

## REVIEW OF SUCCESSFUL PROJECTS

### INDEPENDENT FINANCIAL NATIONAL HQ & EXPANSION

Independent Financial is a relationship-driven financial services company headquartered in McKinney, Texas. Independent Financial provides a wide range of banking products and services tailored to meet the needs of businesses, professionals and individuals. Independent Financial operates 93 locations across Texas and Colorado. [www.ifinancial.com](http://www.ifinancial.com).

In 2019, the company moved into a six-story, 159,000-square-foot building at 7777 Henneman Way, which was built by local developer KDC. In 2021, KDC adding a six-story, 198,000-square-foot office next door. The new building allows Independent Financial to consolidate its banking operations teams, accommodate the organization's expanding workforce and support future growth opportunities.

2021

- [One of the country's best banks is in McKinney, according to](#) Forbes – Dallas Morning News
- [Publicly traded financial service firm plans HQ Expansion in](#) McKinney – Dallas Business Journal
- [Independent Financial Triples Footprint with Purchase of an Additional 17 Acres at McKinney Corporate Center Craig Ranch](#) – Yahoo! Finance
- [Independent Financial hopes to add 800 DFW jobs with HQ expansion-](#) Dallas Business Journal
- [McKinney financial firm more than doubling headquarters with new construction](#) - Dallas Morning News
- [Building No. 2 will more than double Independent Financial's presence at McKinney's Craig Ranch](#) - Community Impact
- [Independent Financial sets up future expansion with 17-acre buy in McKinney](#) – Community Impact
- [Independent Bank parent company adds 17 acres to McKinney HQ campus-](#) Forth Worth Business Press

## DISTRICT 121 OFFICE BUILDING FIRST CLASS A OFFICE BUILDING IN MCKINNEY

Kaizen Development Partners is a commercial developer, broker and project manager services with a unique business philosophy. KAI-ZEN /kīzen/ noun - A Japanese business philosophy centered on “continuous improvement.” In its purest form, “kaizen” is an empowerment philosophy within an organization that encourages every team member’s participation in process improvement, productivity and waste elimination. [Kaizendp.com](http://Kaizendp.com).

Located along the 121 Corridor in McKinney, Texas’ prestigious Craig Ranch, District 121 will be the city’s first of its kind Class A multi-tenant office building. The 8 story, 200,000 square foot office building will be served by a structured parking garage and a robust tenant amenity package that includes flexible conferencing space, tenant lounge, outdoor amenity space, golf simulator, and a fitness center with private locker and shower rooms. The location of the development offers desirable walkability to nearby retail, restaurant, multifamily and park space. Additional office development sites are available within District 121 that can accommodate corporate office tenants of nearly any size.

- Project Details - Kaizen Development Partners  
2020.
- McKinney Office Building adds to grow list of New DFW Developments – Dallas Morning News
- Kaizen Development Partners, McKinney EDC reveal plans for 200K-SF spec office – Dallas Business Journal
- 2021
- McKinney Office Project will kickoff next month – Dallas Morning News
- These four areas in DFW are poised for big changes in 2021 – Dallas Business Journal
- Construction starts on new office tower in McKinney’s Craig Ranch – Dallas Morning News
- Developers Break Ground on \$250 Million Mixed-Use Projects in McKinney – D Magazine
- Construction begins on McKinney’s first Class A multi-tenant office building – Community Impact
- 200,000 SF spec office project announced for McKinney - Fort Worth Business

## RAYTHEON INTELLIGENCE & SPACE DIVISIONAL HQ AND EXPANSION

Raytheon Intelligence & Space (RIS) is one of Raytheon Technologies divisions. The Fortune 500's RIS location is specialized in developing advanced sensors, training, and cyber and software solutions — delivering the disruptive technologies its customers need to succeed in any domain, against any challenge. [Raytheonintelligenceandspace.com](http://Raytheonintelligenceandspace.com)

In 2019, Raytheon unveiled their new 200,000-SF manufacturing facility in 2501 W University Dr, McKinney, TX 75071, increasing Raytheon Technology's robust presence in North Texas. The building was completed in late 2020 and provided to the City with more than 500 high-tech jobs.

[Project Details](#) – Raytheon

[Project Details](#) - KDC

- [Raytheon unveils plans for new plant, bringing 500 more jobs to North Texas](#) – Dallas Business Journal
- [Raytheon announces new 200,000-square-foot facility in McKinney](#) - Community Impact
- [Raytheon expanding \\$5 billion Texas presence with new McKinney facility, 500 high-tech jobs](#) - Dallas Morning News

## DIVISIONAL HQ & EXPANSION

Fortune 500, PACCAR is a global technology leader in the design, manufacture and customer support of premium lights, medium- and heavy-duty trucks under the Kenworth, Peterbilt and DAF nameplates. PACCAR also designs and manufactures advanced diesel engines, provides financial services, information technology, and distributes truck parts related to its principal business. [Dynacraft.com](http://Dynacraft.com) / [paccar.com](http://paccar.com)

The McKinney Economic Development Corporation provided economic incentive for the initial build of Dynacraft's manufacturing facility under an agreement that PACCAR bring 200 jobs to the City over the next five to six years and make capital investments of more than \$20 million. No further incentives were provided for the headquarters' relocation.

### [Project Details](#) – City of McKinney

2017

- [McKinney gets nod for new truck plant with potential jobs on the way](#) – Dallas Morning News
- [Dynacraft facility will be located about 30 miles from Dallas](#) - FleetOwner
- [PACCAR to Build New Assembly Plant in Texas](#) - Assembly
- [Truck manufacturer PACCAR breaks ground on 130,000-square-foot facility in McKinney](#) – Community Impact
- [PACCAR to Build New Plant in McKinney, Texas](#) – Trailor Body

2018

- [PACCAR holds grand opening for new Dynacraft location in McKinney Oct. 31](#) – Community Impact
- [PACCAR manufacturing company Dynacraft now open in McKinney after ribbon-cutting ceremony](#) – Community Impact
- [Dynacraft set to bring 200 jobs with McKinney plant opening](#) – Community Impact

2019

- [PACCAR company Dynacraft to move division headquarters from Washington to McKinney by early 2020](#) – Community Impact
- [Paccar Moving Dynacraft Division to Texas as Divisional Headquarters](#) – Transport Topics
- [Fortune 500 company relocates subsidiary headquarters to North Texas](#) – Dallas Business Journal
- [Paccar to Open Manufacturing Plant in Texas](#) – Transport Topics

## INNOVATION FUND INCENTIVE BY MCKINNEY EDC A FIRST-OF-A-KIND ECONOMIC DEVELOPMENT APPROACH

MEDC's first-of-a-kind incentive program, the Innovation Fund was created with startups like Uber and Snapchat in mind. The mission is to spur and accelerate the growth of innovation-focused companies at various levels of revenue and funding stages during the startup life cycle. It's designed to grow with the company as it scales, supplementing growth during the timeliest need in the startup lifecycle, seed or few customers, to Series A and or a more extensive customer base.

Before other EDC's migrated their procedures to online due to the COVID19 pandemic, the MEDC's modern and progressive strategy created not only a unique incentive program but a fast, online application process. This program and its procedure have entirely changed the way business development is done.

Information about: [Innovation Fund](#).

Article: [McKinney has attracted 15 tech companies in just over a year — and wants to pick up the pace](#)

### 17 MONTHS OF PERFORMANCE



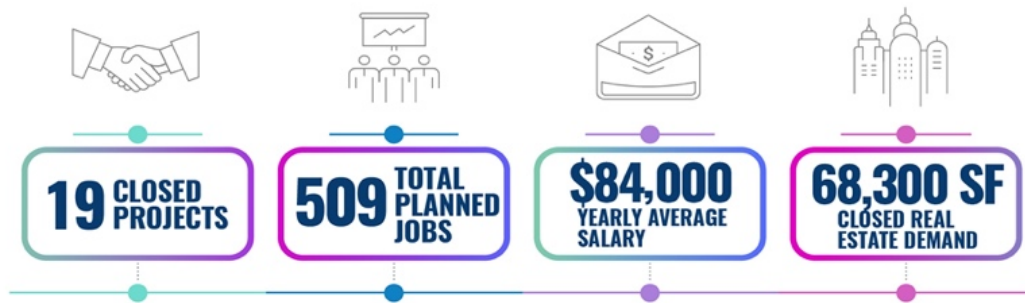
**61 TOTAL QUALIFIED APPLICANTS**



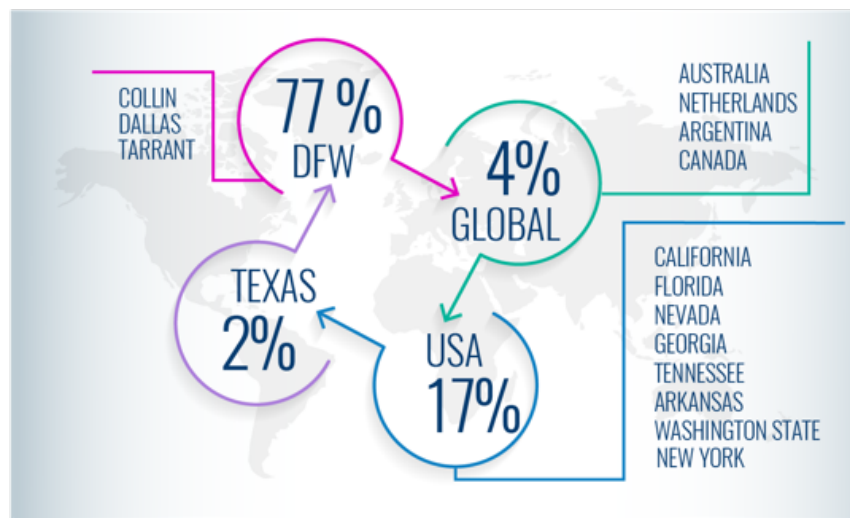
**1,523 TOTAL QUALIFIED JOBS NEW & EXISTING**



**301,059 SF TOTAL QUALIFIED REAL ESTATE DEMAND**



### GEOGRAPHIC SOURCE



### APPLICANT INDUSTRIES

