



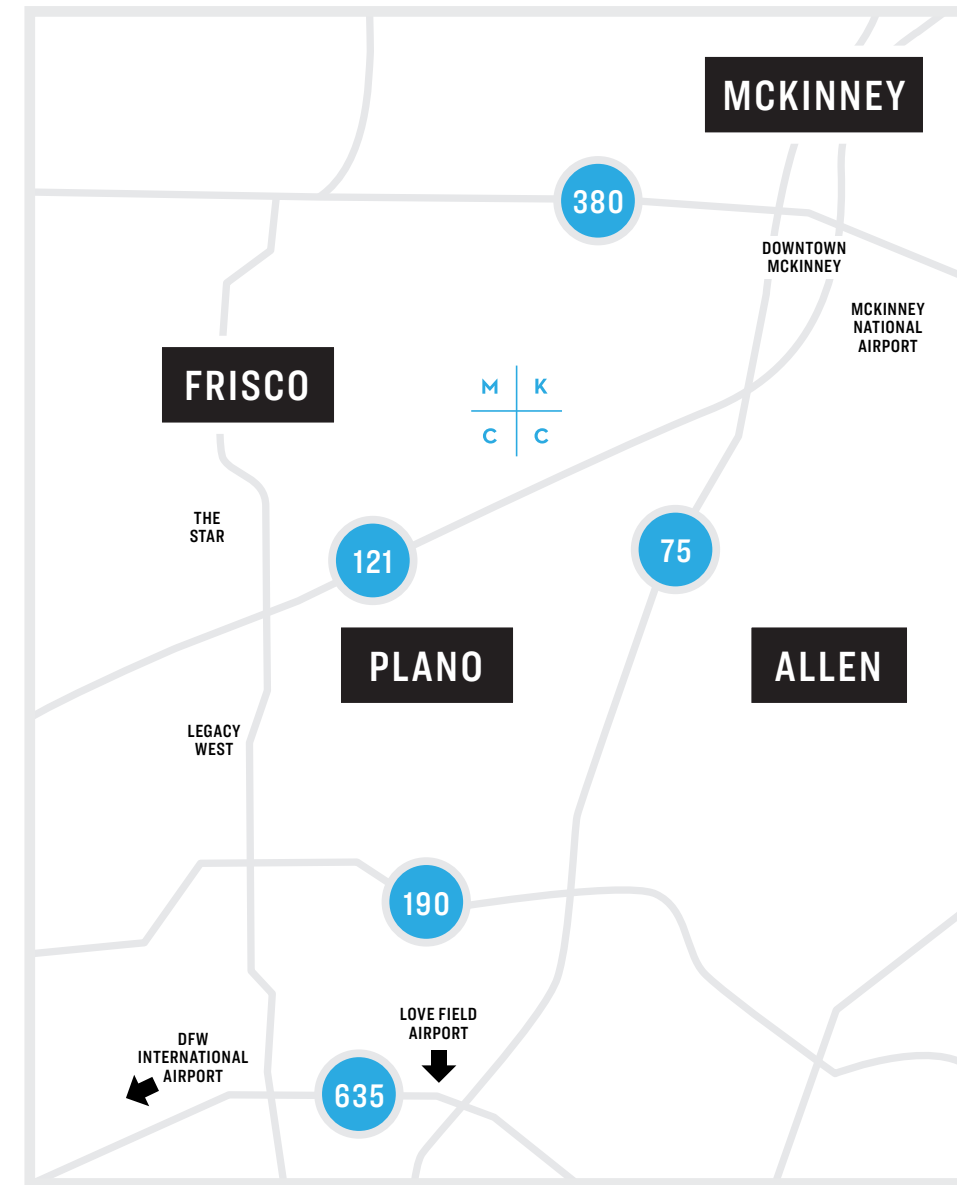
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C C

COMMERCE. CULTURE. COMMUNITY.

THE CENTER OF GROWTH

McKINNEY | CRAIG
CORPORATE CENTER | RANCH
CRAIGINTERNATIONAL.COM



Minutes from
everywhere,
in the middle
of it all



Located at the convergence of McKinney, Allen, Plano and Frisco, McKinney Corporate Center (MKCC) is the business epicenter of Collin County—nationally recognized as one of the fastest growing markets in the country.

Surrounded by unmatched outdoor and dining amenities and boasting easy access to the rest of the DFW Metroplex via the Sam Rayburn Tollway/Highway 121, this master-planned office, residential, medical and retail development offers the ideal new urbanism environment for visionary employers and their active employees.

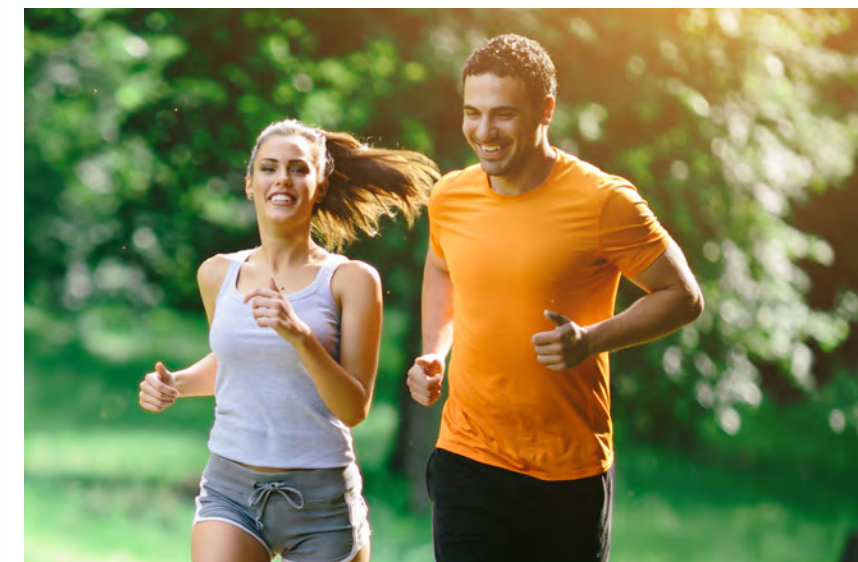
With the area's booming economy and ever-growing qualified workforce, MKCC presents a unique opportunity to build for a bold future and experience an exceptional way of life.

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- Flexible Sites - 30 Acres Remaining
- 7 Customizable Parcels Available
- Walkable to Residential, Retail and Family Entertainment
- Convenient access to Sam Rayburn Tollway/ Highway 121



CUSTOM OFFICE SOLUTIONS

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Flexible workspaces, inspired design from the ground up



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MKCC offers both build-to-suit and land for sale.

No matter the size of your business or the needs of your workforce, MKCC provides the most flexibility and value in the North Dallas area:

- 1. Build to Suit:** Mid-rise or low-rise designs, surface or garage parking, freeway facing or internal urban locations - everything can be customized to create your optimal work environment at competitive rates. KDC is the strategic build-to-suit development partner at MKCC and has already delivered the 6-story Independent Financial national headquarters and SRS Distribution national headquarters.
- 2. Owner Users:** Sites are available for sale to owner-users to create the ideal campus or building. Exclusively listed by Craig International, please contact James Craig for further information.

Regardless of what you choose, your company's new home will feature the most state-of-art tech infrastructure, the latest in energy-efficient construction, WELL or Fitwel building standards, and a completely walkable community that connects your employees to where they live and play. The burgeoning MKCC business campus gives you the opportunity to define your corporate identity and culture for decades to come.

HOP TO THE HUB

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**Exceptional
amenities, a
truly walkable
experience**



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Just steps from your company's new front door is Craig Ranch's newest entertainment district. Hub 121 is a premier mixed-use development, featuring a wide range of dining and retail experiences and a covered, outdoor music pavilion.

From chef-driven dishes and craft brews to relaxing spa services and unique boutiques, there's something for everyone at Hub 121 – all surrounded by lush green space and connected to the neighborhood with a robust network of hike and bike trails. So, grab coffee, lunch or a happy hour drink where the community gathers, without ever having to get in a car.



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ENJOY WORK- LIFE BALANCE

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**Luxury leases,
homes from
\$200,000-
\$2,000,000+**

As part of the acclaimed master-planned community of Craig Ranch, MKCC is designed to make getting to work quicker and enjoying life easier. Urban apartments and townhomes are a short walk away, and a variety of neighborhoods with patio homes, traditional single-family homes and sprawling estate homes can be found just around the corner.

And, with more leisure time, there's ample opportunity to take advantage of the area's first-class amenities. Miles of trail systems link every neighborhood with manicured parks and spectacular sports complexes, which connects neighbors and supports an active lifestyle.

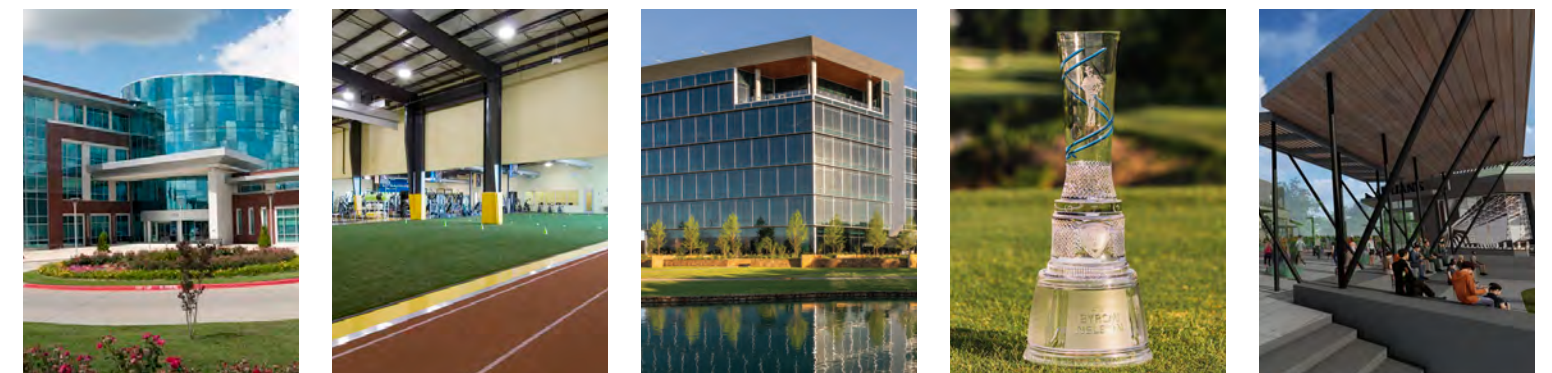
YOUR HOME CLOSE TO HOME



- | | | |
|--------------------------------------|---------------------------|-------------------------------|
| 1 TPC Craig Ranch | 6 Millie Cooper Park | 11 Future Resort Hotel |
| 2 Craig Ranch Fitness and Spa | 7 Dr. Kenneth Cooper Park | 12 Collin College Tech Campus |
| 3 K9 Corral at Craig Ranch | 8 Hub 121 | 13 Allen ISD Steam Center |
| 4 Crossroads Park & Trail | 9 Starcenter McKinney | 14 Moviehouse Eatery |
| 5 Michael Johnson Performance Center | 10 District 121 | |

Activities

- Vibrant Downtown
- Shopping
- Hike and Bike Trails
- Fitness and Recreation
- Beautiful Parks and Open Spaces



Featuring the award winning, TPC Craig Ranch golf club, home of the AT&T Byron Nelson PGA Tour golf tournament. McKinney Corporate Center Craig Ranch offers incredible amenities that rival anywhere in North Texas and beyond. Everything from eateries and drinkeries, shopping, hike and bike trails, open space and pocket parks.

LIVE THE GOOD LIFE

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Beautiful McKinney, #9 Best Place for First-Time Home Buyers



Just north of Dallas, McKinney is a small town that's all grown up. One of the fastest growing cities in America, McKinney is approaching 200,000 residents – yet it maintains its quaint Texas charm.



Picturesque with a charming historic downtown, beautiful tree-lined streets and vast green spaces, this vibrant city is a wonderful place to live with a strong sense of community. Plus, the winning combination of excellent schools, fine dining, cultural events, affordable housing and a robust business environment help McKinney truly stand out from the suburban sprawl of North Texas.

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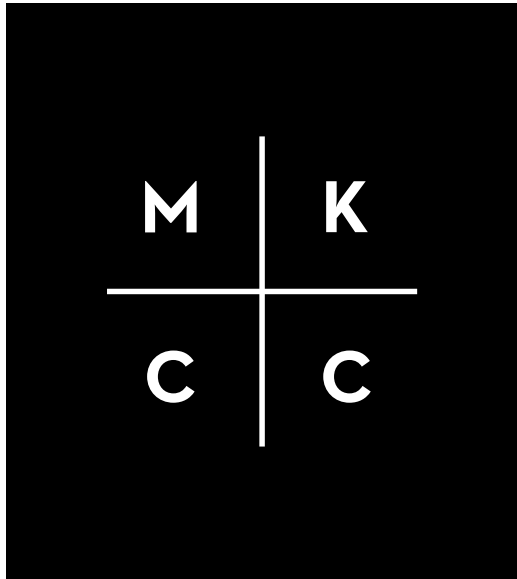
MINUTES FROM EVERYWHERE



The place to be, wherever you need to go

MKCC's prime location between Highway 75/North Central Expressway and the Dallas North Tollway along Sam Rayburn Tollway/Highway 121 makes for an easy commute from just about anywhere. But the surrounding Craig Ranch community is truly the perfect place for your employees to settle down.

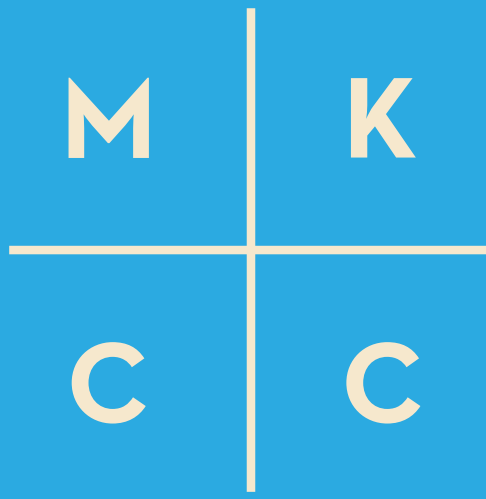
More than 400 acres of sprawling green spaces and miles of running and biking trails unite all of the diverse neighborhoods throughout the development, connecting residents to retail and business centers, as well as Craig Ranch's five-star amenities. So when the weather's nice, commuting by car is entirely optional.



TELL
US YOUR
VISION
FOR THE
FUTURE

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Exclusive Listing of MKCC