

# 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***

	<b>Current Master Plan</b>	<b>Frazier Tract Additions</b>	<b>New Master Plan</b>	<b>Percent Change</b>
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*

	<b>Current Master Plan</b>	<b>Frazier Tract Additions</b>	<b>New Master Plan</b>	<b>Percent Change</b>
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%
<b>Total</b>	<b>\$7.28</b>	<b>\$1.85</b>	<b>\$9.14</b>	<b>25.5%</b>

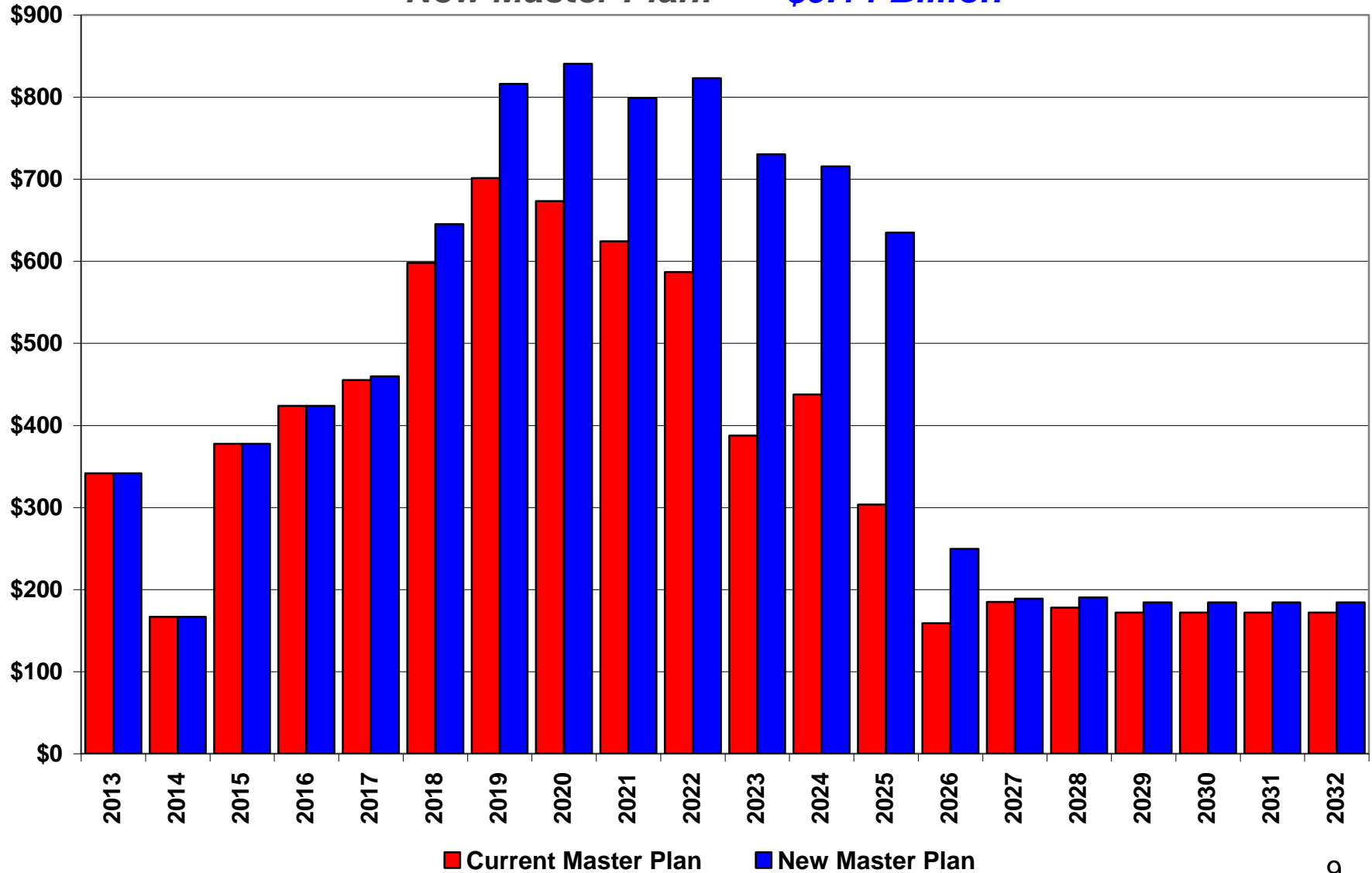
In Billions of Dollars



# Trinity Falls Cumulative Economic Impact, 2013 through 2032

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

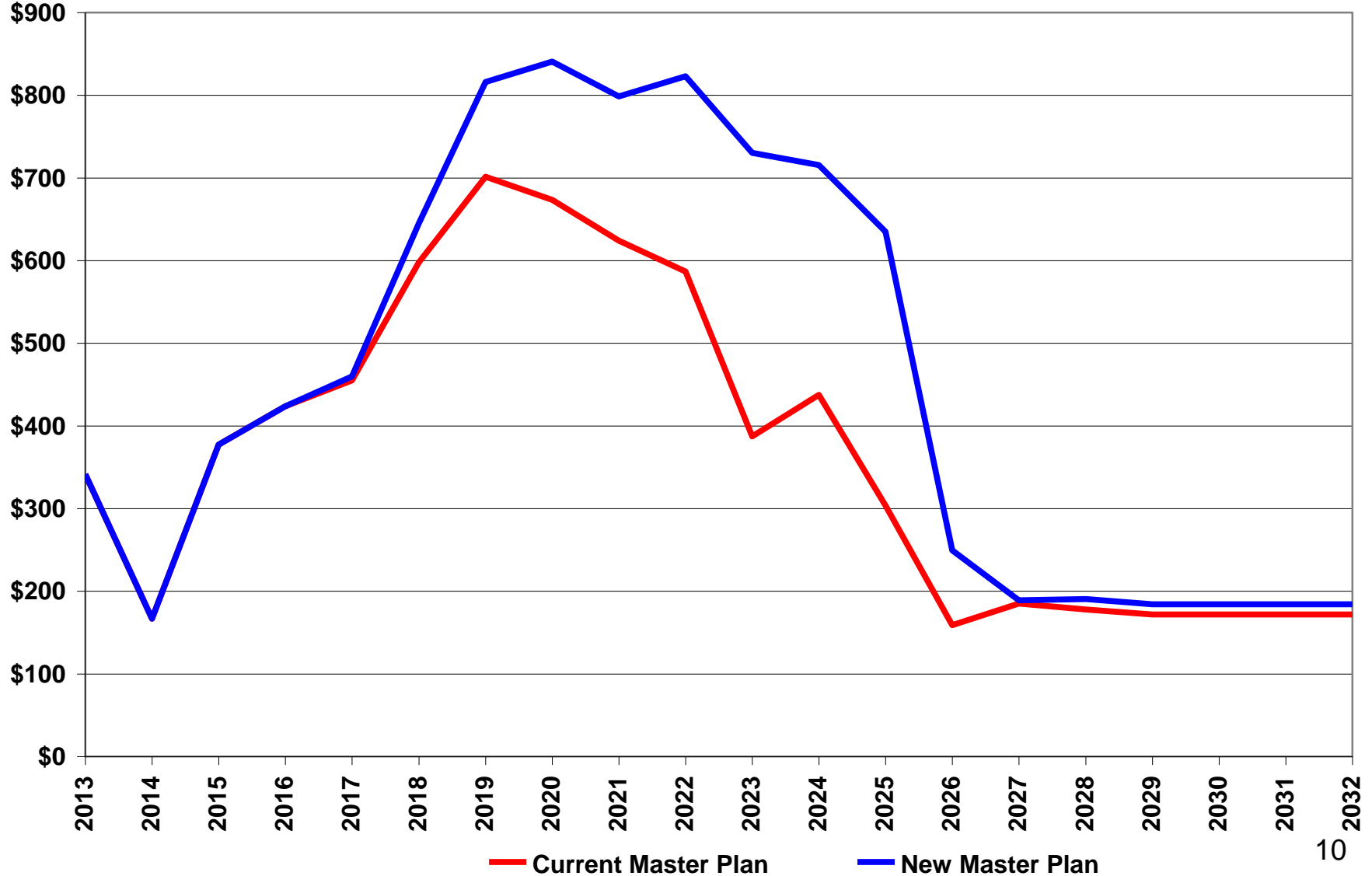
Millions



# 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***

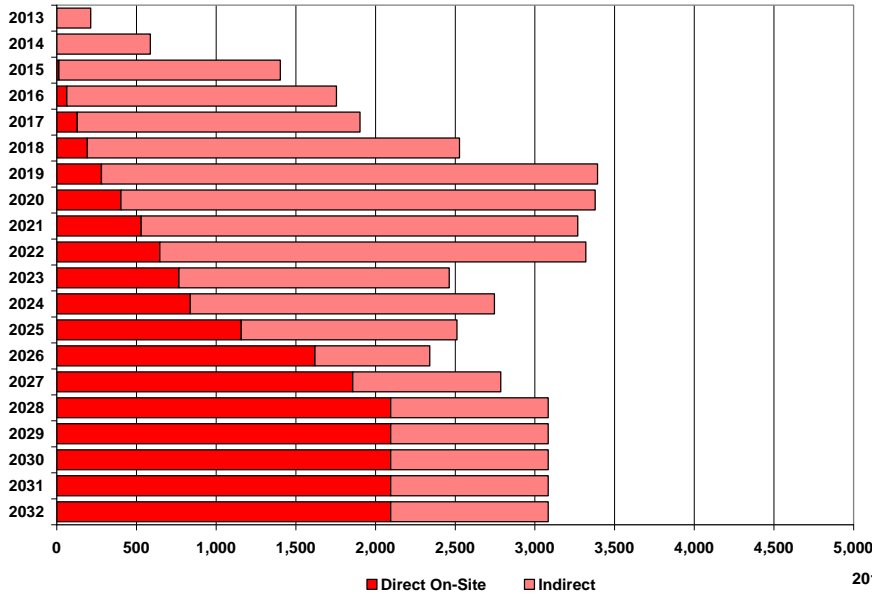
***2,095 New Direct and 988 Indirect Jobs***

## ***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

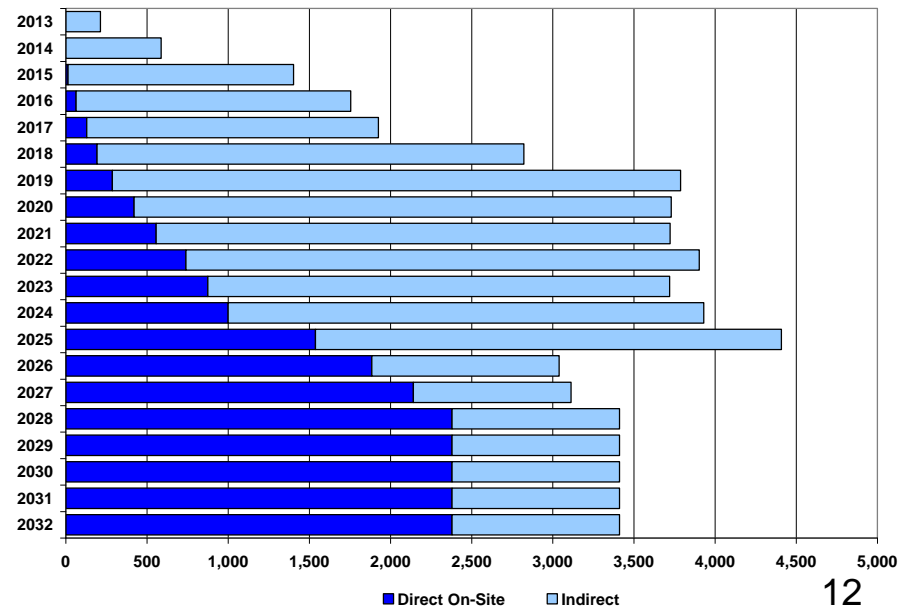
### Direct On-Site Jobs in 2028

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

	<b>Direct</b>	<b>Indirect</b>	<b>Total Direct &amp; Indirect</b>
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
<b>Total</b>	<b>\$701.1</b>	<b>\$610.7</b>	<b>\$1,311.7</b>

### ***New Master Plan***

	<b>Direct</b>	<b>Indirect</b>	<b>Total Direct &amp; Indirect</b>	<b>Percent Change</b>
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%
<b>Total</b>	<b>\$821.3</b>	<b>\$728.3</b>	<b>\$1,549.6</b>	<b>18.1%</b>

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

	<b>Current Plan</b>	<b>Potential Frazier Tract Additions</b>	<b>New Plan</b>	<b>Percent Change</b>
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%
<b>Total</b>	<b>\$701.1</b>	<b>\$120.2</b>	<b>\$821.3</b>	<b>17.1%</b>

***In Millions of Dollars***

# ***Our Mission***

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

