



## ***CRAIG RANCH AMMENITY SUMMARY***

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A Master Planned 2,200 acre Urban Designed Residential and Commercial Development located at the storefront of McKinney, Texas on the Sam Rayburn Tollway (State Hwy 121). As Craig Ranch continues to grow it is expected to have a residential population in excess of 35,000 with an employee population in excess of 25,000. Currently the residential population is 7,200 + and growing.

Craig Ranch represents the heart of the Collin County Region and lies along the north side of the Sam Rayburn Tollway (State Hwy 121) between Central Expressway (Hwy 75) & the North Dallas Tollway with over 2 miles of Tollway frontage.

### *Residential Developments*

***Craig Ranch located in McKinney 2,200 acre Master Planned Urban Designed Community***  
*Price Point Ranges \$130,000 - \$3,000,000*  
(Alma Drive @ State Hwy 121 / Sam Rayburn Tollroad)

- **Estates @ Craig Ranch** ½ acre to 1 acre homesite lots  
*Gated/Controlled Access/ Includes TPC & Cooper Memberships*  
Prices Ranging between \$600,000 - \$2.5M  
Lots are on west side of the world-class TPC Craig Ranch Golf Course.
- **Villas @ Craig Ranch** Home Price Point  
*Gated/Controlled Access/ Includes TPC & Cooper Memberships*  
Phase I \$350,000-\$500,000  
Phase II \$500,000-\$800,000
- **Exclusive Residences at the Grand Lodge @ Craig Ranch** are located in an intimate setting with direct access to the TPC Golf Course, being gated with a perk of having a golf cart to go into the cart garage for each unit, TPC Membership as well as a Cooper Fitness Membership included.  
Priced between \$1.2-\$1.6M / Shell Only
- **The Settlement @ Craig Ranch** Residential Development on the east side of the TPC Craig Ranch Golf Course having a mixed development of Townhouse, and detached residential homes. Priced between \$295,000- \$1,700,000.
- **Craig Ranch North / D.R. Horton** home priced between \$130,000- \$325,000
- **Times Square Urban Residential Apartment Living/ 313 units** which includes 80,000 SF of service retail on the 1<sup>st</sup> Floor. The building includes structured parking located in the core of the development on Collin McKinney Parkway across the street from the TPC Golf Course.
- **Hemingway Luxury Town Homes**  
Price Point \$150,000-\$230,000  
East side of Custer Road north of Collin McKinney Parkway

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## ***CR Community Amenities***

- Advantage Self Storage @ Craig Ranch
- Baylor Diagnostic Imaging Center @ Craig Ranch
- Cooper Day Spa (in Cooper Fitness Bldg)
- Craig International Corporate Offices
- Craig Ranch Hospital and 24 Hour ER Center
- Craig Ranch Information Center
- Craig Ranch North Retail Plaza
- Craig Ranch OB-GYN Clinic
- Craig Ranch Trolley
- Crepe Myrtle Trails Park / Spring 2010
- Dr Pepper Star Center McKinney @ Craig Ranch (Youth and Adult Hockey)
- McKinney Premier Soccer Fields @ Craig Ranch
- Medical Center & Surgery Center @ Craig Ranch
- 6 City Hike & Bike Trail System with Pocket Parks
- Texas Health Resources/Cooper Wellness Clinic
- The Ballfield's At Craig Ranch
- The Beach @ Craig Ranch (12 sand volley ball courts / Fall 2010)
- The Cooper Fitness Center having 100 + workout stations, includes an indoor/outdoor running track, tennis, basket ball courts, an Olympic size pool, one on one & group training, retail shop which includes a cafeteria, cooking classes & educational seminars
- The Michael Johnson Performance Training Center
- The Veterans Memorial at Van Tuyl Plaza in Craig Ranch (start date late 2010)
- TPC Craig Ranch a World Class PGA Tour Owned/Operated Exclusive 18-hole Course
- Tuscarora Retirement Community 24 acres / 162 IL / 12 Ind. Villas/60 AL Apts / 24 ALZ / 48 SCN

### ***Public Schools – Frisco Independent School District***

Elementary Schools / 28, Middle Schools / 9, High Schools / 4  
Learning Schools (PPCD- Pre-School Program Children Development) 4

### ***Craig Ranch Area FISD Schools***

Ogle Elementary School  
Scoggins Middle School  
Liberty High School

### ***Other Programs***

Daffodil Pre School in Craig Ranch  
YMCA – Frisco West 7.9 miles  
Boys & Girls Club McKinney 6 miles  
Boys & Girls Club Frisco 7 miles

### ***Charity Service Facility/ Offices***

Collin County Advocacy Center for Abused Children  
Samaritan Inn of Collin County– Shelter for the Homeless  
CASA

### ***Higher Education / Collin College - CCCD – Quad C***

McKinney Campus @ NE Quadrant of S.H. 121 /Sam Rayburn Tollroad 2.5 miles  
Frisco Campus @ Wade/Ohio 4 miles

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**Pre-Admission Program Approved Accredited Alliances**

Austin College  
Baylor University  
Dallas Baptist University  
SMU  
Texas A & M Commerce  
Texas A & M College Station  
Texas Tech University  
Texas Woman's University  
The University of Texas at Dallas

***Craig Ranch Parks / Area Recreation Amusement***

McKinney's theme of "unique by nature" has never been truer than in Craig Ranch – where an exuberance of flora, greenery and arbor thrive throughout master-planned parks, trails and green spaces. Craig Ranch will also be home to the one-of-a-kind Crape Myrtle World Collection Park. There is currently 8 parks in Craig Ranch and growing.

***Van Tuyl Plaza and McKinney Veterans Memorial*** - Planned to offer a full amphitheatre, dancing fountain and a spacious community gathering place for festivals, weekend farmers markets, holiday events or just meeting friends, Van Tuyl Plaza will also be home to the McKinney Veterans Memorial, which will feature an impressive curving wall inscribed with names of Collin County veterans who have served their country throughout the world, who have given the ultimate sacrifice for our freedom.

***Collin McKinney Park*** - Named after Collin County's namesake, this unique park is planned to host a replica of the original home of Collin McKinney.

***Crape Myrtle Park*** - As the only site in the world to represent each of the 120 known varieties of crape myrtles, the Crape Myrtle World Collection Park will cover seven pristine acres of Craig Ranch.

***Millie Cooper Park*** - Planned to feature ornamental trees, benches, relaxing water features, walkways and color and scent gardens around a central plaza, this idyllic haven is perfect for unwinding and recharging.

***Rowlett Creek Park*** - This secluded hideaway hosts 30 acres of trees, flowers and trails along the winding white-rock Rowlett Creek in Craig Ranch North.

***Dr. Kenneth Cooper Park*** - With a half-mile rubberized track centered in a beautifully wooded setting, this respite makes it easy to get fit while enjoying nature's purest serenity.

***Throckmorton Park*** - Offering an abundance of wide-open greenery in the center of The Settlement, Throckmorton Park is the perfect spot for pickup football games, picnicking or walking the dog.

Ballfield's of Craig Ranch & Fountain Park  
Cooper Fitness Center & Day Spa  
Dr Pepper Star Center, McKinney @ Craig Ranch  
Gabe Nesbitt Community Parks  
McKinney Premier Soccer Field @ Craig Ranch  
Myers Park @ & Event Center  
The Beach At Craig Ranch / 12 sand outdoor Volley Ball courts  
Towne Lake Recreation Park / Lake

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### ***Local Entertainment / less than 12 miles***

Arts of Collin County	1/2 mile (starts construction mid 2010)
Pizza Hut Park	12 miles
RoughRider Stadium	7 miles
Allen Event Center	3.5 miles
Frisco Star Center/ Multi-Purpose Facility	

### ***Area Lakes***

Lake Dallas /Lewisville	24 miles
Lake Lavon / Wylie	16 miles
Lake Ray Roberts	49 miles
Lake Texoma / Dennison	55 miles

### ***Local Theater***

Cinemark 14
Cinemark 16
AMC 24
Tinseltown

### ***Craig Ranch Golf Course***

#### ***TPC Craig Ranch PGA Tour World Class Exclusive Golf Course***

Is Situated on 233 acres of breathtaking countryside within the wellness and lifestyle community of Craig Ranch, TPC Craig Ranch continues to redefine the private club experience – combining award-winning golf; an array of premium amenities with the personalized service and privileges that have become synonymous with the PGA Tour’s acclaimed TPC Network of clubs.

Named by Golf Digest among the top private golf courses in the U.S., TPC Craig Ranch’s par-72, 7,438-yard championship golf course was designed by PGA TOUR legend and golf course architect Tom Weiskopf to blend seamlessly with its surroundings in the Texas Hill Country. PGA TOUR player D.A. Weibring served as a consultant on the project. Lush Zoysia fairways and Bentgrass greens traverse gently rolling hills, with stands of mature hardwoods and the beautiful white limestone-based Rowlett Creek – which crosses the course 14 times – creating a stunning backdrop for an inspiring test of golf.

The course played host to the 2008 Nationwide Tour Championship, the pinnacle event on the Nationwide Tour – providing the perfect proving ground for talented players vying for a spot on the PGA TOUR. As well as host of both the Men and Women’s U.S. Open qualifier.

### ***Local Area Golf Course / Country Clubs***

Eldorado Country Club
Gentle Creek
Glen Eagles Country Club
Greens At McKinney
Oak Hollow Golf Course
Stonebriar County Club
Stonebridge Ranch Dye Course
Stonebridge Ranch Hills Course
Twin Creeks Country Club
Westridge Golf Course

### ***County Seat Courts – McKinney is the County Seat of Collin County***

Collin County Courthouse – McKinney	12 miles from Craig Ranch
Collin County Federal Courts – Plano	7 miles from Craig Ranch

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***Local/Area Airports***

Collin County Regional Airport (Federal Customs)      7 miles/10 min from Craig Ranch  
DFW Intl Airport –      30 miles/23 min. from Craig Ranch  
Dallas Love Field -      35 miles /40 min from Craig Ranch

***Local Shopping/Dining***

Historic Downtown McKinney Shopping/Dining  
Grand Hotel, Rick's Chophouse, Mama Emilia's, Sauce's, Spoons,  
Arabella's, Lulu's, Cotton Hearts, Uptown and much more

Eldorado Plaza Shopping / Dining

Belk's, Old Navy, Chico's, Famous Footwear, Pier One, World Market  
Rockfish, Saltgrass, Le Madeliene's, Chipotle, Starbucks, Scotty P's, Snuffers, Cristina's  
Mexican

Adriatica Retail / Dining

Cameron Crossing – Home Depot/Office Depot/ Ross / PetsMart  
Craig Crossing –Super Target / PetsMart/Loews/Staples  
McKinney Towne Crossing –Super Target/Bestbuy/Lowe's/Petsmart/Staples  
DollarTree/Ross Dress For Less

Sams Discount Groceries - University (Hwy 380) / Redbud Blvd

Super Target 380/ N Central Exprwy

Walmart Super Center / Home Depot - Virginia Pkwy/Custer

Walmart Super Center – Lake Forest/McKinney Ranch Pkwy

Walmart Super Center & Sams - University (Hwy 380) / Redbud Blvd

***Area Shopping/Dining***

Premium Outlet Mall – 3 miles from Craig Ranch

Stonebriar Mall – 7 miles from Craig Ranch

Village At Fairview – 3.2 miles from Craig Ranch

Villages At Allen – 3.2 miles from Craig Ranch

Watters Crossing – 3 miles from Craig Ranch

***Cultural Arts/Theater/ – Area Locations***

Arts of Collin County Hall/Theater/Park (proposed)

Allen Events Center

McKinney Performing Arts & Theater Center (Downtown Historic Courthouse)

Heard National Science Museum & Wild Life Sanctuary

***McKinney & Area Preferred Hotels***

Days Inn, Super 8, Motel 6, Best Western, Quality Inn, Comfort Suites, Holiday Inn Express,  
Holiday Inn Suites, Holiday Inn McKinney, La Quinta @ Craig Ranch, and Courtyard Marriot

***Full Service McKinney and Area Hotels less than 8 miles***

Sheraton

Embassy Suites

Westin Stonebriar

Marriot Legacy,

aLoft Suites

Grand Hotel Downtown McKinney

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### ***McKinney & Area Banks***

American National Bank  
Bank of America  
Bank of Texas  
Benchmark Bank  
Capital One  
Citibank  
Compass Bank  
First Bank  
First United Bank @ Craig Ranch  
Independent Bank  
Texas Credit Union  
Texas State Bank  
Valliance Bank  
Wachovia  
Wells Fargo

### ***Local/Area Automobile Dealerships (11)***

Area Luxury Dealerships  
BMW – 8.7 miles  
Board Walk Porsche/ Audi - 14 miles  
Crest Cadillac – 10 miles  
Crest Infinity – 10 miles  
Ewing Autohaus Mercedes 11.5 miles  
Park Place Lexus 11.7 miles  
Rolls-Royce Motorcars 35 miles

### ***Local /Healthcare/Medical***

- Alpha Orthopedics in Craig Ranch
- Baylor Diagnostic Imaging Center in Craig Ranch
- Care Now (Central Expressway @ White)
- Craig Ranch Hospital & 24 Hour ER Center
- Cooper Fitness & Spa Center @ Craig Ranch
- E-Care (Hardin @ Eldorado Pkwy)
- McKinney Medical Center HCA Hospital & ER Center S.H. 121 / Central Exprwy
- Medical Center & Surgery Center @ Craig Ranch
- McKinney Regional Cancer Center (Medical Edge) S.H. 121 / Central Exprwy
- Methodist Hospital - Eldorado Pkwy and Stonebridge Drive
- Michael Johnson Performance Training Center @ Craig Ranch
- North Texas Dental
- Peak Sports Medicine & Rehab Center @ Craig Ranch
- Primacare (east side of Central @ Eldorado Pkwy)
- Craig Ranch Family Practice / Tenet Affiliated Doctors
- Texas Health Resources (THR) Outpatient Center in Craig Ranch

### ***Area Hospitals***

Presbyterian Allen - within 2.9 miles  
Centennial (Tenet) Frisco – within 4.7 miles  
Baylor Frisco – within 7.0 miles

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## Area Hospitals: continued:

Children's Medical Center – within 7.5 miles

## CRAIG RANCH COMMERCIAL DISTRICTS

**Town Center District** – Collin McKinney Parkway (west of Alma)

### Corporate Employment Districts

- **Corporate Campus** - Craig Ranch Parkway --West Corporate Campus
- **Secured Campus Environment** - Craig Ranch Parkway  
East side of Craig Ranch Pkwy and west side of TPC course
- **Corporate Employment District** – Multi Tenant User Campus  
Weiskopf / 121 Employment Center District

### Commercial / Retail and Hotel Site Locations –

- 121/ Sam Rayburn Tollway between Alma Rd & Stacy Rd
- Alma Rd @ Stacy Rd
- Custer Rd @ Stacy Rd Custer Road just north of the Sam Rayburn Tollway north all the way to the NEC of Custer Rd and Stacy Road.
- Custer Road @W Collin McKinney Parkway / NE & SE Corners

**Medical / Healthcare District** – area between Towne Center District along Collin McKinney Parkway to the Craig Ranch Hospital

### Multi-Family Sites

- Alma just north of Sam Rayburn Tollroad on the west side of Alma
- Custer Road just north of Sam Rayburn Tollroad on the east side of Custer
- Stacy @ Custer on the north side of Stacy just east of Custer.

### *Major Employers within Craig Ranch Area / & McKinney*

- Baylor Diagnostic Imaging Center
- BestBuy
- Boston's Restaurant , Chili's , On The Border
- Cooper Fitness & Spa
- Craig International Corporate Headquarters
- Craig Ranch OBGYN Center
- Encore Wire
- First United Bank
- Food Source
- Frisco Independent School District (FISD)
- LaQuinta Craig Ranch
- Lowe's McKinney Medical Center HCA Hospital & ER Center S.H. 121 / Central Exprwy
- McKinney Independent School District
- McKinney Medical Center HCA Hospital & ER Center
- McKinney Quad C College Campus
- Michael Johnson Performance Training Center

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### ***Major Employers within Craig Ranch Area / & McKinney***

- Peak Rehabilitation and Sports Medicine
- Petsmart
- Raytheon
- Ross Dress For Less
- Staples Office Supply
- Stein Mart
- Super Target
- The Hospital @ Craig Ranch & 24 Hour Emergency Center
- THR/Cooper Clinic
- Torchmark
- TPC Craig Ranch
- Traxxas (under construction with total phased build-out of 220,000 square feet)

### ***Utilities***

Water City of McKinney

Electric -CoServ

Gas - CoServ

Cable/Internet AT&T / Time Warner

Fiber Optic AT&T

#### Substations

- North is Lebanon Station,
- Lake Forest / 121 (construction to start 2010,
- Coit and 121

### ***Transportation- Local***

Craig Ranch Trolley

### ***Police/Fire***

Station # 8 (on east side of Alma just north of Silverado)

Proposed @ (Alma and Collin McKinney Pkwy area)