

Trinity Falls Economic Impact Analysis

Comparison of Current to
New Master Plans



Johnson Development Acquisition of Trinity Falls

Johnson Development Corporation (JDC) is an award winning developer of residential and commercial properties based in Houston, Texas, and founded in 1975.

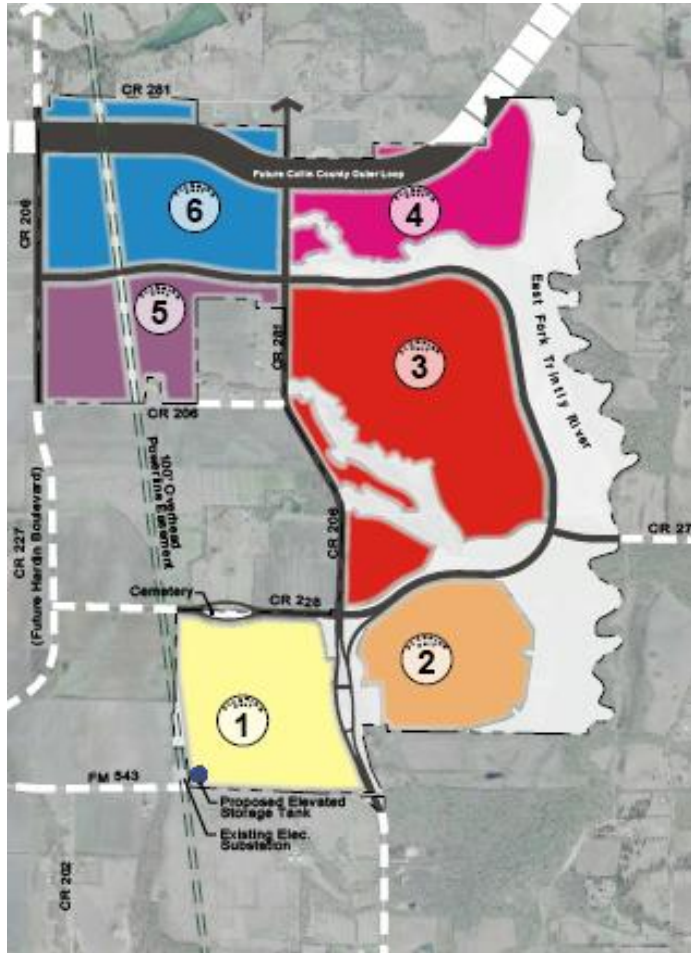
In August of 2016, JDC acquired Trinity Falls from the previous owner and continues construction of this master planned community.

Location of Trinity Falls

Currently including more than 1,700 acres, Trinity Falls is located in the City of McKinney's extra-territorial jurisdiction (ETJ), just five miles north of downtown McKinney, Texas, in the path of major residential and commercial development in North Texas. The site has access by several county roads west of US 75, and sits adjacent to the future Collin County Outer Loop.

The Opportunity – The Frazier Tract

A new opportunity has been recently presented as acquisition of the adjoining Frazier tract of an additional 271 acres that would allow a number of benefits for the community.



Current Trinity Falls Footprint



Addition of the Frazier Tract

Comparison of Developments Current Master Plan and New Master Plan 2013 through 2032

	Current Master Plan	Frazier Tract Additions	New Master Plan	Percent Change
Infrastructure Investments	\$323.6	\$54.1	\$377.7	16.7%
Single Family Homes	3,298	457	3,755	13.9%
Value of Single Family Homes	\$1,325.77	\$183.7	\$1,509	13.9%
Age Restricted Single Family Homes	557	477	1,034	85.6%
Value of Age Restricted Homes	\$250.0	\$214.1	\$464.2	85.6%
Office Square Feet	160,600	7,100	167,700	4.4%
Retail Square Feet	298,200	13,200	311,400	4.4%

Dollars in Millions

Economic Impact Comparison

Cumulative Economic Impact 2013 through 2032

Current Trinity Falls Master Plan ***\$7.28 Billion***

New Master Plan ***\$9.14 Billion***

A 25.5% Increase in Economic Impact

Trinity Falls

Cumulative Economic Impact, 2013 through 2032

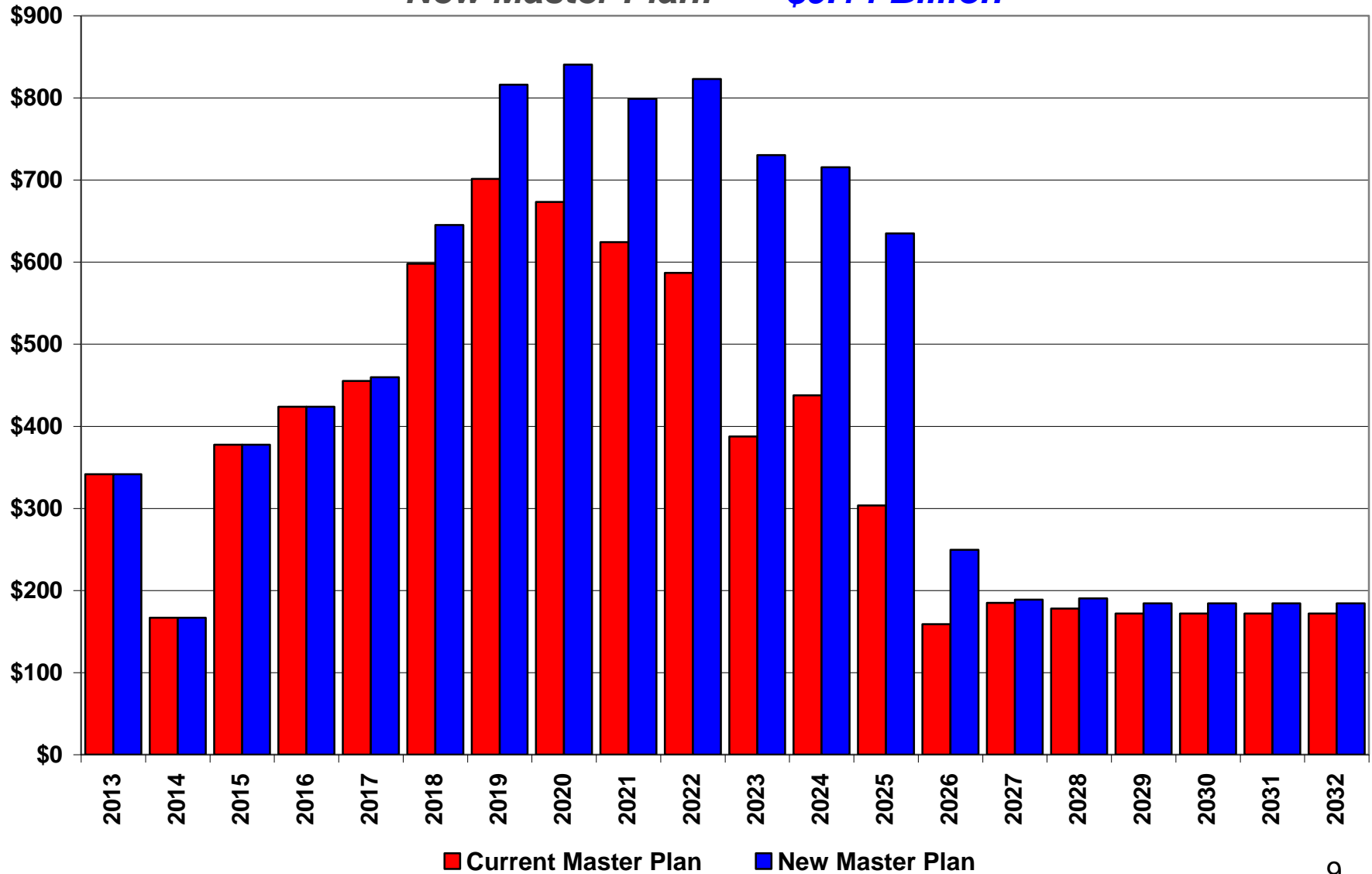
	Current Master Plan	Frazier Tract Additions	New Master Plan	Percent Change
Land Transactions	\$1.12	\$0.57	\$1.69	51.3%
Infrastructure Investments	\$0.81	\$0.13	\$0.94	16.7%
Single Family	\$3.56	\$0.49	\$4.05	13.6%
Age Restricted Single Family	\$0.66	\$0.56	\$1.22	84.0%
Office	\$0.41	\$0.04	\$0.44	9.0%
Retail	\$0.73	\$0.07	\$0.79	9.0%
Total	\$7.28	\$1.85	\$9.14	25.5%

In Billions of Dollars

Trinity Falls Cumulative Economic Impact, 2013 through 2032

Current Master Plan: \$7.28 Billion
New Master Plan: \$9.14 Billion

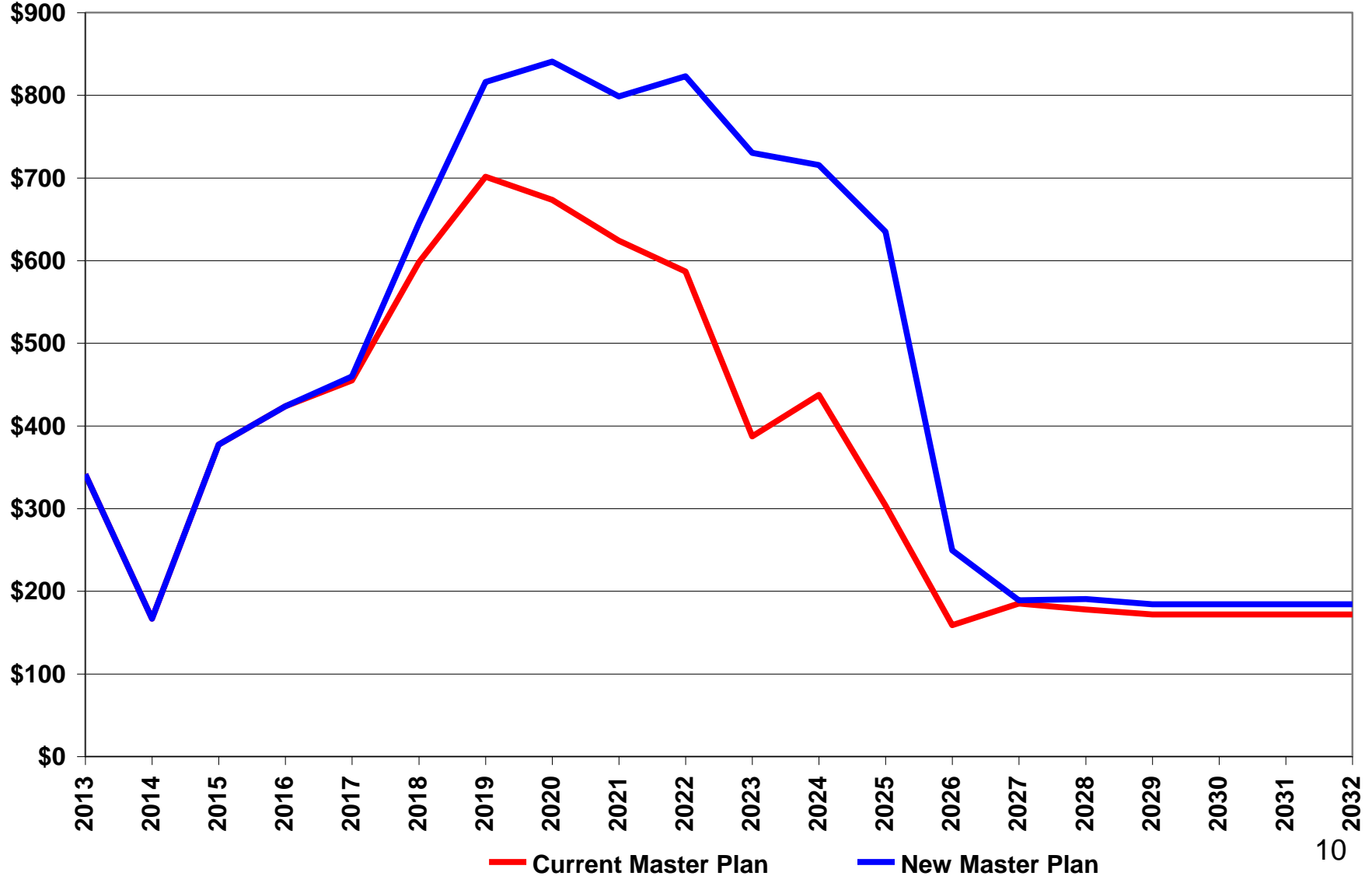
Millions



Trinity Falls Cumulative Economic Impact, 2013 through 2032

Current Master Plan: \$7.28 Billion
New Master Plan: \$9.14 Billion

Millions



Employment Impact Comparison

Current Master Plan

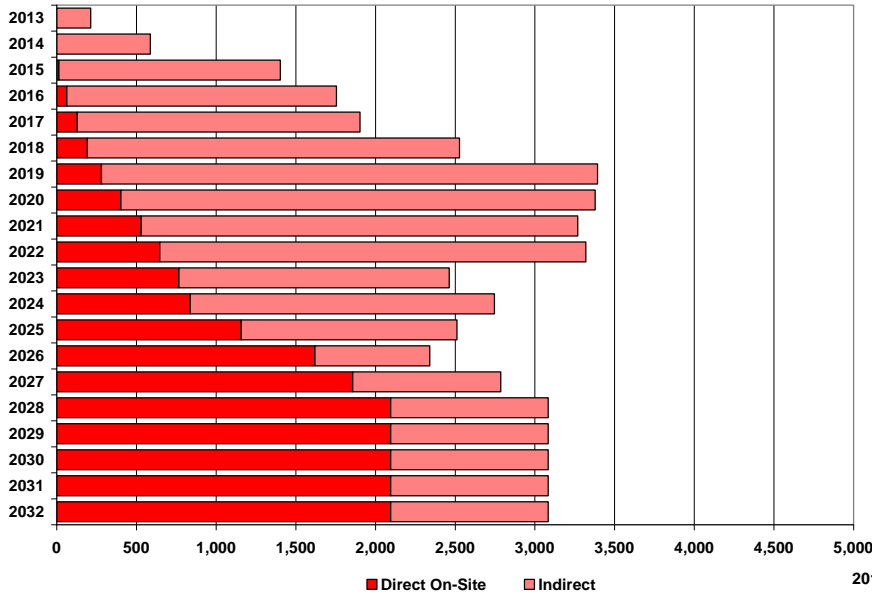
2,095 New Direct and 988 Indirect Jobs

New Master Plan

2,379 New Direct and 1,032 Indirect Jobs

Adds 284 Direct and 44 Indirect Jobs

Trinity Falls Direct and Indirect Employment 2013 through 2032



Current Trinity Falls Master Plan

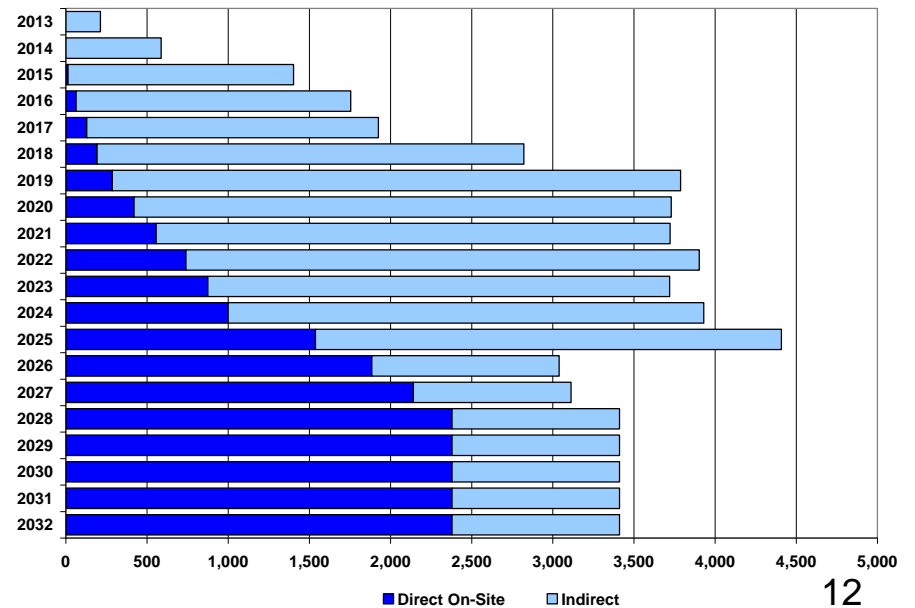
Direct On-Site Jobs in 2028

2,095

New Trinity Falls Master Plan

Direct On-Site Jobs in 2028

2,379



Trinity Falls Annual Employment Economic Impact 2013 through 2032

	DIRECT ON-SITE			INDIRECT			CONSTRUCTION		
	Current Plan	Frazier Tract Additions	New Plan	Current Plan	Frazier Tract Additions	New Plan	Current Plan	Frazier Tract Additions	New Plan
2013	0	0	0	213	0	213	170	0	170
2014	0	0	0	587	0	587	468	0	468
2015	14	0	14	1,389	0	1,389	1,107	0	1,107
2016	64	0	64	1,691	0	1,691	1,348	0	1,348
2017	129	0	129	1,774	23	1,797	1,414	18	1,432
2018	193	0	193	2,334	294	2,629	1,861	235	2,095
2019	281	6	287	3,113	388	3,501	2,481	310	2,790
2020	403	17	421	2,975	335	3,310	2,371	267	2,638
2021	530	26	557	2,739	428	3,166	2,183	341	2,524
2022	647	93	740	2,674	488	3,162	2,131	354	2,485
2023	768	108	875	1,695	1,149	2,844	1,351	881	2,232
2024	839	161	1,000	1,908	1,022	2,930	1,521	780	2,300
2025	1,158	380	1,538	1,354	1,516	2,870	914	1,048	1,962
2026	1,620	265	1,885	721	434	1,155	118	311	429
2027	1,858	283	2,141	928	44	972	118	0	118
2028	2,095	283	2,379	988	44	1,032	0	0	0
2029	2,095	283	2,379	988	44	1,032	0	0	0
2030	2,095	283	2,379	988	44	1,032	0	0	0
2031	2,095	283	2,379	988	44	1,032	0	0	0
2032	2,095	283	2,379	988	44	1,032	0	0	0

Tax Revenue Impact Comparison

Total Taxes, Cumulative 2013 thru 2032

Current Master Plan **\$1.312 Billion**

New Master Plan **\$1.550 Billion**

An 18% Increase in Tax Revenue Impact

Trinity Falls Cumulative Direct and Indirect Taxes in Millions

2013 through 2032

Current Master Plan

	Direct	Indirect	Total Direct & Indirect
City of McKinney	\$10.0	\$130.2	\$140.2
Collin County	\$42.8	\$9.3	\$52.1
State of Texas	\$79.6	\$371.5	\$451.1
McKinney ISD	\$332.5	\$67.7	\$400.1
Collin Co. Community College	\$20.8	\$31.4	\$52.2
MUDS	\$215.5	\$0.6	\$216.1
Total	\$701.1	\$610.7	\$1,311.7

New Master Plan

	Direct	Indirect	Total Direct & Indirect	Percent Change
City of McKinney	\$11.2	\$155.7	\$166.9	19.0%
Collin County	\$50.0	\$11.2	\$61.2	17.5%
State of Texas	\$94.9	\$442.0	\$536.8	19.0%
McKinney ISD	\$388.8	\$81.3	\$470.2	17.5%
Collin Co. Community College	\$24.4	\$37.4	\$61.8	18.4%
MUDS	\$252.0	\$0.7	\$252.7	16.9%
Total	\$821.3	\$728.3	\$1,549.6	18.1%

***Trinity Falls Investment-Grade
Direct Tax Revenue Only
Current to New, Cumulative 2013 through 2032***

	Current Plan	Potential Frazier Tract Additions	New Plan	Percent Change
City of McKinney	\$10.0	\$1.2	\$11.2	12.2%
Collin County	\$42.8	\$7.3	\$50.0	17.0%
State of Texas	\$79.6	\$15.3	\$94.9	19.2%
McKinney ISD	\$332.5	\$56.4	\$388.8	17.0%
Collin Co. Community College	\$20.8	\$3.5	\$24.4	17.0%
MUDS	\$215.5	\$36.6	\$252.0	17.0%
Total	\$701.1	\$120.2	\$821.3	17.1%

In Millions of Dollars

Our Mission

***Insight Research Corporation
clearly defines the economic
costs and benefits of project alternatives
so that decision makers have
fully informed choices.***

