



Welcome to Craig Ranch

McKinney, Texas

Live the Dream.

A world-class urban development offering residential and commercial properties, along with recreational, wellness, entertainment and fitness facilities.





Craig Ranch | McKinney, Texas

About Craig Ranch:

Craig Ranch is a 2,200-acre master planned business, retail and residential community in McKinney, Texas, which was recently ranked by *Money Magazine* as one of the top 15 “Best Places to Live” in America. The master-planned community was designed and based on “New Urbanism” principles, including a strategically-placed town center district, single-family residences, apartments, loft living, retail stores, a medical district and the Corporate Employment District -- designed for corporate relocations.

“Exciting” is an understatement to describe Craig Ranch. In addition to the completed initial \$40 million major capital infrastructure improvements, Craig Ranch has become home to cutting-edge medical facilities, world-class office and professional centers, a myriad of professional-quality youth entertainment venues, and the finest golf club in the southern United States, the TPC Craig Ranch.

Ideal location: Located between Custer and Stacy Roads on the north side of Sam Rayburn Tollway (State Highway 121), Craig Ranch is situated at one of Collin County’s primary crossroads ... at the center of the fastest-growing area of North Texas. Craig Ranch is at the convergence of the cities of Plano, Allen, Frisco and McKinney. Additionally, Craig Ranch is located adjacent to the planned site of the Collin County Performing Arts Center and Arts Park.

An Award-Winning Community:

2010 AWARDS:

- National Association of Home Builders Sales and Marketing Council (NSMC)
- Gold Award for Best Information Center
- Silver Award, and one of five finalists for Community of the Year
- Silver Award for Best Virtual Reality Experience
- Silver Award for Best Brochure for the Residences at the Grand Lodge
- McSam Awards: Best Video, Best Builder Brochure, Best Sales Office

2009 AWARDS:

- Homebuilders Association of Greater Dallas ARC Award
- Community of the Year
- Best Printed Marketing Brochure for Residences at The Grand Lodge
- Weathering the Storm Award for HBA's "The Big Home Tour"
- Homebuilders Association of Greater Dallas, Sales and Marketing Council McSam Awards
- Best Brochure for the Residences at Grand Lodge Best Sales Office
- National Association of Home Builders Sales and Marketing Council (NSMC)
- Silver Award for Planned Information Center

AWARD-WINNING CRAIG RANCH INFORMATION CENTER



Inside the 7,500 square foot facility



The Topo Table display



Craig Ranch | McKinney, Texas

Unique facilities, attractions and amenities ...

Craig Ranch is home to many sports-related facilities and venues:

TPC Craig Ranch: The \$50 million Tournament Players Club (TPC) Craig Ranch is a 233-acre PGA golf course designed by Tom Weiskopf and co-owned equally by Craig Ranch and the PGA. This facility is the only golf club owned and operated by the PGA TOUR in Texas. The TPC hosted the PGA's Nationwide Tour Championship in November 2008.

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.

The course is also an Audubon-certified Cooperative Sanctuary, a program that helps golf courses protect the environment and preserve the natural heritage of the game of golf.

The Ballfields at Craig Ranch: Situated on 55 acres, the 10 championship fields have brought in over 1,000,000 fans annually since 2006. Many nationally-sanctioned championship tournaments are held at The Ballfields each year.



City of McKinney Premier Soccer Fields at Craig Ranch: The 13 soccer fields, including a 1,000-seat championship field, are a private/public partnership with the McKinney Community Development Corp. The fields were utilized by over 736 teams in 10 tournaments with 15,000 players/coaches and 40,000 parents. Total attendance for 2008 was estimated at 200,000.



TPC Craig Ranch Clubhouse



TPC Craig Ranch course view



The Ballfields at Craig Ranch



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Sports facilities and venues, continued:

Michael Johnson's Performance Training Center:

Michael Johnson, the four-time Olympic gold medalist known as the "World's Fastest Man", has developed the state's first Olympic-caliber athletic training and sports science center. The 23,000 square foot facility helps athletes at all levels achieve their goals. An extension of Johnson's international athletic performance and training consultancy for professional athletes, the facility is his first "bricks-and-mortar" training center and is an international destination for athletes seeking expert training to perform at peak levels.



Olympian Michael Johnson, and his Performance Training Center

Dr Pepper StarCenter / McKinney at Craig Ranch: The Dallas Stars and the City of McKinney partnered with Craig Ranch on a 6.9 acre site with an 88,000 square foot facility that opened in September of 2009. This facility has 2 sheets of ice, a snack bar, 4 party / meeting rooms and space for clinics with professional players. The StarCenter also features a girls-only locker room, as the popularity of girls' hockey is growing. This new center offers league and public skating, as well as lessons, rentals, tournaments and competitions.



Dr. Pepper Star Center / McKinney at Craig Ranch

The Beach at Craig Ranch: Set to open in the spring of 2010, The Beach at Craig Ranch will be the premier athletic facility for beach sports. Set between the Michael Johnson Performance Center and The Ballfields at Craig Ranch, The Beach will offer 12 pristine sand courts that can move seamlessly between beach volleyball, beach tennis, beach soccer among other fun sports and activities. And, unlike typical sand facilities, The Beach is proud to be junior-friendly!



The Beach at Craig Ranch



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Parks and Attractions:

Craig Ranch features many beautiful parks, open spaces and a very special memorial:

Crape Myrtle World Collection Park: This 7-acre private/public partnership will provide a home for the only complete collection of crape myrtles, showcasing over 120 varieties.

The Veterans' Memorial at Van Tuyl Plaza: The McKinney Veterans' Memorial will recognize the service of all veterans, with special recognition for Collin County residents who lost their lives in the service to our country. The Memorial is encircled by The Ribbon Walk, built in the shape of the familiar yellow ribbon -- the symbol of support for our armed forces. A pool of water symbolically feeds six trees, each representing the current and past branches of the armed forces. Construction is estimated to begin in the first quarter of 2011.



Crape myrtles in full bloom



The Veterans' Memorial



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Businesses at Craig Ranch:

Craig Ranch Professional Plaza: This beautiful office building features 71,000 square feet of professional office condos overlooking hole #2 of the TPC at Craig Ranch.

Craig Ranch North Plaza: This neighborhood center of five pedestrian-friendly buildings (totaling 38,400 square feet) provides a place to gather and creates a sense of community.

Times Square at Craig Ranch: May of 2009 saw the completion of this 836,000 square foot structure that contains 80,000 square feet of retail shopping and services. This residential structure, located in the heart of Craig Ranch, is valued in excess of \$50 million. The 5-story structure, with its signature clock tower, will be home to 313 high-end apartment units.



Palladium USA: Land acquisition and planning are complete for this proposed vertical residential and retail center. Palladium at Craig Ranch is continuing to finalize the construction plans for its development in the world-renowned Craig Ranch Town Center, and plans to commence construction in the next 6 - 12 months.



Craig Ranch Professional Plaza



Times Square



Craig Ranch North Plaza



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Health, Medicine, Fitness and Wellness at Craig Ranch:

Craig Ranch OB/GYN Center: The finest OB/Gyn services provided in a 20,819 square foot medical clinic. Located in the Employment Center District of Craig Ranch.



Cooper Fitness Center & Spa:

This facility provides health and fitness services to enhance and maintain your quality of life. The Cooper Fitness Center at Craig Ranch opened in 2006 and boasts more than 70 exercise classes each week with industry-leading personal trainers and nutritional services for all ages, sports professionals on staff, an Olympic-size pool, an outdoor track, state-of-the-art equip-

ment, youth programs, a healthy café, a pro shop and more. The spa, also opened in 2006, offers luxurious skin and body treatments for men and women. Although it's located inside Cooper Fitness Center, the spa's services and retail boutique are open to the public seven days a week.

Texas Health Craig Ranch: Texas Health Resources is one of the largest faith-based, nonprofit health care delivery systems in the United States and the largest in North Texas in terms of patients served. Texas Health Craig Ranch opened its doors to the public in August 2010, offering customized diagnostic and imaging services and a staff of certified health-care professionals. Services at the 9,000 square-foot center include CT-scan, bone densitometry, digital mammography, digital X-ray and ultrasound



Craig Ranch OB/GYN Center



Cooper Fitness Spa



Texas Health Craig Ranch



Health, Medicine and Wellness at Craig Ranch, continued:



Craig Ranch at Craig Ranch & Surgery Center at Craig Ranch: A 50,000 square foot healthcare delivery center, physician-owned and operated. Housed in the building is a day surgery center, surgeons' offices, Baylor Diagnostic Imaging, with primary care services and other medical office uses within an upscale boutique facility.

The Hospital At Craig Ranch: Opened in 2009, this multi-specialty 120,000 square foot hospital includes a 60,000 square foot medical office building facility and a parking garage. The new hospital has 7 operating suites, 19 pre- and post-operative beds, 4 intensive care units (ICU), a 24 hour care Emergency (ER) Suite and 20 private rooms. The Hospital will provide comprehensive bariatric programs as well as Breast, Colo Rectal, Gastroenterology, General Surgery, Gynecology, Maxillofacial / Oral Surgery, Orthopedics / Sports Medicine, Pain Management, Plastic Surgery and Podiatry along with Spine services. Located adjacent to the north side of the Michael Johnson Performance Center, the facility also has medical office space.

The 24 Hour Emergency Room: Started by top-notch, Board Certified ER Specialists, this efficient, patient-friendly new facility has all the equipment and testing modalities found at conventional hospital emergency rooms, but is designed to offer care quickly.

Alpha Orthopedics @ Craig Ranch Professional Plaza: Located at 6850 TPC Drive, Suite #116, Dr. Toulson and his team are dedicated to providing excellence in Orthopedics, with a "rapid rehabilitation" approach to wellness. His minimally-invasive surgery results in less pain, a faster recovery and a cosmetically-pleasing outcome for patients.



Medical & Surgery Center at Craig Ranch



The Hospital at Craig Ranch



Dr. Charles Toulson / Alpha Orthopedics



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Living at Craig Ranch:

In addition to the condos and apartments in Time Square and the Palladium, Craig Ranch offers single-family residences.

Residences at The Grand Lodge: These 23 exclusive residences front on the 16th, 17th and 18th holes of the TPC Craig Ranch and provide unobstructed views of the Tom Weiskopf designed world class facility. Clear-span structural design allows each owner to customize their 3,700 square foot to 5,400 square foot, 2 or 3-story luxury residence.

The Estates at Craig Ranch: The “Dream Lots” within Craig Ranch, overlooking the west side of the Tournament Players Club Craig Ranch. This gated community features 1-acre and ½ acre lots for private living.

The Villas at Craig Ranch: Designed for the construction of 160 patio homes in a private community adjacent to The Estates at Craig Ranch. Now featuring K. Hovnanian Homes with a fully-furnished model home.



The Settlement at Craig Ranch:
A 385-lot, 89-acre residential addition.

Craig Ranch North Residential:
A 259-acre D.R. Horton development of 1473 homes with approximately 6,000 residents.



Residences at the Grand Lodge



A home in the Settlement at Craig Ranch



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Meet your neighbors ...

First United Bank and Trust at Craig Ranch: This bank, the leader in lending for Craig Ranch, owns and occupies a portion of their 20,000 square foot building. First United Bank and Trust at Craig Ranch consolidated their Trust Operations in this new facility.



La Quinta: Hotel accommodations for business, leisure, and family vacation travel. 68 rooms, 100% smoke-free. Complimentary full breakfast, outdoor pool and spa, 24-hour exercise facility, guest laundry and dry cleaning, elevator, safe deposit box, meeting facilities, fax and photocopy service, free wireless and high speed internet access available in public areas and all guest rooms.



Boston's - The Gourmet Pizza: In addition to signature gourmet pizza and pasta, they offer outstanding wings, ribs, salads, sandwiches, lunch specials, kids' menu and a sports bar featuring great daily drink specials, flat screen TV's and local team memorabilia.

TRAXXAS: The industry-leader in hobby-class radio controlled cars, trucks and boats will relocate its corporate headquarters, research and development functions and distribution to Craig Ranch. The announcement marks the first headquarter company to move to Craig Ranch following the unveiling of its \$575 million employment district and partnership with KDC last month.



La Quinta Hotel