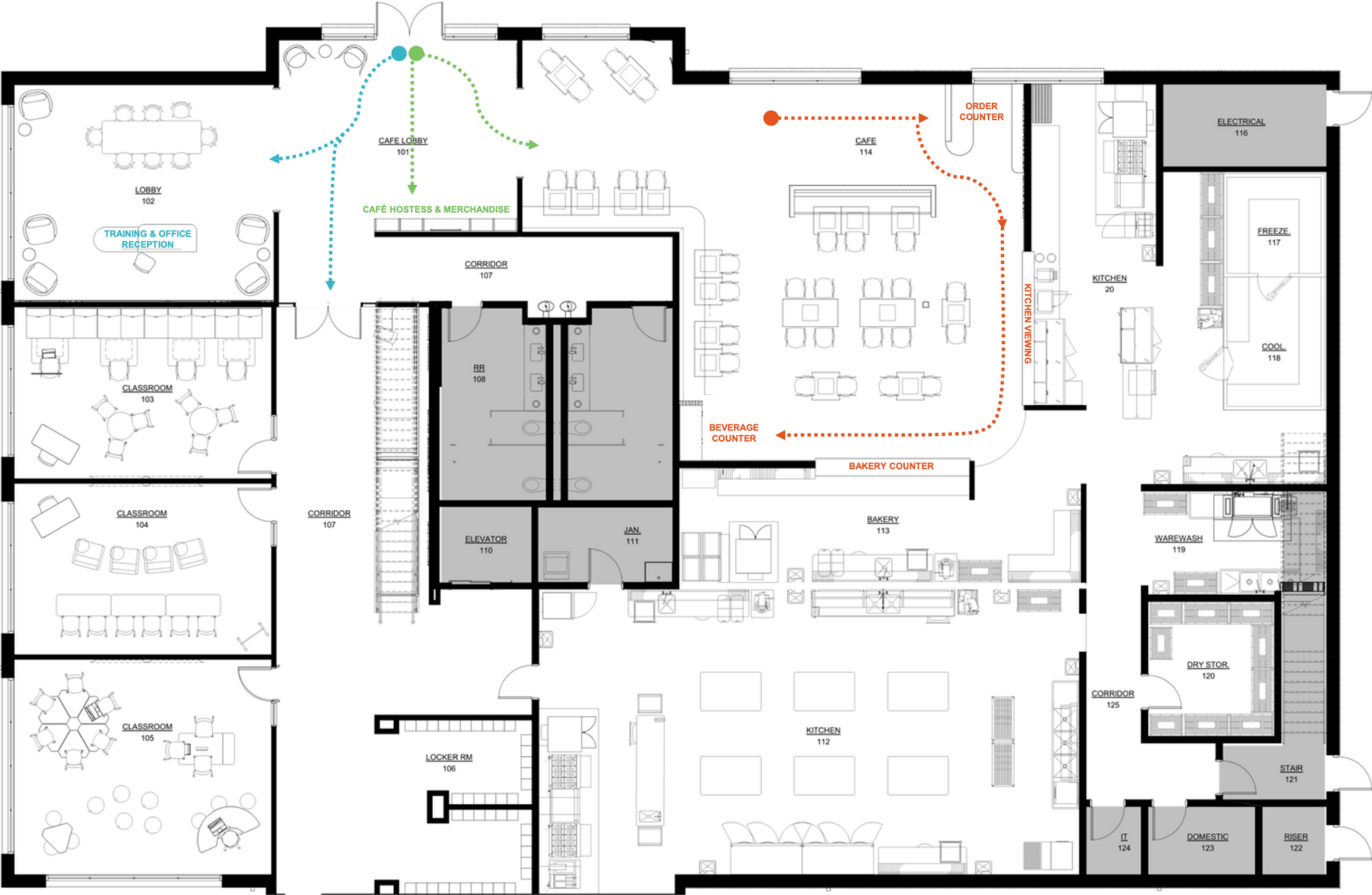


# *Home for Hugs Highlights*



Brand New Hugs Cafe  
Inclusive Training Kitchen  
Eye-catching Lobby and Reception  
4 Classrooms  
Second Story Patio  
Staff Drop-in Workspaces  
Administrative Offices  
and the whole team under one roof!

# Level 01 – Floor Plan



# Level 02 – Floor Plan



# Community Engagement and Visitors

Opportunities Per Year		
	Current	New Facility
Cafe Customers	30,000	55,000
Volunteer Activities	32	76
School Field Trips	20 x 10= 200	40 x 10= 400
Total	30,232	55,516 (+81%)



# Program Impact



McKinney Programming Capacity Per Year		
	Current	New Facility
Hugs Cafe Mission Based Employment	32	45
Culinary Job Training	18	36
Advanced Culinary	0	36
Hospitality	0	36
New Industry	0	36
<b>Total</b>	<b>50</b>	<b>189 (+278%)</b>



# ***Economic Impact***

A person with intellectual and developmental disabilities who is employed 20 hours per week in lieu of accessing state-funded programming, such as a day program, saves the state \$6,000 per person, per year.

The waitlist to receive state supported services is currently estimated at 15+ years.

There is the potential to save taxpayers up to \$600,000 per year for every 100 individuals that complete Hugs Training Academy or are employed by Hugs Cafe Inc.



# Expansion Impact



 **Current Partner**

 **Potential Partner**

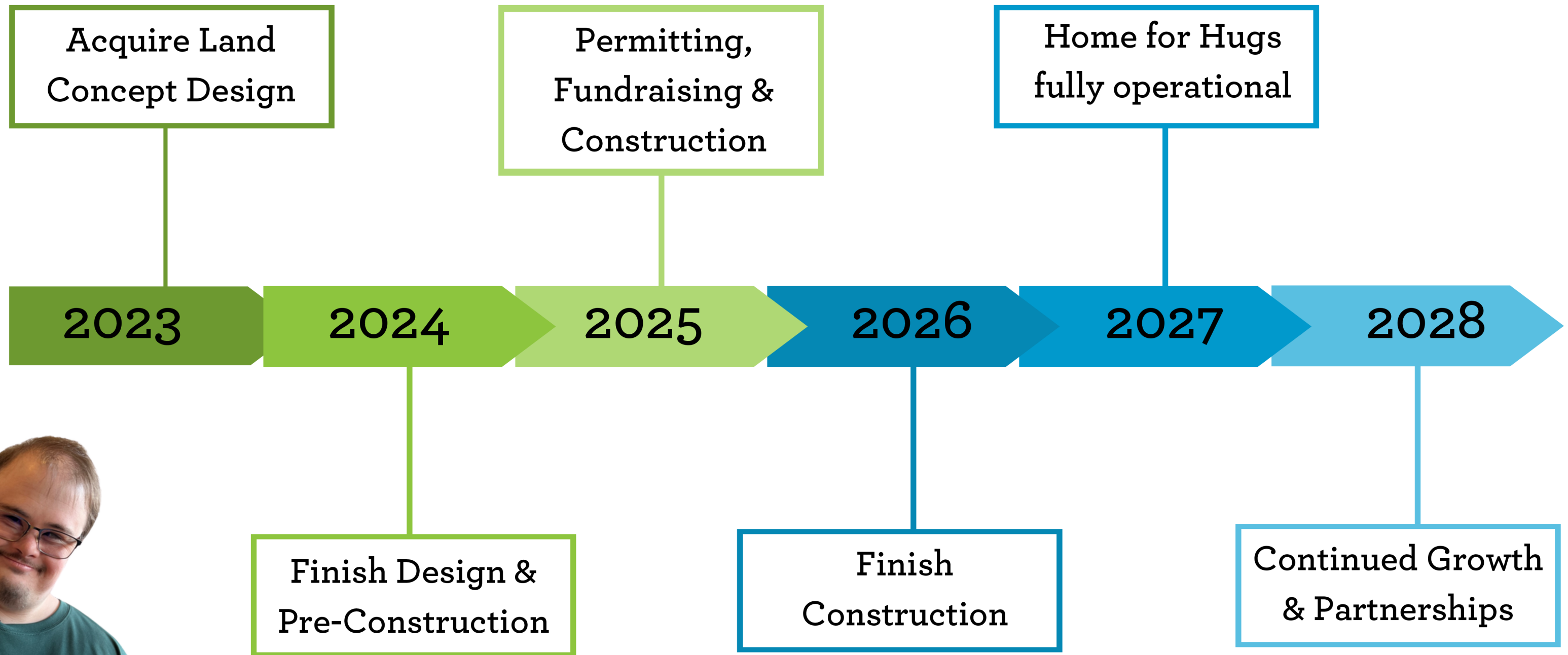


# Cafe Revenue



McKinney Cafes Sales Per Year		
	Current	New Facility
Annual Cafe Sales	\$350,000	\$700,000
Tax Revenue	\$28,875	\$57,750 (2x)





# Project Budget

<b>Construction Budget</b>	
Site	\$ 1,146,906.00
Core & Shell	\$ 3,896,544.00
TI	\$ 3,144,660.00
<b>Total Project Construction Cost</b>	<b>\$ 8,188,100.00</b>
<b>Specialty Items</b>	
Kitchen Equipment	\$ 700,000.00
Furniture, Fixtures and Equipment	\$ 700,000.00
Permits/Fees/Inspections	\$ 55,000.00
<b>Total Specialty Items</b>	<b>\$ 1,405,000.00</b>
Complete Building Total	\$ 9,593,110.00
Professional and Fundraising Costs	\$ 412,625.00
<b>Final Total</b>	<b>\$ 10,005,735.00</b>



# Current Funding

	Amount
Community Support To Date	\$ 2,700,000.00
Hugs Board and Staff	\$ 220,000.00
	<b>\$ 2,920,000.00</b>

## Additional Asks

	Amount
27 Foundations/Companies	\$ 6,800,000.00
10 Private Families	\$ 1,700,000.00
	<b>\$ 8,500,000.00</b>



# ***Our Ask to MCDC***



**Total Project Grant Requested Amount**

**\$970,000**

**Earthwork**

**\$192,000**

**Utilities**

**\$373,000**

**Sitework**

**\$325,000**

**General Conditions**

**\$80,000**

# *A Catalyst Project for Hugs Cafe Inc*



- Centralize and Expand Impact
- Demonstrate Industry Innovation
- Inspire Other Projects
- Enhanced Visibility and Advocacy
- Increase Attraction for Future Supporters

# *Individual Impact*



## *Kristen*

- Lost volunteer job during the pandemic
- Never dreamed she would earn a paycheck
- Now supports Baylor, Scott, & White stocking the emergency rooms



## *Kevin*

- Great Dishwasher
- Loves organizing
- Employed by Community Garden Kitchen

# Hugs Cafe Team Quotes

“

“This is my family.  
Hugs Cafe rocks the town!”  
Dylan, Hugs Cafe  
Associate

”

“

“Hugs Cafe is my happy  
place. It is where I feel like  
a member of the team  
and part of a family.”  
Danny, Hugs Cafe Associate

”



“

“Hugs saved my life.”  
A Hugs Cafe Volunteer

”



# A Home for Hugs



McKinney is our home. You believed in us when the world didn't even understand us. Now we get to bring the world to McKinney! Thank you for your consideration.

Sincerely,  
The Hugs Cafe Inc Team