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# McKinney's Craig Ranch gears up for new \$120M corporate magnet

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The McKinney Corporate Center at Craig Ranch will soon get a new \$120 million corporate magnet, which includes a restaurant park, urban-style residences, retail and a hotel, with the help of a new developer to the project.

The 22-acre mixed-use development, called Hub 121, has been envisioned for Craig Ranch since its inception, and could bring additional businesses to the sprawling master-planned community, said developer David Craig.

"This is a tremendous addition for Craig Ranch, and corporate America tells us it wants eateries and drinkeries within walking distance to headquarter locations," Craig said in a prepared statement.

"With the additions of Hub 121 and the Craig Ranch Resort and Conference Center on our long list of amenities, we have all the elements businesses look for to recruit and retain talent," he added.

The ownership group behind Craig Ranch has sold the 22-acre tract at the northwest corner of State Highway 121 and Alma Road to longtime developer Shane Jordan, who plans on co-developing Hub 121 with Larry Masi.

The Hub will bring a multi-venue destination to McKinney and this part of North Texas, said Jordan, who owns Jordan Realty Advisors.

"We have a wow factor in mix of users that will bring customers to Craig Ranch and programming to keep them here longer," he added.



NCA PARTNERS

The initial phase of the project is slated to begin in January. Plans include three clusters of a 40,000-square-foot restaurant park with roof-top decks and connected pedestrian walkways.

In the future, those pedestrian walkways will connect to Independent Bank's \$52 million, 400,000-square-foot corporate office in Craig Ranch. The bank's headquarters is being built specifically for the growing company.

The phase also includes a 6,500-square-foot pavilion with a performance stage for live entertainment, 20,000 square feet of retail space, and an additional urban-style community totaling about 287 units.

The second phase of The Hub is slated to include about 100,000 square feet of office building space with additional retail space and a hotel.

NCA Partners is the project architect for The Hub. Seneca Investments is the housing developer. Happy State Bank is the project lender.

The first restaurants at The Hub are expected to open the following year in January 2019. EDGE Realty Partners is leasing the project on behalf of the development group.

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