



2024 ANNUAL DEVELOPMENT REPORT



Prepared by the City of McKinney Planning Department

intro

LETTER FROM THE DIRECTOR

In McKinney, we view development as a relationship-based business. Our strong relationships with McKinney's development community, property owners, and residents continue to position our city for sustained growth and success. We believe that these relationships are part of what makes McKinney unique.

With these relationships in mind, we're excited to share that McKinney has experienced another year of strong growth, building on the momentum generated over the past few years. Across all our development sectors combined, we permitted over \$1.4 billion in new construction. We issued 2,310 permits for new single-family residential dwelling units, our highest permit total since 2017. We also permitted approximately \$485 million in new non-residential construction, consistent with 2023's values. Lastly, we partnered with the developers of the Honey Creek Master Planned Community on a comprehensive development agreement that will pave the way for McKinney's first Municipal Management District (MMD). Once construction commences, Honey Creek will provide new residential and non-residential development opportunities for years to come.

We also spent the past year seeking ways that we can preserve our unique history while facilitating complementary redevelopment opportunities. For example, the City Council selected a preferred development partner with whom we will work to redevelop several city-owned properties in historic downtown, which previously served as our City Hall and Development Services Building. This redevelopment opportunity will help to reshape the northern portion of our downtown and start a new chapter of thoughtful growth in what's commonly referred to as the heart of McKinney. Additionally, we launched widespread efforts to redevelop historic properties east of McDonald Street. Tupps Brewery's opening last year, McKinney's new Municipal Complex (including our new City Hall) opening in early 2025, and the impending opening of the East McKinney Learning Garden represent the first widespread redevelopment efforts near our historic eastside legacy neighborhoods. The city remains focused on facilitating additional redevelopment efforts

in the area that complement the unique history of these legacy neighborhoods. Lastly, our Planning Department completed the City's first comprehensive Historic Preservation Survey since 1985. It's safe to say that a lot has changed in McKinney over the last forty years, so it was essential for us to document and preserve the status of McKinney's countless historic structures.

I would be remiss if I didn't also highlight two last accomplishments from the past year. 2024 saw our Building Inspections Department seek evaluation by two different agencies. First, the Building Inspections Department was evaluated as part of ISO's Building Code Evaluation Grading System. Our Building Inspections Department's performance in the residential and commercial building sectors is evaluated, and a score is given that influences the insurance rates property owners pay. We are pleased to announce that McKinney's residential and commercial ratings improved by two points, which is a significant accomplishment and reflects the staff's expertise and professionalism. Additionally, the Building Inspections Department was reaccredited by the International Accreditation Service (IAS). Our team is one of only three departments in the state to receive this honor, demonstrating that McKinney's Building Inspection Department has met national standards and is competent to provide public safety services.

In total, it's safe to say that 2024 represented another successful chapter of McKinney's long and distinguished history. We're excited to see what 2025 has to offer, and we look forward to continued partnerships with members of our development community, our local business owners, and the residents of McKinney. We sincerely hope that this annual development report benefits you and that the information contained herein serves to celebrate the outstanding work we accomplished together last year!



Michael Quint

Executive Director of Development Services
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intro

ABOUT MCKINNEY

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In 2024, McKinney experienced a continued boom in both residential and non-residential growth and development. With annual residential construction and population figures both not only growing, but accelerating from 2023, McKinney is one of the most dynamic cities in North Texas.

Compared to nearby cities, McKinney boasts the most affordable average single family home values. Additionally, with significant undeveloped land still available, McKinney has ample opportunities to continue to grow and shape the way the city develops for its residents.

HOUSING UNITS

	SINGLE FAMILY	MULTI FAMILY	OTHER*
TOTAL # OF UNITS (2024)	59,001	22,850	4,891
% INCREASE FROM 2023	3.4%	8.0%	9.9%

* Includes mobile home, group quarters and assisted living

CITY COMPARISONS

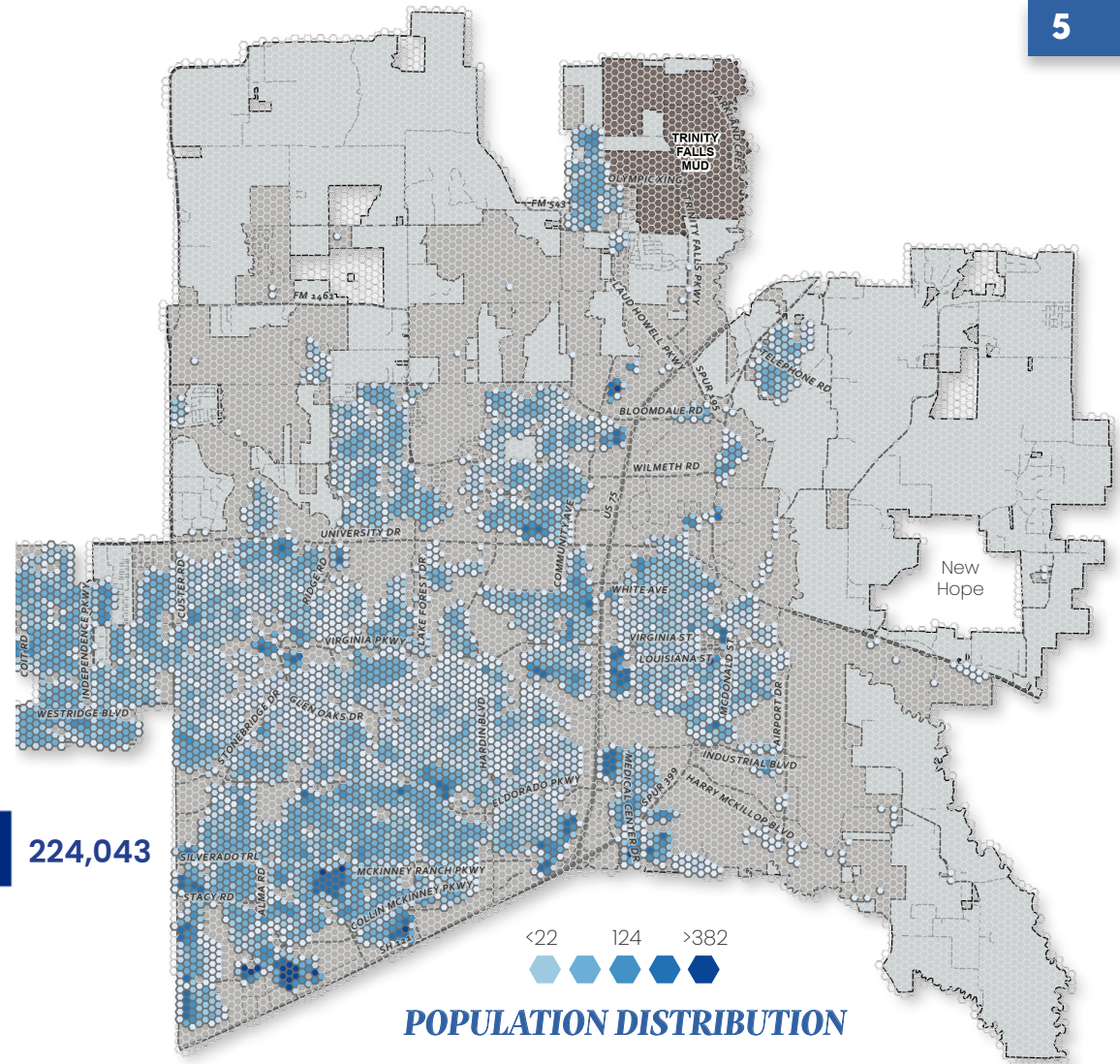
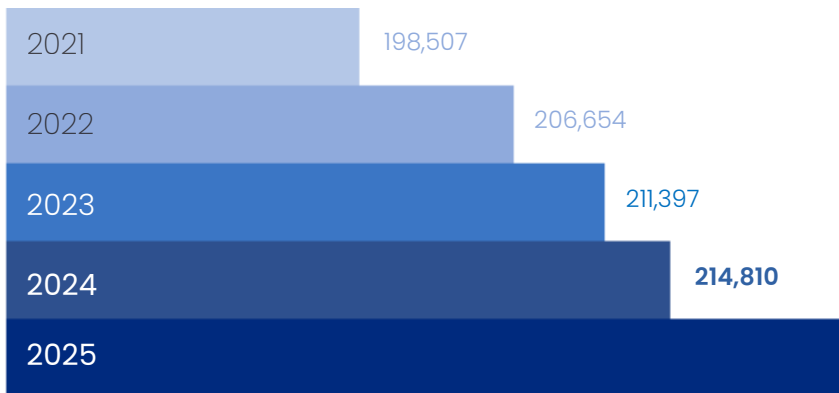
	MCKINNEY	PLANO	FRISCO	ALLEN	PROSPER
ESTIMATED POPULATION (2024)	224,043	294,152	236,483	113,664	42,598
POPULATION INCREASE	4.3%	0.7%	2.0%	2.2%	10.5%
AVERAGE SINGLE FAMILY VALUE	\$574,579	\$579,554	\$774,237	\$594,033	\$923,381
LAND AREA (CITY LIMITS) (sq mi)	69.7	72.1	69.1	26.4	27.1
LAND AREA (CITY LIMITS + ETJ) (sq mi)	112.5	72.1	70.1	26.8	28.1
% DEVELOPED (CITY LIMITS ONLY)	74.1%	97.3%	71%**	91%	65%

**Methodology change from 2023; active projects no longer counted and floodplain area has changed

intro POPULATION

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As of January 1, 2025, McKinney has a population of 224,043. Long term projections through 2040 show a potential population of 284,000. With this year's increase in overall housing units, it is likely that McKinney will continue to see significant population growth through 2025.



POPULATION DISTRIBUTION

14.7%

POPULATION
GROWTH SINCE
2020

96.4%

SINGLE FAMILY
OCCUPANCY
RATE

50.1% MALE

49.9% FEMALE

\$116.6k

MEDIAN
HOUSEHOLD
INCOME

53%

OF THE
POPULATION HAS
A BACHELOR'S
DEGREE

DEVELOPMENT SERVICES

The Development Services Division is comprised of four unique departments: Building Inspections, Code Services, Engineering and Planning. Each department has unique duties throughout the development process to help plan, build and enhance the community. All projects that come to the city go through the planning phase, proceed to building and eventually become an asset to enhance the city. In addition to development, Development Services works to maintain a high quality of life for McKinney citizens by ensuring compliance with codes and regulations, installing and maintaining infrastructure, and performing inspections for community safety.

The purpose of the Development Services Division is to:

- ◇ Help achieve the goals of the City Council
- ◇ Facilitate development in the community
- ◇ Ensure the safe construction of buildings and infrastructure
- ◇ Address health, safety, welfare, and other community concerns

plan

Start of development process facilitated by Planning, Engineering, and other City departments

Performs permit reviews to ensure regulations are met for a high quality product

build

Construction process facilitated by Building Inspections and Engineering

Performs permit reviews and inspections to ensure safety and construction standards

enhance

Continued maintenance of built environment and natural city assets by Engineering and Code Services

Ensures adherence to codes and regulations to maintain quality of life

intro

ACCOMPLISHMENTS

BUILDING INSPECTIONS

- ♦ Achieved 30 new International Code Council certifications and 3 state plumbing licenses
- ♦ Increased Insurance Services Office rating to 2 (a two-point increase), benefitting all property owners in McKinney on their insurance rates
- ♦ Maintained International Accreditation Service Accreditation
- ♦ Performed over 83,000 inspections, an increase of 12,000 over 2023

CODE SERVICES

- ♦ Opened 3,066 code cases and identified 2,414 violations
- ♦ Responded to 321 high-priority animal services calls - those that involve immediate safety and welfare concerns
- ♦ Officers responded to 86% of resident complaints within 2 business days
- ♦ Partnered with Housing and Community Services to develop a Volunteer Assistance program aimed at providing volunteer assistance to qualified McKinney residents who were experiencing hardships that prevented them from obtaining compliance

ENGINEERING

- ♦ Awarded American Public Works Association, Texas Chapter's Project of the Year for the completion of Ridge Road from US 380 to Wilmeth Rd
- ♦ Awarded \$15M in federal funds under the US Department of Transportation Neighborhood Access and Equity Grant Program for Lower 5 Plaza
- ♦ Completed a 6-year program term under the Texas Commission on Environmental Quality's Stormwater Permit
- ♦ Performed 3,121 development reviews

PLANNING

- ♦ Completed an amendment to the ONE McKinney 2040 Comprehensive Plan in anticipation of the US 380 Corridor
- ♦ Completed the Historic Resources Survey, documenting and updating all historic resources in McKinney's Historic Overlay District and the Historically Significant Area
- ♦ Earned Congress of New Urbanism Accreditation for two staff members
- ♦ Reorganized technical and permitting staff into a new Processing and Permitting Team to better serve daily activities, needs, and processes

DEVELOPMENT PROCESS

In general, all development projects in McKinney are guided through the development process shown below. Each department involved in this process strives to provide excellent customer service in accordance with our City values. Concurrently, staff ensures that new and redevelopment projects meet the quality and safety standards that McKinney citizens expect. After spending several years updating our relevant development regulations with contemporary building codes and the Unified Development Code (UDC), McKinney handles projects with up-to-date best practices. The development process varies depending on a variety of factors including the type of project, zoning, or requirement to plat. The following is the path developers and citizens can expect when developing in McKinney.



An architectural rendering of a modern building's courtyard. The scene features a large, multi-story building with a prominent section of perforated metal cladding. To the left, a brick wall with an arched opening is partially visible, with a tall, slender tree growing in front of it. The courtyard floor is paved with light-colored tiles. In the center, a glass-enclosed entrance leads into the building. To the right, a large glass wall reveals an interior space with bookshelves and a desk. The word "plan" is overlaid in a large, white, serif font across the center of the image.

plan

ACTIVE CITY PROJECTS

In addition to Development Services' work with the private development community, the Development Services team is also involved in several City-led projects each year. With the McKinney Municipal Complex open for business as of January 2025, major projects of 2024 centered around enhancing eastside amenities and continuing to spur economic growth.

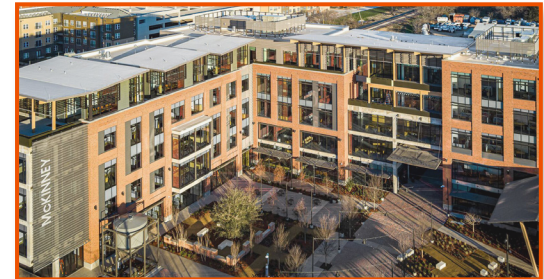


McKINNEY NATIONAL AIRPORT EXPANSION

The expansion of McKinney National Airport for commercial passenger service will begin construction in May 2025. The project will add convenience to the region and competition in the market that will benefit residents of McKinney, Collin County, and North Texas. The \$72M terminal project has been funded by a combination of federal loans and grant funding from the McKinney Economic Development Corporation and McKinney Community Development Corporation. It will encompass a three-gate terminal, expanded runways, and additional support infrastructure.

McKINNEY MUNICIPAL COMPLEX

Completing construction in December 2024, the McKinney Municipal Complex (AKA new City Hall) is the new home for various departments that were previously spread across nine buildings in McKinney. The Municipal Complex features versatile community spaces for public use, including outdoor areas, City Council Chambers, and indoor conference rooms. Designed for flexibility, it seamlessly adapts to various events, encouraging community engagement. The remaining roadwork around the Complex will be completed later this year.



VIRGINIA STREET EXTENSIONS

A major roadwork project following the improvement of Virginia and Louisiana Street, this project will increase connectivity between two major eastside roads, Virginia Street and Airport Road. This project is being done in alignment with recommendations from the East McKinney Mobility and Transportation Alignment Study in support of the McKinney Municipal Complex. Additionally, it will enhance automobile transit for eastside residents as directed by the East McKinney Redevelopment Plan. The project is projected to begin construction in late 2025.

plan

DEVELOPMENT SUBMITTALS

Development submittals consist of all new submittals to the Planning and Engineering departments for plats, site plans, zoning cases, Specific Use Permits, and concept plans. Civil plan submittals are associated with the relevant Planning case like a site plan or plat. 2024 saw fewer overall submittals than 2023 but did see a significant rise in annexations and Specific Use Permits. For more information about the different plan types, view our [Development Guide](#).

DEVELOPMENT SUBMITTALS

AMENDING PLAT	28
ANNEXATION	8
CONCEPT PLAN	1
CONVEYANCE PLAT	22
ETJ RELEASE	27 (27)
FINAL PLAT	62 (9)
MINOR PLAT	27
PRELIMINARY PLAT	14 (2)
REPLAT	39 (2)
SITE PLAN	105
SPECIFIC USE PERMIT	19
ZONING	50

TOTAL

402*

*ETJ Cases (40) included

161

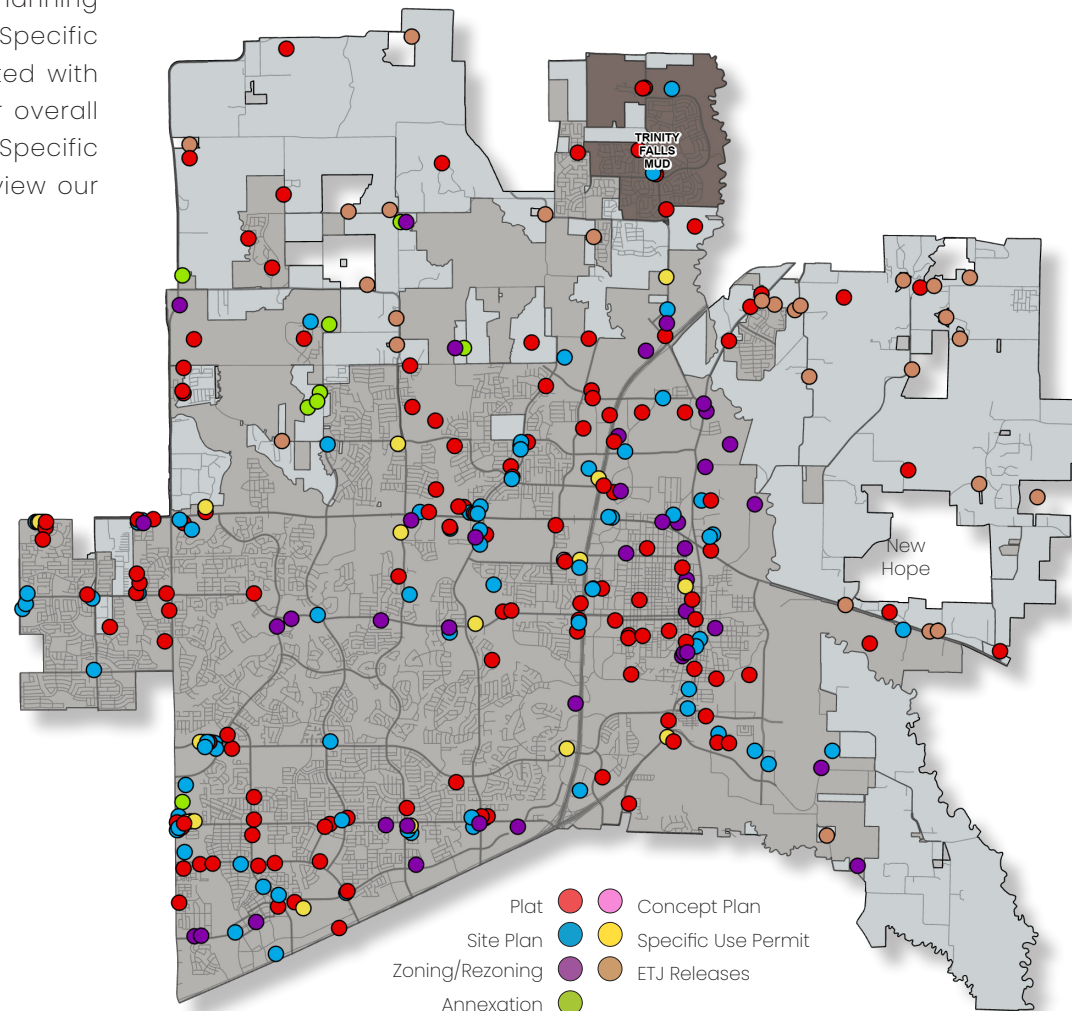
DEVELOPMENT
PERMITS
(CIVIL PLANS)
SUBMITTED

216

PRE-DEVELOPMENT
MEETINGS (PDMs)
HELD

24%

INCREASE IN PDMs
HELD FROM 2023





build

build

RESIDENTIAL PERMITS

Residential permits include single family development and multi-family projects. In 2024, there were 2,310 single family permits issued, being valued at a total of \$722,367,350. Both of these figures are record annual totals. Trinity Falls accounted for 380 of the new single family permits. There were 6 multi-family permits issued, valued at a total of approximately \$207 million. Combined single and multi-family permits will add 3,910 new housing units to McKinney.

MULTI-FAMILY PERMITS

1	Milhaus Multifamily	\$60,000,000
2	Fairfield at McKinney	\$42,000,000
3	Greens of McKinney	\$39,367,350
4	Aura 3Twenty	\$35,000,000
5	Florence of McKinney – PH 1	\$16,000,000
6	Florence of McKinney – PH 2	\$15,000,000

25%

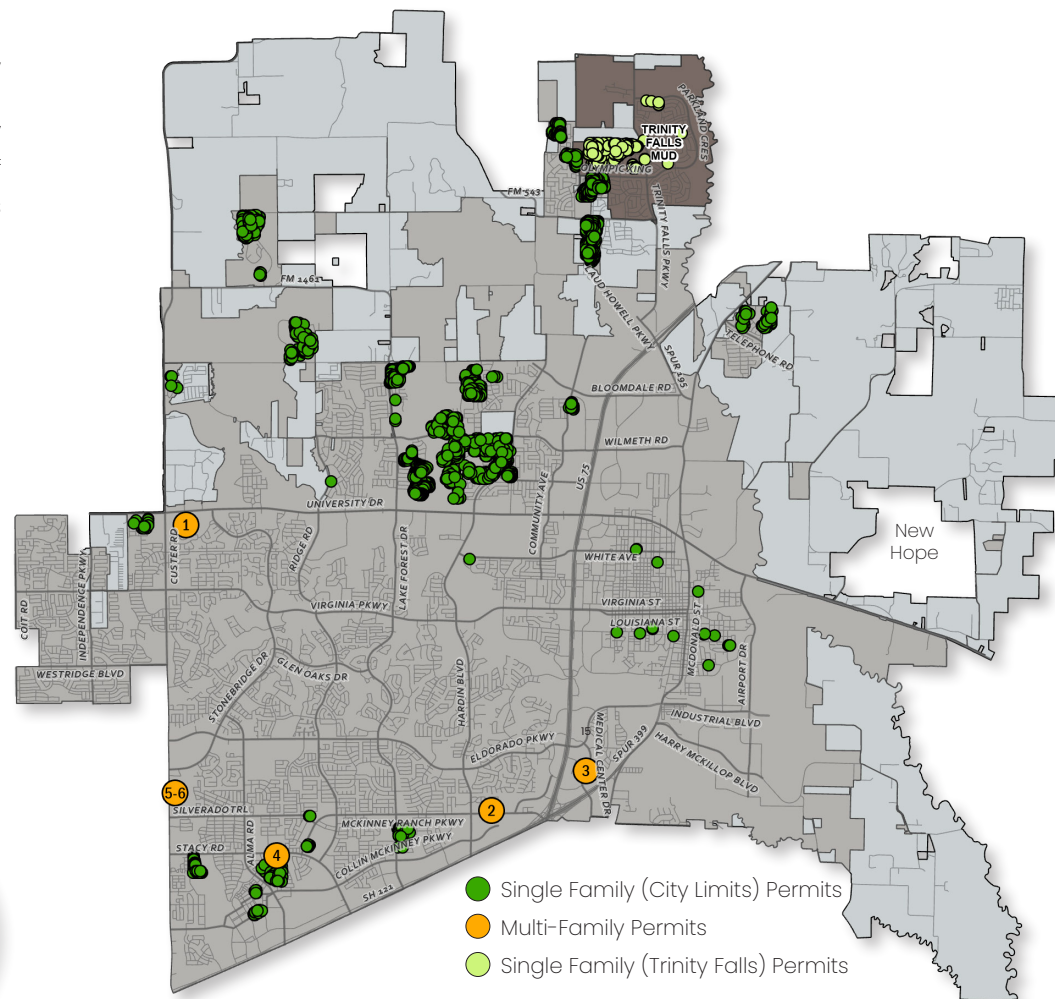
INCREASE IN SINGLE
FAMILY SUBMITTALS
FROM 2023

\$312.6k

AVERAGE VALUE OF
NEW SINGLE FAMILY
HOMES IN 2024

24%

INCREASE IN TOTAL
SINGLE FAMILY
PERMIT VALUE
FROM 2023



build

NON-RESIDENTIAL PERMITS

A total of 76 non-residential permits were issued in 2024 with a valuation of \$485,352,139. The largest permit by value was for the Collin County Justice Center's Phase 2 Adult Detention Facility renovation, valued at \$95,000,000. This year also saw significant development along Highway 380 and a number of large institutional projects. Individual projects tended to have a higher valuation in 2024 than in 2023. 2024 also saw more infill projects rather than greenfield projects.

NON-RESIDENTIAL SUBMITTALS BY LAND USE

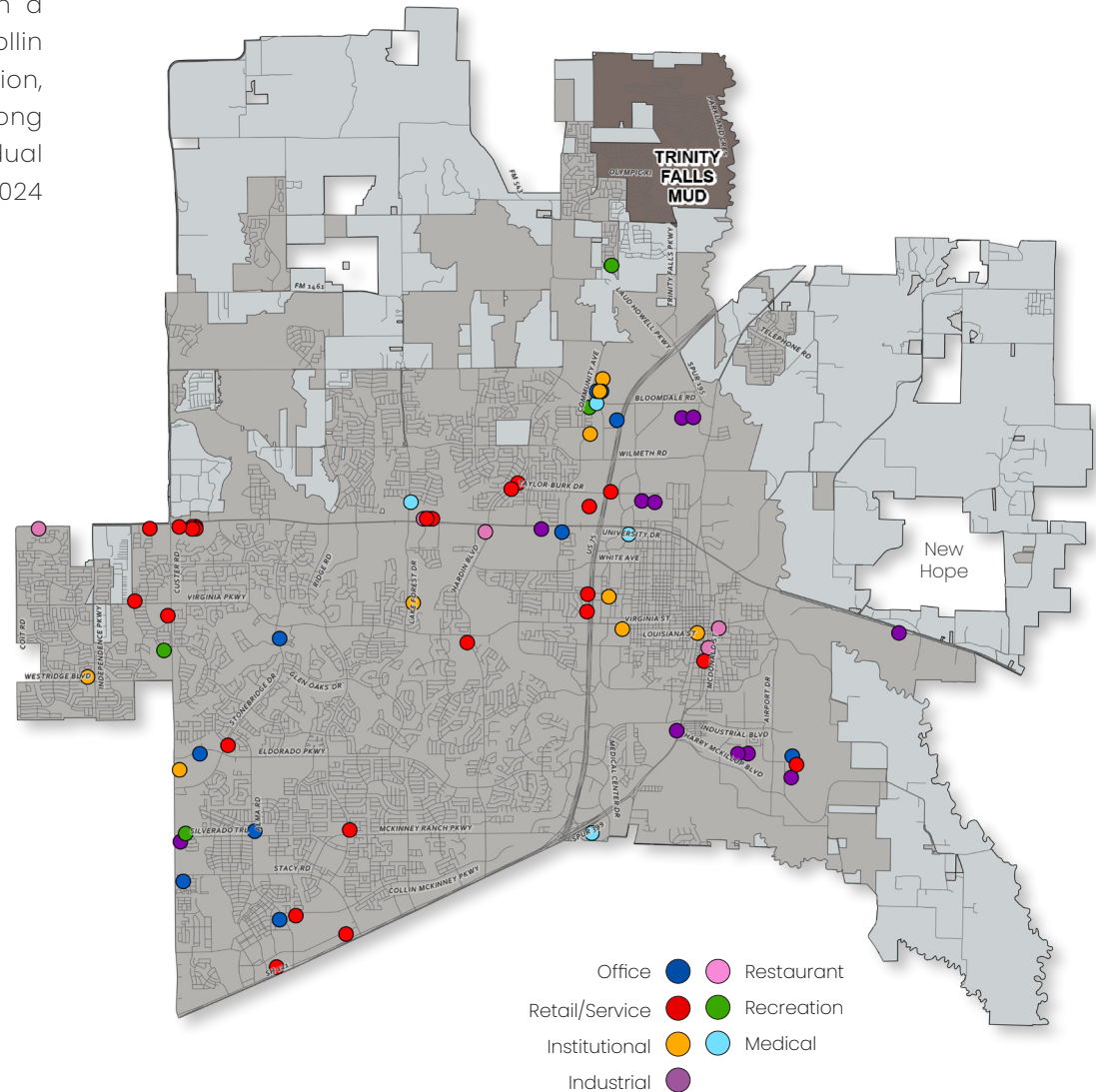
INDUSTRIAL	11	\$92,455,245
INSTITUTIONAL	12	\$215,310,327
MEDICAL	4	\$75,869,833
OFFICE	14	\$15,827,982
RECREATION	4	\$3,519,795
RESTAURANT	6	\$5,010,000
RETAIL/SERVICE	25	\$77,358,957

61%

INCREASE IN MEDIAN
NON-RESIDENTIAL
PERMIT VALUE FROM
2023

103%

INCREASE IN TOTAL
INSTITUTIONAL
PERMIT VALUE FROM
2023

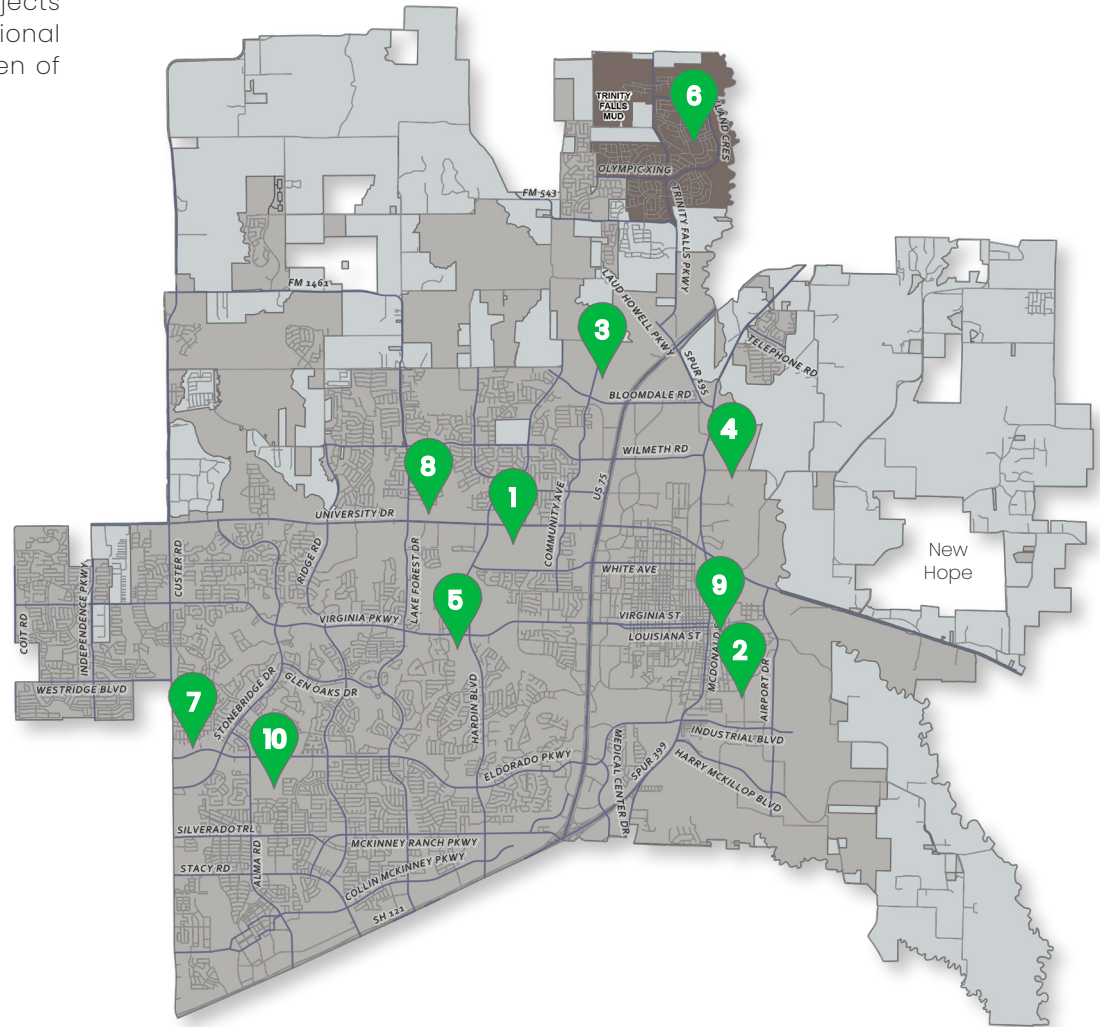


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COMPLETED MAJOR PROJECTS

In 2024, a number of major commercial projects received final inspection approval and are officially complete. The projects include residential, recreation, industrial, and institutional developments across the city. Below is a summary of ten of these projects.

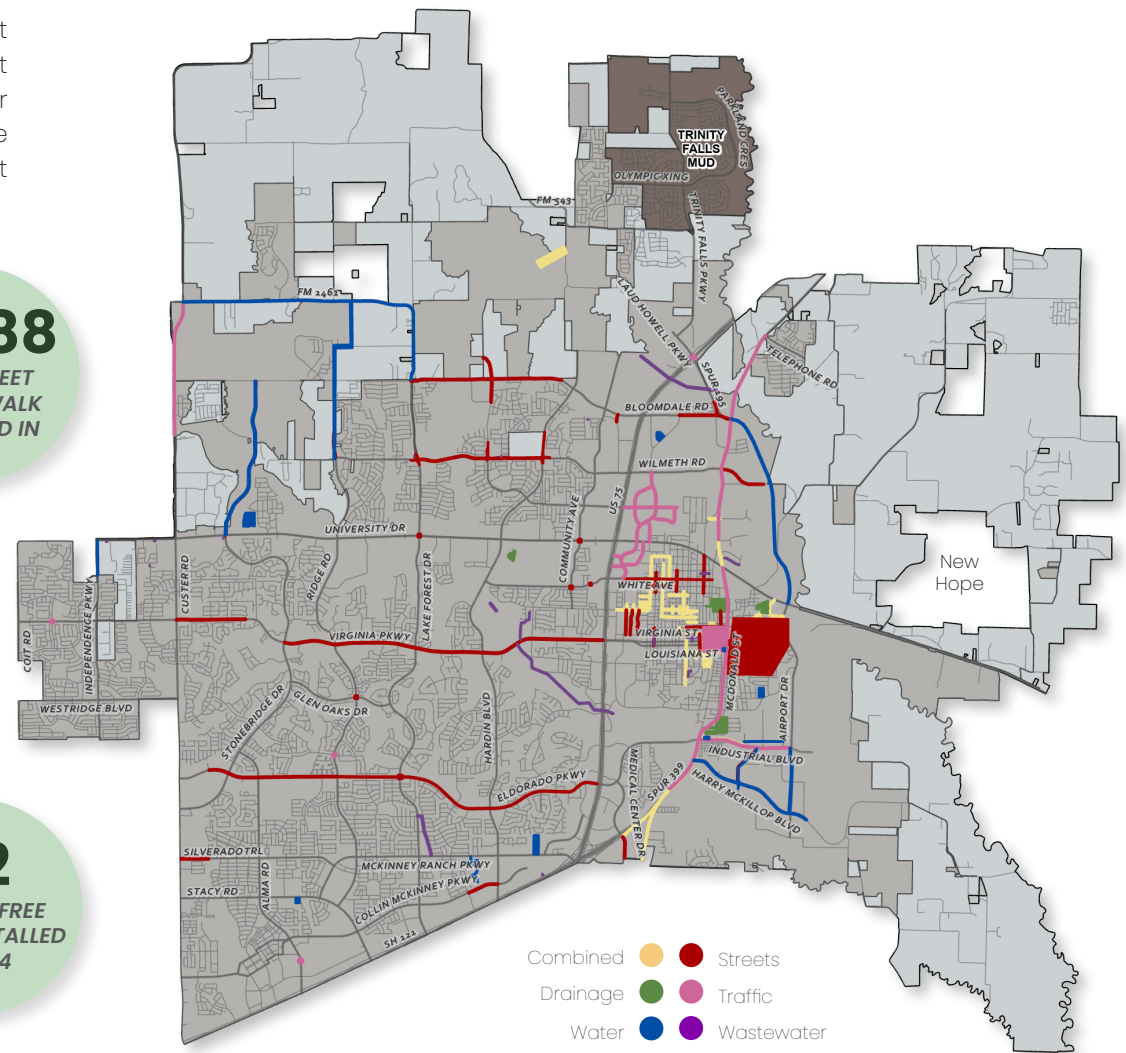
- 1 Raytheon Phase II**
2501 W University Dr
\$301,000,000 • September
- 2 Encore Wire Plant 8**
1300 Millwood Rd
\$45,000,000 • April
- 3 Collin County Justice Center Phase 1**
4300 Community Ave
\$39,500,000 • October
- 4 Becknell Industrial Buildings 1, 2, & 3**
600 McIntyre Rd
\$38,047,500 • August
- 5 Touchmark at Emerald Lake**
300 S Hardin Blvd
\$30,300,000 • March
- 6 Frazier Elementary School**
1600 N Sweetwater Cove
\$30,000,000 • August
- 7 H-E-B**
8700 Eldorado Pkwy
\$20,000,000 • April
- 8 Collin Springs**
4650 W University Dr
\$17,500,000 • March
- 9 TUPPS Brewery**
402 E Louisiana St
\$11,327,200 • September
- 10 Gabe Nesbitt Indoor Tennis Facility**
3251 Alma Rd
\$10,660,700 • January



CAPITAL IMPROVEMENT PROJECTS BY TYPE

13,188
LINEAR FEET
OF SIDEWALK
INSTALLED IN
2024

112
**BARRIER-FREE
RAMPS INSTALLED
IN 2024**

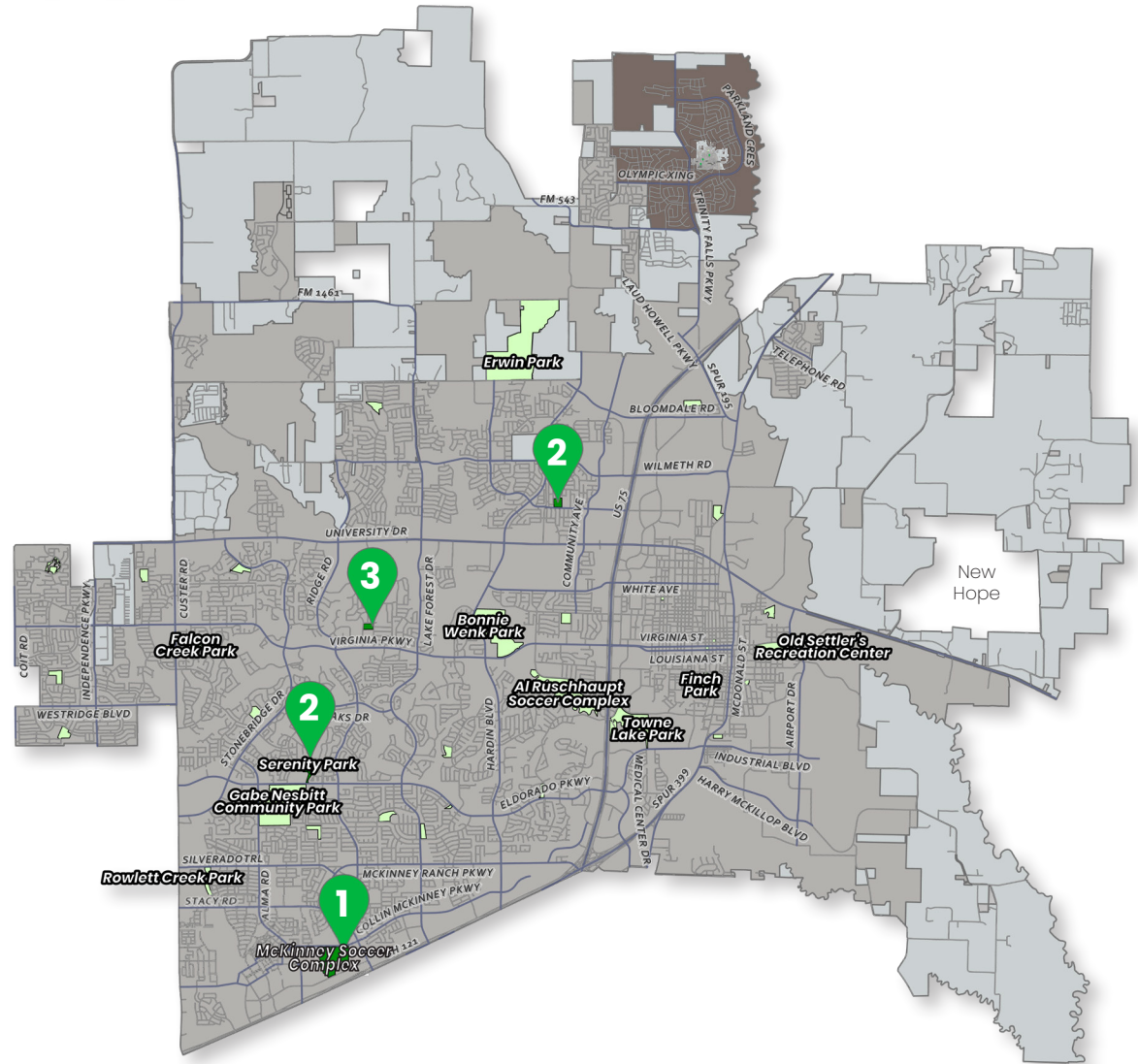


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PARKS PROJECTS

Although not in Development Services, the Parks Department undertakes several Capital Improvement Projects each year to enhance the quality of life for our residents. Below is a summary of completed projects in 2024.

	PROJECT NAME	LOCATION	VALUATION
1	MCKINNEY SOCCER COMPLEX (PHASE 1)	6372 COLLIN MCKINNEY PKWY	\$25,000,000
2	DR. CHARLES MCKISSICK & SERENITY PARK BACKSTOP REPLACEMENTS	2702 TAYLOR-BURKE DR; 6701 BERKSHIRE DR	\$70,000
3	HORIZON PARK PLAYGROUND RENOVATION	401 FLATROCK DR	\$350,000



An aerial photograph of a park area. In the foreground, there is a stone wall with a plaque that reads "The World Collection Park" and "SPARK CREEK PARKS & RECREATION DEPARTMENT". Below the wall is a paved area with a red curb. The park features winding paths, numerous trees, and manicured lawns. In the background, there are residential houses and a water tower under a clear blue sky.

enhance

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HISTORIC PRESERVATION

CERTIFICATES OF APPROPRIATENESS

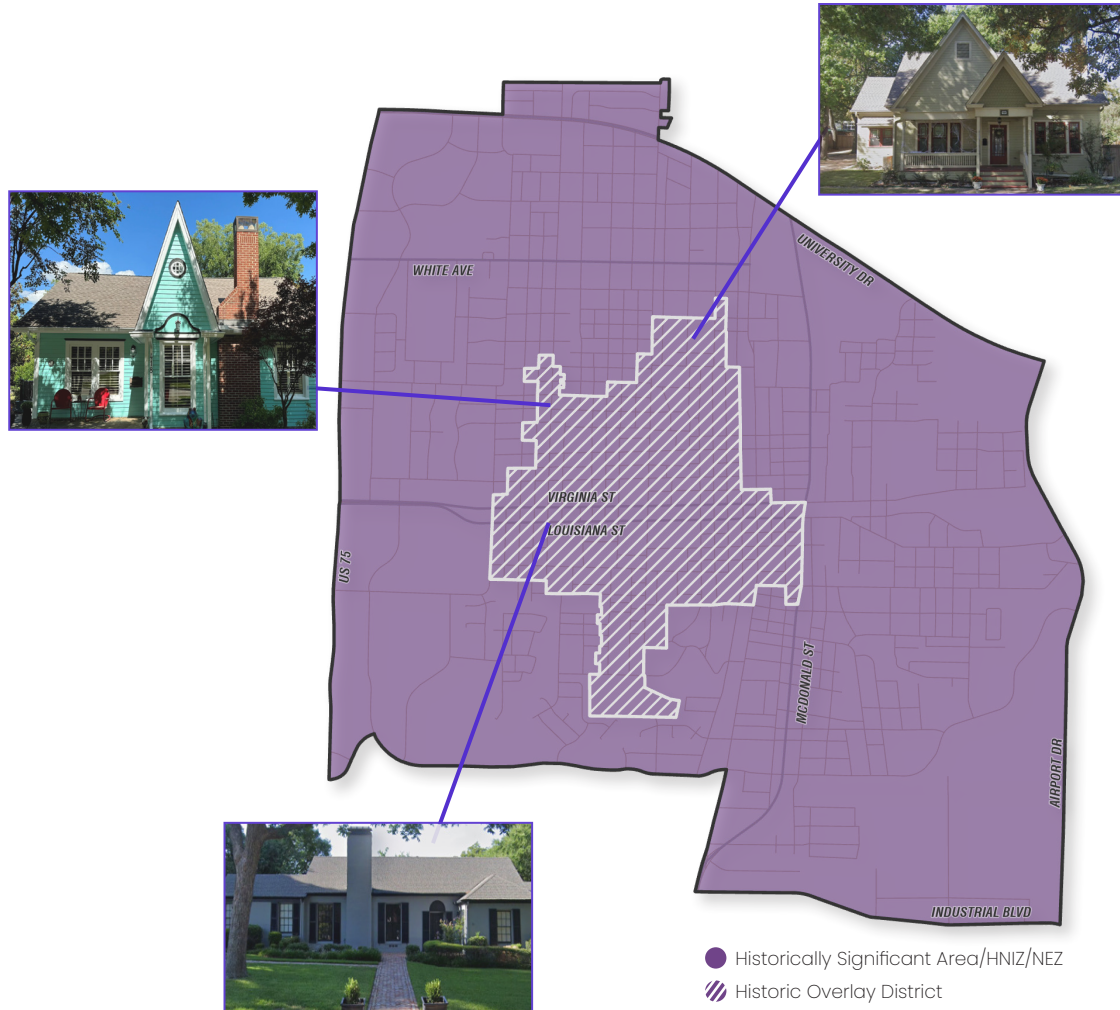
The Historic Preservation Ordinance requires property owners in the Historic Overlay District (H Overlay) to obtain a Certificate of Appropriateness (COA) before receiving a building permit. In 2024, 76 COAs were approved.

HISTORIC NEIGHBORHOOD IMPROVEMENT ZONE (HNIZ)

The Historic Neighborhood Improvement Zone (HNIZ) program encourages the maintenance, rehabilitation and preservation of McKinney's historic neighborhoods. In 2024, 6 properties were approved for a property tax exemption as part of the HNIZ program.

NEIGHBORHOOD EMPOWERMENT ZONE (NEZ)

The Neighborhood Empowerment Zone (NEZ) program was created to encourage new, compatible, infill development within McKinney's Town Center and surrounding historic residential neighborhoods. The NEZ and HNIZ share a boundary area. In 2024, 7 NEZ impact fee waivers were submitted and processed.

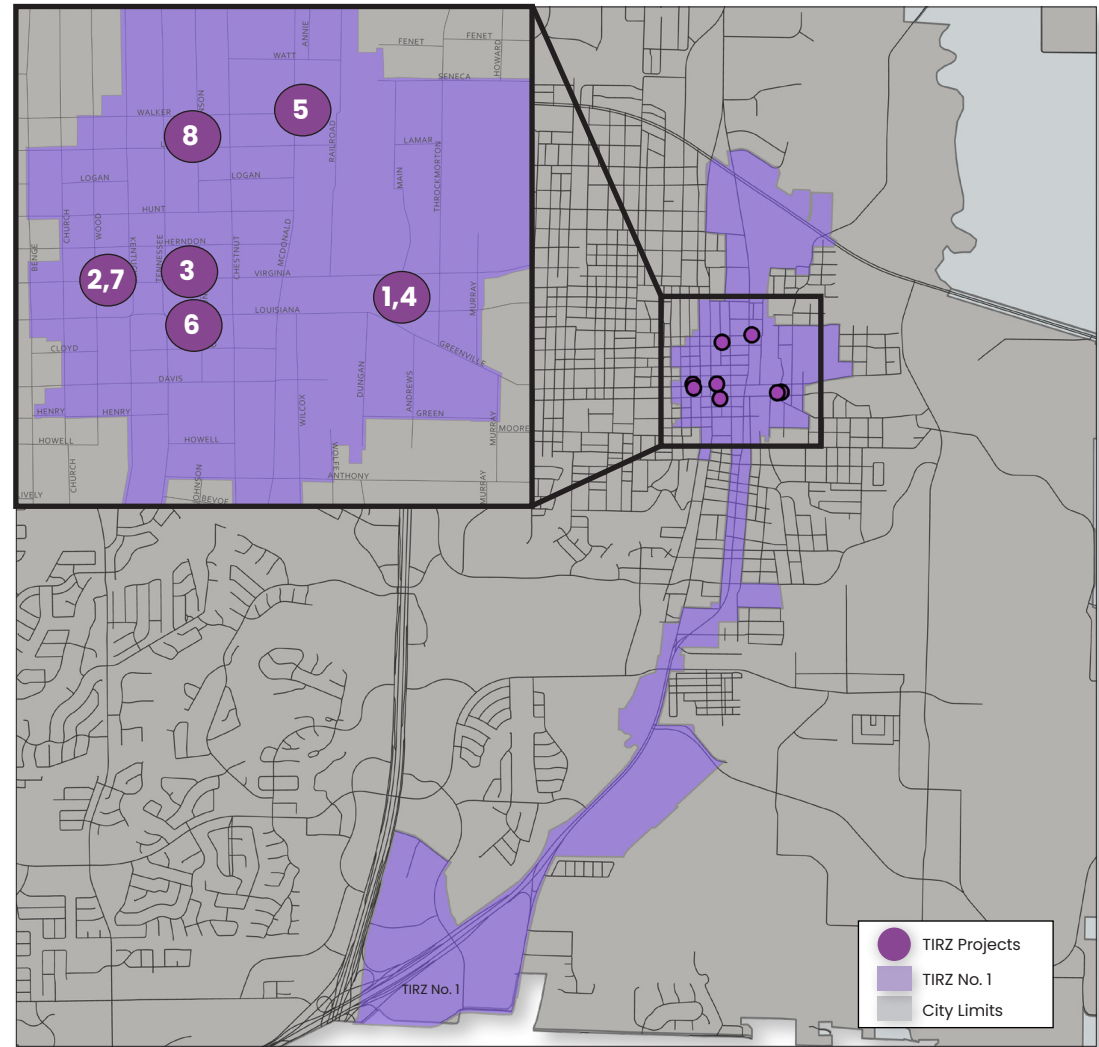


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DOWNTOWN DEVELOPMENT

20

Tax Increment Reinvestment Zoning (TIRZ) No. 1 was established in 2010 to support catalytic infrastructure and projects that reinforce the continued revitalization of the Historic Town Center. During 2024, the TIRZ Board approved two new project categories eligible for funding and significantly increased funding caps for existing categories. Overall, 8 projects were awarded TIRZ funding in 2024.



	BUSINESS NAME	PROJECT TYPE	AWARD
1	The Flour Mill	Critical Maintenance	\$50,000
2	Harbor Insurance	Facade Restoration	\$10,462
3	CPJK Management (Gather)	Facade Restoration	\$24,204
4	The Flour Mill	Critical Maintenance	\$175,739
5	St. James Church	Environmental Remediation	\$39,500
6	Hope Hardware Building (The Pantry)	Critical Maintenance & Fire Suppression	\$21,295
7	Caple & Co.	Facade Restoration, Environmental Remediation, & Critical Maintenance	\$111,310
8	Cultivate Music Studio	Critical Maintenance	\$10,334

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CODE SERVICES & ENVIRONMENTAL MANAGEMENT

CODE SERVICES

Code Services consists of Animal Services, Code Compliance, and Health Compliance. The department performs food inspections, ensures that developments abide by zoning codes, and the code of ordinances, educates the community about pets and wildlife, and more. Overall, Code Services ensures the safety and cleanliness of McKinney in collaboration with other departments.

In 2024, Code Compliance opened a total of 3,066 code cases based on reports and identified 2,414 violations, responding to 86% of complaints within two business days. Health Compliance completed 2,650 Food Establishment inspections, an annual increase of 9%. Animal Services opened 3,401 cases, 10% of which were found to be High-Priority due to safety and welfare concerns.

34%

INCREASE IN FOOD
ESTABLISHMENT PLAN
REVIEWS FROM
2023

449

ADDITIONAL
EROSION CONTROL
INSPECTIONS FROM
2023

ENVIRONMENTAL MANAGEMENT

As a subsection of the Engineering department, Environmental Management provides developers and the community with guidance in navigating environmental issues. Environmental Management reviews floodplain studies and drainage plans, and performs detention pond, erosion control and stormwater management inspections.

ENVIRONMENTAL INQUIRIES (OPEN RECORDS)	186
CITIZEN REQUESTS/COMPLAINTS	105
INDUSTRIAL/SWP INSPECTIONS	57
FLOODPLAIN STUDY REVIEW	84
DRAINAGE PLAN DEVELOPMENT REVIEW	38
DETENTION POND INSPECTIONS	167
EROSION CONTROL INSPECTIONS	7,712

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REGIONAL TRANSPORTATION

There are a number of transportation projects led by TxDOT and Collin County that aim to improve regionally-designated roadways in and around McKinney. Engineering supports TxDOT and the County on the projects within the city. Below is a list of notable projects that are currently planned or underway.

1 US 380 CORRIDOR (TXDOT)

In September 2023, TxDOT finalized the record of decision for the alignment and has begun right-of-way acquisition.

2 SPUR 399 (TXDOT)

TxDOT has completed design plans for the new Spur 399 extension and has issued a Notice to Proceed, greenlighting active design work and negotiations with contractors.

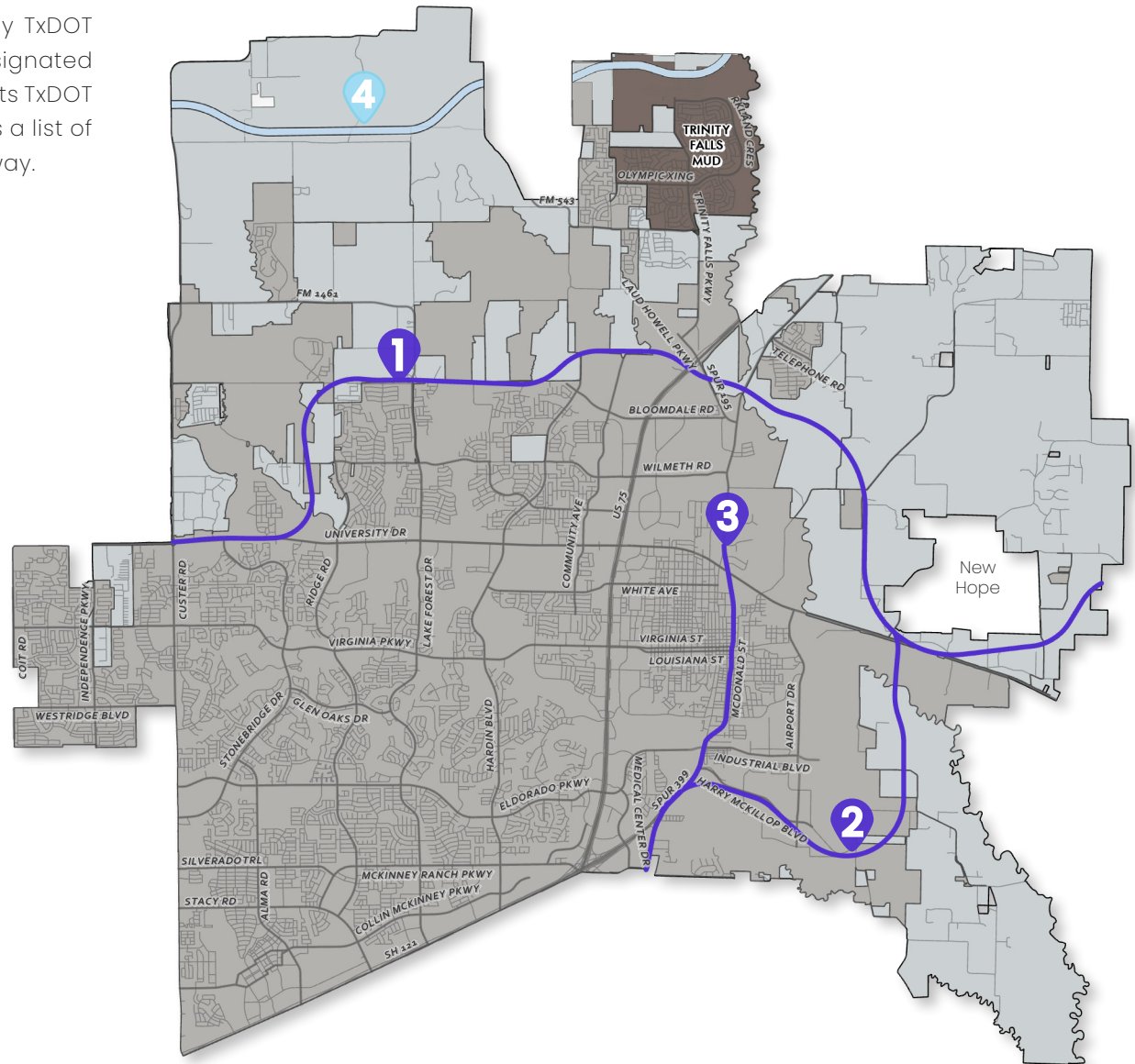
3 SH 5 (TXDOT)

The SH 5 reconstruction project is fully funded and design is underway between Country Club Rd (FM 1378) and Power House St. Construction is expected to be split into two phases:

- **Phase 1** Country Club Rd (FM 1378) in Fairview to McMakin St. Planned to begin mid-2025.
- **Phase 2** McMakin St to Power House St. Planned to begin mid-2026. This phase will include the bridge construction for the Lower 5 Plaza for the future enhanced pedestrian connection.

4 Collin County Outer Loop (Collin County)

Though the City is not involved in the construction of the Collin County Outer Loop, it passes through the McKinney ETJ and will be an important part of future transportation options in North McKinney.



appendices

The background image is a landscape photograph of a golf course. In the foreground, a large blue heron stands on a grassy bank next to a body of water. A wooden post-and-rail fence runs along the edge of the water. In the middle ground, there is a green golf course with a flag on a pole. In the background, a row of houses is visible under a clear blue sky. The word 'appendices' is written in a large, white, serif font, centered horizontally and partially overlapping the water and the golf course.

NON-RESIDENTIAL PERMITS

	Name	Address	Type	Value	Month
1	7th India Plaza Shell	6701 Collin McKinney Pkwy	Retail/ Service	\$3,500,000	July
2	AA Hail Repair & Truck Storage	2800 E University Dr	Industrial	\$500,000	February
3	AC Hotel By Marriott	7600 SH 121	Service	\$30,756,000	March
4	Adaptive Resources Addition	2021 Commerce Dr	Industrial	\$2,165,000	January
5	Best Price Auto Group	751 N Central Expy	Retail	\$2,300,000	February
6	Birdcall Restaurant	4702 W University Dr	Restaurant	\$1,500,000	September
7	Brooks-Rogers Office, Building C	6928 Mediterranean Dr	Office	\$1,800,000	September
8	Car Nation Vacuum Canopies	290 S Custer Rd	Service	\$260,000	July
9	Collin County ADF – Phase 2 Addition & Renovation	4300 Community Ave	Institutional	\$95,000,000	September
10	Collin County Healthcare Facility	2330 Bloomdale Rd	Institutional	\$28,219,464	October
11	Collin County Medical Examiner Office	2310 Bloomdale Rd	Institutional	\$13,245,099	October
12	Collin County Parking Garage	2320 Bloomdale Rd	Institutional	\$17,527,572	October
13	Communny Medical Plaza Shell	1821 Community Ave	Office	\$2,000,000	August
14	Corp 10 Hangar	1473 Wattlely Way	Industrial	\$12,500,000	April
15	Customs and Border Protection Facility	1397 Wattlely Way	Institutional	\$8,240,000	April
16	Encore Wire Hangar	1455 Wattlely Way	Industrial	\$10,000,000	February
17	First McKinney Baptist Church Community Lobby & East Entry	1615 W Louisiana St	Institutional	\$19,193,464	June
18	Frost Bank	8651 Eldorado Pkwy	Office	\$6,000,000	April
19	Healthpeak Mob Shell	4820 Medical Center Dr	Medical	\$31,800,000	February
20	Heritage Medical Offices Shell	9401 W University Dr	Service	\$2,775,000	November
21	Lake Forest Medical Park Building 5 – 600A Electrical Service	2156 N Lake Forest Dr	Medical	\$15,000	September
22	Lelo's Coffee Co. – Silo Addition	402 E Louisiana St	Restaurant	\$100,000	November
23	Lifepath Crisis Center	2295 Bloomdale Rd	Medical	\$42,554,833	January

	Name	Address	Type	Value	Month
24	Lone Star Emergency Veterinary Hospital	323 N Central Expy	Service	\$2,500,000	September
25	MB Crossing Shell Building	5121 S Custer Rd	Office	\$1,500,000	June
26	McDonald Street Retail	702 S Mcdonald St	Retail	\$400,000	April
27	McKinney Badminton Facility	8800 Silverado Trl	Recreation	\$2,000,000	May
28	McKinney Industrial Business Park – Building 400 Shell	901 Harry Mckillop Blvd	Industrial	\$20,249,961	September
29	McKinney Industrial Business Park – Building 500 Shell	851 Harry Mckillop Blvd	Industrial	\$9,349,349	September
30	McKinney Logistics Center Building D Shell	300 Cypress Hill Dr	Industrial	\$9,200,000	December
31	McKinney Logistics Center Building E	310 Cypress Hill Dr	Industrial	\$24,500,000	December
32	McKinney Retail Shell	2450 N Hardin Blvd	Retail	\$900,000	December
33	McKinney Retail Shell FDC	6550 SH 121	Retail	\$780,000	September
34	McKinney Storage Aka Best Box	8901 Silverado Trl	Industrial	\$6,492,935	March
35	MISD Boyd High School Addition & Renovation	600 N Lake Forest Dr	Institutional	\$2,959,728	October
36	MT Retail	230 S Hardin Blvd	Retail	\$2,000,000	January
37	Pagoda Drive Thru	1801 N Hardin Blvd	Restaurant	\$60,000	June
38	Pelican Spirits, Beer & Wine	1880 Bray Central Dr	Retail	\$1,300,000	May
39	Pillars Christian Learning Center	1570 S Independence Pkwy	Institutional	\$2,500,000	January
40	Pitts-Community Amenity Building	2120 Avalon Creek Way	Entertainment	\$119,000	August
41	Raytheon Aim Atp Dock Addition	2501 W University Dr	Industrial	\$1,498,000	October
42	Scott Johnson Middle School Addition	3400 Community Ave	Institutional	\$20,000,000	October
43	Shaded Tree Amenity Center	6405 Ponderosa Pine Rd	Recreation	\$450,795	April
44-48	SHB Craig Ranch – Buildings 1, 7, 8, 9, 10	6000 Alma Rd	Office	\$1,932,374	December
49	Shoppes At Lake Forest Building A	4610 W University Dr	Retail/ Service	\$650,000	April
50	Shoppes At Lake Forest Building B	4590 W University Dr	Retail/ Service	\$600,000	April

NON-RESIDENTIAL PERMITS

	Name	Address	Type	Value	Month
51	Shoppes At Lake Forest Building C	4660 W University Dr	Retail/ Service	\$550,000	October
52	Shoppes At Stonebridge Shell	2801 S Stonebridge Dr	Retail/ Service	\$2,347,957	August
53	Shops At Painted Tree Shell	2510 N Hardin Blvd	Retail/ Service	\$2,600,000	November
54	Shops At Ridge - Shell Building	5975 Ridgeline Dr	Retail/ Service	\$2,900,000	February
55-58	Silver Ridge - Buildings 1, 2, 3, & 4	3951 Alma Rd	Office	\$2,145,608	July
59	St. Michael's Catholic Church Education Building	411 Paula Rd	Institutional	\$2,800,000	December
60	Starbucks Shell	409 S Mcdonald St	Restaurant	\$750,000	July
61	Starbucks Shell	5900 Collin Mckinney PkwY	Restaurant	\$1,100,000	December
62	Target Canopy	2025 N Central Expy	Retail	\$200,000	April
63	Taylor Rentals	1750 S Mcdonald St	Industrial	\$3,000,000	April
64	Texas Collision Centers	2080 Redbud Blvd	Industrial	\$3,000,000	February
65	The Landing At Mckinney Shell	1870 Harroun Ave	Medical	\$1,500,000	November
66	The Offices At Mckinney Crossing - Building 1 Shell	3801 N Central Expy	Office	\$450,000	December
67	The Parks Church	129 S Tennessee St	Institutional	\$5,500,000	August
68	Underdog Kennels	9446 Virginia PkwY	Service	\$2,680,000	December
69	Verizon Wireless Telecom Tower	3103 S Custer Rd	Institutional	\$125,000	January
70	W University Mcdonald's	12081 W University Dr	Restaurant	\$1,500,000	July
71	West Grove Retail - Building M Shell	8565 W University Dr	Retail/ Service	\$1,500,000	February
72	West Grove Retail - Building N Shell	8555 W University Dr	Retail/ Service	\$1,500,000	February
73	West Grove Retail - Building R Shell	8585 W University Dr	Retail/ Service	\$1,500,000	February
74	West Grove Retail - Building S Shell	8575 W University Dr	Retail/ Service	\$1,500,000	February
75	West Grove Retail Building D	8751 W University Dr	Retail/ Service	\$1,360,000	October
76	Westridge Golf Club Dining Pavilion	9055 Cotton Ridge Rd	Entertainment	\$950,000	January

QUARTERLY SUMMARIES

SINGLE-FAMILY PERMITS

	2020		2021		2022		2023		2024	
	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION
Q1	437	\$145,153,669	521	\$150,182,370	375	\$132,530,688	261	\$79,620,384	723	\$221,177,088
Q2	263	\$87,166,632	470	\$139,635,840	338	\$109,625,568	427	\$129,955,800	597	\$176,110,944
Q3	437	\$141,205,915	414	\$122,872,928	316	\$94,589,088	571	\$184,815,648	389	\$127,731,840
Q4	407	\$132,209,760	317	\$97,712,921	257	\$71,088,960	594	\$188,958,432	601	\$197,146,272
TOTAL	1,544	\$505,735,976	1,722	\$510,404,069	1,286	\$407,834,304	1,853	\$583,350,264	2,310	\$722,166,144

MULTI-FAMILY PERMITS

	2020		2021		2022		2023		2024	
	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION
Q1	2 @ 414	\$40,494,997	0	-	3 @ 785	\$122,419,096	2 @ 623	\$85,563,808	2 @ 638	\$81,367,350
Q2	0	-	0	-	1 @ 320	\$35,206,544	7 @ 1600	\$269,176,946	2 @ 262	\$31,000,000
Q3	1 @ 205	\$23,433,661	0	-	2 @ 457	\$73,148,327	3 @ 405	\$67,714,706	0	-
Q4	1 @ 136	\$14,346,255	0	-	4 @ 689	\$108,256,831	4 @ 536	\$68,942,460	2 @ 700	\$95,000,000
TOTAL	4 @ 755	\$78,274,913	0	-	10 @ 2251	\$339,030,798	16 @ 3,164	\$491,397,920	6 @ 1600	\$207,367,350

NON-RESIDENTIAL PERMITS

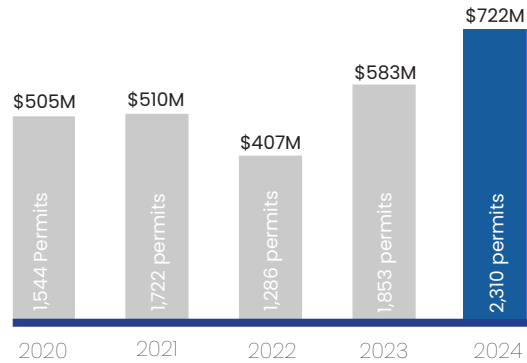
	2020		2021		2022		2023		2024	
	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION
Q1	27	\$134,207,078	14	\$21,071,083	27	\$154,965,736	39	\$210,504,256	18	\$144,043,768
Q2	15	\$137,423,337	20	\$78,848,550	27	\$360,392,627	36	\$109,086,019	14	\$53,094,259
Q3	10	\$20,575,894	20	\$66,647,427	21	\$147,364,487	33	\$82,573,156	20	\$149,316,875
Q4	17	\$20,575,894	27	\$45,427,161	18	\$22,280,603	21	\$83,443,162	25	\$135,897,237
TOTAL	69	\$372,583,627	81	\$211,994,221	93	\$685,003,453	129	\$485,606,593	76	\$485,352,139

MIXED USE PERMITS

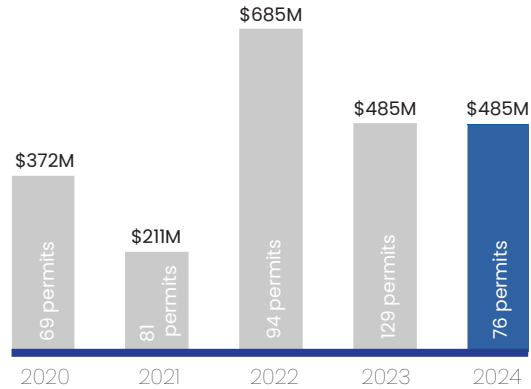
	2020		2021		2022		2023		2024	
	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION
Q1	0	-	0	-	0	-	0	-	0	-
Q2	0	-	0	-	0	-	0	-	0	-
Q3	0	-	0	-	1 @ 1	\$302,784	0	-	0	-
Q4	0	-	0	-	0	-	0	-	0	-
TOTAL	0	-	0	-	1 @ 1	\$302,784	0	-	0	-

TRENDS

SINGLE FAMILY PERMITS BY VALUE



NON-RESIDENTIAL PERMITS BY VALUE



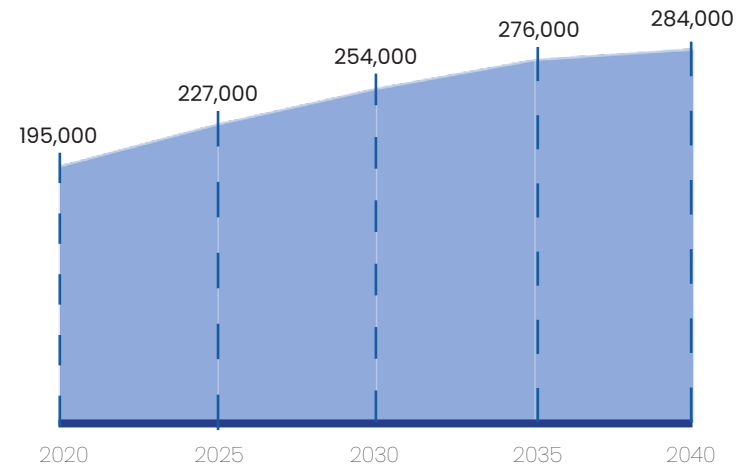
DEVELOPMENT + CIVIL PLAN SUBMITTALS

	DEVELOPMENT SUBMITTALS	CIVIL PLAN SUBMITTALS
2020	299	127
2021	332	181
2022	345	223
2023	429	204
2024	402	161

TOP SINGLE FAMILY SUBDIVISIONS BY PERMIT COUNT

1	PAINTED TREE	787	T-6	PRESERVE AT HONEY CREEK	120
2	TRINITY FALLS MUD	380	T-6	ASTER PARK	120
3	SHADED TREE	176	8	HIGHLAND LAKES	110
4	ERWIN FARMS	136	9	JEFFERSON MCKINNEY STACY	95
5	HONEY CREEK ADDITION	128	10	ESTATES AT STACY CROSSING	49

PROJECTED POPULATION GROWTH





A large, white, cylindrical water tower stands prominently in the foreground. The top of the tower is equipped with various communication antennas and a small platform with railings. The tower's surface is smooth and white, with a logo and text painted on it. The background shows a vast suburban landscape with numerous houses, green lawns, and trees under a cloudy sky.


MCKINNEY
T E X A S
Unique by nature.