

Section 4: Existing Conditions

Today's McKinney, enjoyed by people who live and work in the community, has been influenced by several factors and events throughout the decades. Since 1848, when it was designated the county seat for Collin County due to its central location, McKinney has capitalized on its geographic assets as well as the enterprise of its residents. The community's location in the Blackland Prairie Belt, its role in county government, and its placement on the railroad line allowed it to become a center for government, agriculture, and trade at the start of the 20th century. Today, McKinney is benefiting from its proximity to the explosive growth in northern Dallas and its direct highway connections to Dallas/Fort Worth International Airport via SH 121. Since 2004, McKinney has been recognized as being one of the fastest growing communities in one of the fastest growing counties in the nation.

To get a sense of McKinney's future growth, planners, city officials, and residents need to understand McKinney's growth characteristics, its existing conditions, and how the community ranks against comparable areas and broader averages. The information gathered provides a foundation for the following:

- Understanding the socio-economic make-up of McKinney*
- The dissemination of officially recognized data in an organized manner*
- The comprehension of the dynamics influencing local and regional socio-economic growth and how this compares to other geographic areas*
- Understanding of limitations and opportunities to future growth*
- The solicitation of public input*
- City administrators and staff to base decisions that will impact neighborhoods and the community as a whole*
- The eventual establishment of guidelines and policies that will direct City growth, management, and fiscal accountability*
- Elected City officials to make both short-term and long-term decisions*

The information gathered at the initial stages of the project provided this basis for clarification and understanding throughout the remainder of the project.

4.1 Population

Population is one of the most assessable and commonly used measures used to judge the viability of a community. The rise and fall of a city's population growth trend says much about a community's economic health, life cycle, and attractiveness. Population, measured using absolute numbers, can be expressed as a head count or listed in a ranking of communities. At the local level absolute numbers play an important role in the delivery of goods and services for both the public sector and the private sector, such as particular retail developments locating within a given area of population.

Since 1990, the City of McKinney has been experiencing high population growth. This remarkable population growth is expressed in the following statistics:

- Between 1990 and 2000, McKinney's population rose from 21,283 to 54,369, an increase of 33,086 people.*
- Between 1990 and 2000, the annual average population growth rate of McKinney was 15.5%, surpassing Dallas-Fort Worth's 2.9%.*

McKinney's 2009

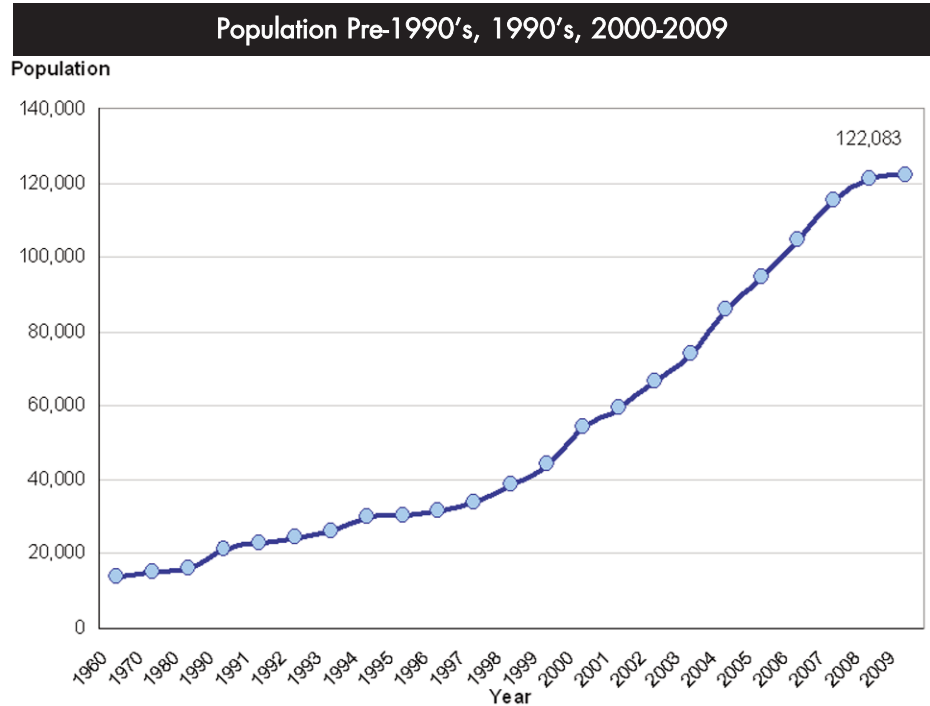
population estimate

was 122,083, up

67,714 persons from

the 2000 Census.

Figure 4.1: McKinney Population Count and Estimates



Source: United States Census Bureau, 1960-1990 and 2000; City of McKinney annual population estimates, 1991-1999, and 2001-2009.

Between 1990 and 2000,

McKinney captured

2.9% of the Dallas-Fort

Worth area's absolute

population growth of

1.1 million people.

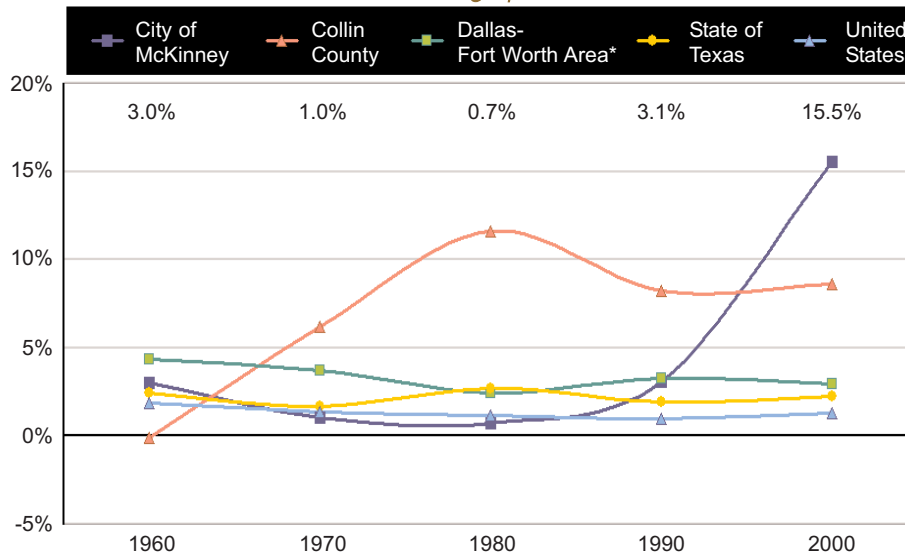
- As of the 2000 Census, McKinney's share of Collin County's population rose to 11.1%, up from the 8.1% share recorded in the 1990 Census.
- McKinney's population estimate for year 2009 was 122,083, up 67,714 persons from the 2000 Census.

Population Growth

Up until the last twenty years, the City of McKinney has experienced low to moderate growth, either keeping pace with or trending just below national, state, and metropolitan population growth. From 1950 to 1980, the City of McKinney's population grew from 10,560 to 16,256 respectively (approximately 54%), adding 5,696 people during this thirty year period.

During the 1980s, the first wave of growth from the Dallas metropolitan area hit McKinney. In the years between 1980 and 1990 the City added 5,027 new residents, almost as many as previously added between 1950 and 1980. The population change occurring between 1980 and 1990 resulted in an annual average population growth rate of 3.1%. This was three times the growth rate experienced by the United States during the same period and slightly below the 3.3% average annual population growth rate for the Dallas-Fort Worth area. Since 1990, McKinney has experience high population growth, sharing in the strong growth of the Dallas-Fort Worth area. Between 1990 and 2000, McKinney captured 2.9% of the Dallas-Fort Worth area's absolute population growth of 1.1 million people. The 2000 Census indicated that McKinney's population more than doubled since the 1990 Census jumping from 21,283 in 1990 to 54,369 in 2000. This growth provided an annual average population growth rate of 15.5%, far surpassing growth rates reported at the national, state, metropolitan, and county levels, during the same period.

Figure 4.2: Average Percentage Growth Rate of McKinney and Other Geographic Areas



Source: United States Census Bureau

*Dallas-Fort Worth area includes those counties that make up the nine-county metropolitan area

As the county seat for Collin County, McKinney - like many county seats throughout Texas - tends to be the historic center of government, business, trade, and population within the county. As noted above, McKinney's population growth had been uneventful until recent decades, affected by the low population growth experienced by Collin County during the first half of the twentieth century. During this period Collin County's population growth rate ranged from low to declining. From 1970 to 1990, McKinney's importance as the center for business, trade, and population

Table 4.3: Population, City of McKinney and Collin County from 1850 to 2000, Annual Average Percentage Growth Rate

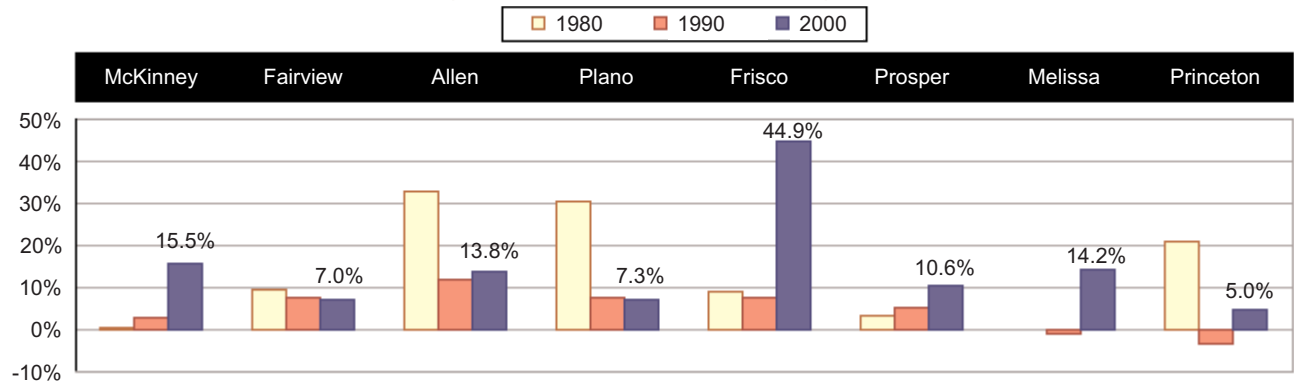
Year	City of McKinney			Collin County	
	Population	Annual Average Percentage Growth Rate	Percentage Share of Collin County's Population	Population	Annual Average Percentage Growth Rate
1850	315		16.2%	1,950	
1860	No report	N/A	N/A	9,264	37.5%
1870	503	N/A	3.6%	14,013	5.1%
1880	1,479	19.4%	5.7%	25,983	8.5%
1890	2,489	6.8%	6.8%	36,736	4.1%
1900	4,342	7.4%	8.7%	50,087	3.6%
1910	4,714	0.9%	9.6%	49,021	-0.2%
1920	6,677	4.2%	13.5%	49,609	0.1%
1930	7,307	0.9%	15.8%	46,180	-0.7%
1940	8,555	1.7%	18.1%	47,190	0.2%
1950	10,560	2.3%	25.3%	41,692	-1.2%
1960	13,763	0.3%	33.4%	41,247	-0.1%
1970	15,193	0.1%	22.7%	66,920	6.2%
1980	16,256	0.7%	11.2%	144,576	11.6%
1990	21,283	3.1%	8.1%	264,036	8.3%
2000	54,369	15.5%	11.1%	491,675	8.6%

Source: United States Census Bureau

Population growth rates in McKinney are a solid indication that the region's growth is once again being registered in the county seat of Collin County.

in Collin County changed. This was due to the northern expansion of the Dallas area and the high growth of Plano and Allen in southwest Collin County.

Figure 4.4: Annual Average Percentage Population Growth Rate of McKinney and Selected Neighboring Communities



Source: United States Census Bureau

From the 1970s to today, the cities of Plano, Allen, and Frisco in southwest Collin County have been in the path of strong regional growth. This is the result of strong employment and population growth experienced in the Dallas metropolitan area as well as the region's historic growth trends along Preston Road, US 75, and the Dallas North Tollway north from Dallas. During the last three decades, these three cities have made both local and national headlines for their high growth rates and increase in absolute population numbers. This shift in county population was notable. Records from the 1960 Census show McKinney's percentage share of Collin County's population was 33.4%, the highest since the City and county were created, while Plano's share was 9.0%. By 1990, McKinney's share of the county population dropped to 8.1% while Plano's share rose to 48.8%, according to the 1990 Census. Still, from the 1990s onward, impressive population growth rates in McKinney are a solid indication that the region's growth is once again being registered in the county seat of Collin County. As of the 2000 Census, McKinney's percentage share of Collin County's population has rebounded to 11.1%.

Population Estimates and Forecast

Each spring the North Central Texas Council of Governments (NCTCOG) publishes its annual regional population estimates for the 16 county region centered around the Dallas-Fort Worth area. Population estimates are based on Census data plus housing permits in each city with over 1,000 persons in the NCTCOG region.

Table 4.5: Population Estimates for McKinney, Collin County, and the Dallas-Fort Worth area

	City of McKinney	Collin County	Dallas-Fort Worth Area*
2000 (Census 4/01/00)	54,369	491,675	5,030,828
2001 (Revised 1/01/01)	58,438	518,100	5,131,250
2002 (Revised 1/01/01)	66,990	549,450	5,271,500
2003 (Revised 1/01/01)	76,907	577,100	5,417,150
2004 (Revised 1/01/01)	85,865	N/A	N/A

Source: United States Census Bureau, 2000. North Central Texas Council of Governments, Collin County and the Dallas-Fort Worth area for 2001 through 2003 estimated population; City of McKinney for 2001 through 2004 estimated population.

*Dallas-Fort Worth area includes those counties that make up the nine-county metropolitan area.

Information provided by NCTCOG includes population estimates for the total 16 county region, totals for the nine county Dallas-Fort Worth urban area (Collin, Dallas, Denton, Ellis, Johnson, Kaufman, Parker, Rockwall, and Tarrant Counties), each county, and each city over 1,000 population within each county.

The most recent set of estimates produced by NCTCOG was released June 2008. McKinney's population estimate submitted to NCTCOG for January 1, 2008, was revised to 120,978, up 5,780 people from the year before. The January 1, 2009, figure submitted to NCTCOG by the City of McKinney shows the estimated population to be 122,083 people, up 1,105 people from the year before.

In addition to its annual population estimates, every five years NCTCOG develops its 30-year demographic forecast for the urbanized Dallas-Fort Worth area (an area that includes all of Collin, Dallas, Denton, Rockwall, and Tarrant Counties as well as portions of Ellis, Johnson, Kaufman, and Parker Counties). Under review of the Demographic Forecast Task Force, the four-step process provides small area household and employment projections that counties and cities use for infrastructure planning and resource allocations.

The NCTCOG's most recent forecast goes out to the year 2030. NCTCOG's 2030 forecast was completed in 2003. NCTCOG population forecast for the year 2030 shows McKinney with 225,933 persons. Based on the average annual population growth in McKinney from 1995 to 2007, the City of McKinney Staff had adjusted NCTCOG's base 2030 forecast population figures for use in the completion of the updated land use assumptions for the 2007-2008 impact fee update. The adjusted population forecast shows McKinney's population ranging from 280,000 to 300,000 people by the year 2030. (In 2006, NCTCOG began the process of creating the next regional forecast to the year 2040. Completion of the 2040 forecast is planned for early 2010).

4.2 Age Distribution

The age distribution of a community provides some insight into the make up of the

Table 4.6: Age Distribution for McKinney, Collin County, and the Dallas-Fort Worth Area

	City of McKinney	Collin County	Dallas – Fort Worth Area*	State of Texas	United States
Under 5 years	10.1%	8.6%	0.8%	7.8%	6.8%
5 to 9 years	9.3%	8.4%	7.9%	7.9%	7.3%
10 to 14 years	7.4%	7.6%	7.6%	7.8%	7.3%
15 to 19 years	6.9%	6.3%	7.2%	7.8%	7.2%
20 to 24 years	6.5%	5.2%	7.1%	7.4%	6.7%
25 to 34 years	18.1%	17.8%	16.8%	15.2%	14.2%
35 to 44 years	18.3%	20.1%	17.2%	15.9%	1.6%
45 to 54 years	10.7%	13.7%	12.6%	12.5%	13.4%
55 to 59 years	3.4%	4.3%	4.2%	4.3%	4.8%
60 to 64 years	2.4%	2.7%	3.1%	3.4%	3.8%
65 to 74 years	3.5%	3.1%	4.5%	5.5%	6.5%
75 to 84 years	2.3%	1.6%	2.7%	3.3%	4.4%
85 years and over	0.1%	0.5%	0.9%	1.1%	1.5%
Median age (years)	30.6	32.9	32.1	32.3	35.3

Source: United States Census Bureau, 2000.

*Dallas-Fort Worth area includes those counties that make up the nine-county metropolitan area.

McKinney's age

distribution

reflects a commu-

nity dominated by

young to median

age adults.

local population. It can be one measure to gauge the life cycle of a town or city, whether it is attractive to young families starting out, maturing adults with greater leisure time, senior citizens with demands that cater to their interests, or young single adults looking for places to meet and enjoy the world before them.

McKinney's age distribution reflects a community dominated by adults ranging from 25 to 44 years of age and a stronger than average distribution of children ages nine years and younger. The dominance of this range of adult population and its correlation to the age group below nine years of age is a strong indicator of McKinney's attractiveness to young families. According to the 2000 Census, the age groups ranging from 25 to 44 years of age captured 36.4% of McKinney's total population. This is several percentage points higher than the national average of 30.2% and closely aligns with Collin County's 37.9% share. This age range is typically identified as either getting established with careers or identified as having roots that are firmly settled. The 2000 Census also reports the age distribution for children nine years and younger capture 19.4% of McKinney's total population. Among this age group, McKinney had the highest percentage share of the five geographic areas compared. The next highest percentage share among this age distribution was Collin County with 17.0% of the total population. In addition, the City of McKinney had the lowest median age among the five geographic areas with a median age of 30.6 years. This was several years lower than the median age of 35.3 years for the United States and a couple of years lower than the regional median ages, which ranged from 32.1 years for the Dallas-Fort Worth area to 32.9 years for Collin County.

What these 'family dominant' age groupings mean for McKinney now is a greater emphasis in providing services and attractions that cater to family needs, especially those with children. This can be either through public-sector services, such as new playgrounds and elementary schools, or by attracting private-sector investments, ranging from childcare facilities to age specific retail shops and entertainment venues. The public-sector can help generate private-sector investments wanted by McKinney's family dominant age groups. Another consideration for McKinney in following this family dominant age groupings will be their needs and impacts five, ten, and twenty years into the future. Ten years into the future the need for additional playgrounds might give way to the need for more soccer fields and softball diamonds for active teenagers and greater job opportunities for stay-at-home parents making the return to the work force.

McKinney's family dominant age groupings also will have long-term impacts on the local school districts. As children grow into young teenagers and then into young adults, the need for more elementary schools will give way to demands for middle schools and high schools. Over time, there could be a shift in priorities for school districts and the city to cater to the needs of this young but maturing age group.

4.3 Ethnicity / Race

The ethnic and racial make up of a community helps define what is special about its citizens as well as what its citizens have in common with one another. It can be a reflection of a region's people or the economic attraction of a particular area.

According to the 2000 Census, the majority of the citizens of McKinney were white, accounting for 78.4% of the population. In McKinney, this ethnic/racial group accounted for a larger share of the population than that recorded for in the Dallas-Fort Worth area, the state of Texas, and the nation. Collin County, with 81.4%, had a higher percentage share of its population fall into the white

Table 4.7: Ethnic/Racial Distribution

	City of McKinney	Collin County	Dallas - Fort Worth Area*	State of Texas	United States
White	78.4%	81.4%	69.5%	71.0%	75.1%
Black or African American	7.2%	4.8%	13.8%	11.5%	12.3%
American Indian and Alaska Native	0.5%	0.5%	0.6%	0.6%	0.9%
Asian	1.5%	6.9%	3.7%	2.7%	3.6%
Native Hawaiian and Other Pacific Islander	0.1%	0%	0.1%	0.1%	0.1%
Some Other Race	10.2%	4.3%	9.9%	11.7%	5.5%
Two or More Races	2.1%	2.1%	2.4%	2.5%	2.4%
Hispanic**	18.2%	10.3%	21.5%	3.2%	12.5%

Source: United States Census Bureau, 2000.

*Dallas-Fort Worth area includes those counties that make up the nine-county metropolitan area.

**Hispanic is listed separately as an ethnic category.

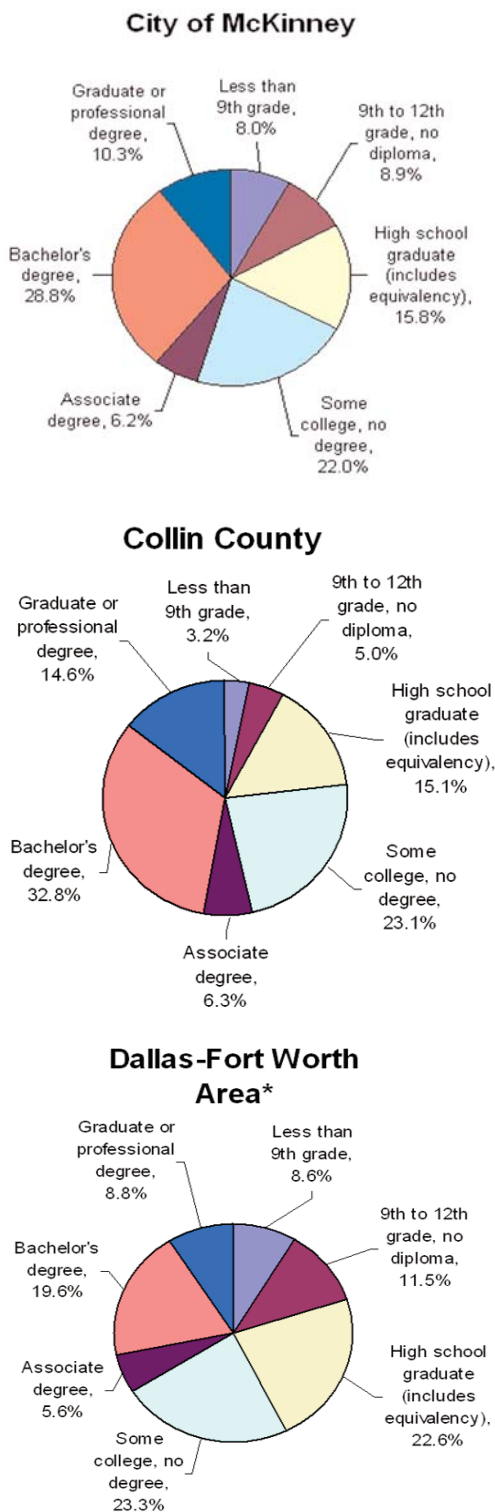
ethnic/racial category. In McKinney, the population share of the white category rose from the 75.9% captured in the 1990 Census. The 'Some other race' category captured the next largest percentage share of McKinney's population with 10.2% (as a category, Some other race was filled in by Census respondents who thought the other racial categories did not apply to their own situation). The next largest share was recorded by Black or African American with 7.2%. The category Black or African American actually dropped from the 12.9% share of McKinney's population recorded in the 1990 Census. The Asian category, with 1.5% of the City's population, captured a lower percentage share of the McKinney's population as compared to other geographic areas, especially when compared to Collin County's share, in which Asians accounted for 6.9% of the county's population. Other ethnic/racial categories for McKinney seem to reflect the percentage distribution found for other geographic areas. Of McKinney's total population, 18.2% fell into the Hispanic ethnic category. This category rose from the 16.9% share of McKinney's population accounted for in the 1990 Census. This ethnic category is listed separately because this population crosses into the other ethnic/racial categories yet retains common cultural influences.

Among the six racial/ethnic categories, the City of McKinney's breakdown is similar to Plano's breakdown in White (78.3%), American Indian (.4%), and Hawaiian (.0%), but is less than Plano in the category Asian (10.2%). In addition, Allen's share of White (87.1%) is higher than that captured in McKinney and Plano. McKinney's share in the category African American is slightly higher than that captured in Allen (4.4%) and Plano (5.0%) and much higher in the category 'Some other race' than Allen (2.4%) and Plano (3.9%). In the category Hispanic, McKinney accounted for a larger share of this ethnic group than Allen (7.0%) and Plano (10.1%).

4.4 Income Levels

Income levels offer a way to measure the wealth of a community. Usually another larger geographic area, such as a state or metropolitan area, is used to see how

Figure 4.9: Educational Attainment, (population 25 and over), City of McKinney, Collin County, Dallas-Fort Worth area*



Source: United States Census Bureau, 2000.

*Dallas-Fort Worth area includes those counties that make up the nine-county metropolitan area.

a community measures in a wider comparable area average. In addition, measuring the change in median household income levels over time can highlight some type of adjustment occurring in a local economy, whether it is through a change in growth patterns, industrial make-up, or some other unseen socio-economic factor.

Median household income levels rose significantly in McKinney during the 1990s, according to the 2000 Census. McKinney's median household income more than doubled from 1990 to 2000, jumping from \$27,236 to \$63,366. This was a result of a significant amount of individuals with higher incomes moving into McKinney tied in with new housing opportunities. In Census Tract 305.03 (which includes much of Stonebridge Ranch), the median household income was \$102,274, while in Census Tract 306.01 (which includes much of Eldorado), the median household income was \$102,367. Both of these census tracts have captured a large portion of McKinney's new residential developments between 1990 and 2000. This rise in McKinney's percentage increase in median household income compares favorably to similar 2000 figures for Collin County, the Dallas-Fort Worth area, the state of Texas and the nation. This rise also brings McKinney closer to Collin County's actual figure. In the 1990 Census, McKinney's median household income was slightly ahead of the state of Texas and well below the other geographic areas mentioned above. However, by the 2000 Census, McKinney

Table 4.8: Median Household Income

	City of McKinney	Collin County	Dallas - Fort Worth Area*	State of Texas	United States
2000	\$63,366.00	\$70,835.00	\$47,418.00	\$39,927.00	\$41,994.00
1990	\$27,236.00	\$46,020.00	\$32,825.00	\$27,016.00	\$30,056.00
Less than \$19,999	11.5%	8.0%	11.9%	23.6%	22.1%
\$20,000 to \$39,999	19.4%	16.0%	24.6%	26.5%	25.3%
\$40,000 to \$59,999	16.0%	16.6%	19.8%	19.0%	19.7%
\$60,000 to \$74,999	12.5%	12.6%	11.2%	9.8%	10.4%
\$75,000 to \$99,999	15.1%	16.3%	11.7%	9.5%	10.2%
\$100,000 to \$149,999	14.9%	17.8%	9.6%	7.2%	7.7%
\$150,000 to \$199,999	5.4%	6.3%	2.9%	2.1%	2.2%
\$200,000 or more	5.2%	6.3%	3.1%	2.2%	2.4%

Source: United States Census Bureau, 2000.

*Dallas-Fort Worth area includes those counties that make up the nine-county metropolitan area.

trailed only Collin County's median household income of \$70,835. Approximately 53% of McKinney's median households incomes were at or above \$60,000. Of the total median household income levels from \$75,000 and above, McKinney was above the Dallas-Fort Worth metropolitan area, state, and national figures, but for median household income levels \$40,000 and below McKinney was slightly above the levels for Collin County, according to the 2000 Census.

4.5 Educational Attainment

A strong indicator of the human resources of a community is measured through the educational levels of its citizens. The character of a city can be defined by the educational attainment of its citizens, whether that is expressed through achievement

levels, set expectations, or accountability. Educational achievement can also be used as an enticement for attracting businesses or some other type entity to a community by demonstrating the human resources and knowledge base an area has to offer. A high level of educational attainment for a community is usually desirable but hard to achieve.

The City of McKinney can boast that its residential population has reached a high level of education when compared to other geographical areas. Based on data from the 2000 Census, 45.3% of the population of McKinney 25 years and over had received some form of college degree, being either associate, bachelor's, or graduate degree. McKinney's educational attainment is above the United States and Dallas-Fort Worth area averages but slightly below the attainment levels for Collin County. In the United States, only 30.7% had attained some form of college degree, while in the Dallas-Fort Worth area 34.0% of the population 25 years and over had some type of college degree. In Collin County, 53.7% of the population 25 years and over had attained some type of college degree.

McKinney's high level of educational attainment is reflected in its occupational and industry characteristics. A large percentage of McKinney's civilian population 16 years and over is employed in management, professional, and related occupations that tend to require a higher level of educational achievement. Likewise, a greater percentage of McKinney's population is employed in industries requiring higher levels of professional skills and trades obtained through two-year, four-year, and graduate level degree programs, including information; finance, insurance, and real estate; and manufacturing.

4.6 Occupational Characteristics

Occupations represent the type of work employees perform. Occupations group together similar job functions that can be found and measured across most industries. It is another important way to measure the human resources of a community's citizens. It is helpful in gauging whether an area is predominantly blue collar, white collar, or a mix of the two. The occupational make-up also measures the different

*Management,
Professional, and
Sales Occupations
make up 70.6% of
employed McKinney
residents.*

Table 4.10: Occupation Percentage Makeup of Residents

	City of McKinney	Collin County	Dallas- Fort Worth Area*	State of Texas	United States
Management, professional, and related occupations	43.7%	51.7%	36.0%	33.3%	33.6%
Service occupations	2.3%	8.7%	12.4%	14.6%	14.9%
Sales and office occupations	26.9%	7.6%	28.9%	27.2%	26.7%
Farming, fishing, and forestry occupations	0.2%	0.2%	0.2%	0.7%	0.7%
Construction, extraction, and maintenance occupations	7.5%	5.9%	10.1%	10.9%	9.4%
Production, transportation, and material moving occupations	9.3%	5.8%	12.4%	13.2%	14.6%

Source: United States Census Bureau, 2000. (Employed civilian population 16 years and over)

*Dallas-Fort Worth area includes those counties that make up the nine-county metropolitan area.

level of skills of its citizens.

According to the 2000 Census, a large number of McKinney residents fell into two occupational categories - Management, Professional, and Related Occupations and the Sales and Office Occupations. These two occupational categories are best described as 'white collar' occupations, and, of the total number of employed McKinney residents age 16 years and over, 70.6% fell into these two categories. McKinney was above the 64.9% recorded for the Dallas-Fort Worth metropolitan area and well above the 60.3% for the nation, which serves as a basis for comparison. In the Service Occupations category, McKinney's percentage share of 12.3% nearly matched the 12.4% captured for the Dallas-Fort Worth metropolitan area, while the national level was higher at 14.9% in this occupational category. These three occupational categories combined make up almost 83.0% of McKinney's employed adult resident population. McKinney's percentage share in construction related and production, transportation, and material moving related occupations was higher in comparison to Collin County due to growth and expansion in the area, but it was below those of the Dallas-Fort Worth area due to the large percentage share of management and professional occupations.

Manufacturing,

Information, Finance,

Insurance, and Real

Estate capture 31.8%

of employed McKinney

residents.

4.7 Industrial Characteristics

Industrial characteristics classify employer's type of business as opposed to occupations, which represents the types of work an employee performs. The industrial characteristics of a city's residents provides insight into the lines of business its citizens are employed in. Various industries can go through different stages of growth, whether it is expanding, staying flat, or declining. The rise and fall of a particular industry can filter down and impact people's lives, whether they live in the community where the industry is based or a bedroom community. The following information was gathered by the United States Census Bureau in its 2000 Census. Locally, Census data captures the industry employment characteristics of McKinney's residents (place of residence) as opposed to Texas Workforce Commission data that presents regional non-agricultural industrial employment breakdowns by where an establishment is located (place of work).

As mentioned above, a larger percentage of employed McKinney residents age 16 years and over are employed in Manufacturing, Information and Finance, Insurance, and Real Estate than compared to the nation or the Dallas-Fort Worth area. The three industrial categories capture 31.8% of employed McKinney residents age 16 years and over. The percentage share of McKinney's residents employed in Information and Finance, Insurance, and Real Estate is less than that for Collin County as a whole. From the 1980s to today, Collin County cities such as Allen, Frisco, and Plano have enjoyed strong growth driven by the development and expansion of the information systems and telecommunications industries. These three cities currently dominate the population and industry make up of Collin County.

Table 4.11: Industry Makeup of Residents

	City of McKinney	Collin County	Dallas-Fort Worth Area*	State of Texas	United States
Agriculture, forestry, fishing and hunting, and mining	0.7%	0.9%	0.7%	2.7%	1.9%
Construction	6.8%	5.4%	7.8%	8.1%	6.8%
Manufacturing	16.4%	14.2%	13.1%	11.8%	14.1%
Wholesale trade	4.2%	4.5%	4.4%	3.9%	3.6%
Retail trade	11.6%	12.5%	12.2%	12.0%	11.7%
Transportation and warehousing, and utilities	2.9%	3.1%	6.4%	5.8%	5.2%
Information	6.6%	8.0%	4.7%	3.1%	3.1%
Finance, insurance, real estate, and rental and leasing	8.8%	10.3%	8.6%	6.8%	6.9%
Professional, scientific, management, administrative, and waste management services	11.9%	15.0%	11.5%	9.5%	9.3%
Educational, health and social services	15.0%	14.3%	15.6%	19.3%	19.9%
Arts, entertainment, recreation, accommodation and food services	7.8%	5.9%	7.1%	7.3%	7.9%
Other services (except public administration)	4.1%	3.8%	4.9%	5.2%	4.9%
Public administration	3.1%	2.3%	2.9%	4.5%	4.8%

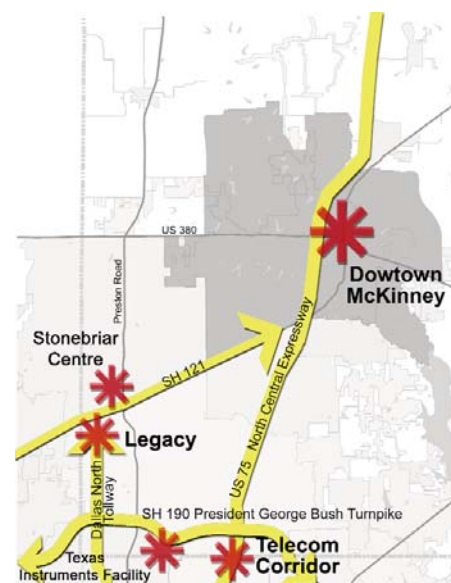
Source: United States Census Bureau, 2000. (Employed civilian population 16 years and over)

*Dallas-Fort Worth area includes those counties that make up the nine-county metropolitan area.

McKinney's location in the Dallas-Fort Worth area places it at the far end in proximity to major drivers of transportation and warehousing employment. These drivers include Dallas-Fort Worth International Airport, Alliance Airport, and the major warehouse districts in the metropolitan area, such as along Stemmons Freeway in Dallas, LBJ Freeway near Garland, SH 360 in the Mid-Cities, and South Loop 820 in Fort Worth. As a result, McKinney's percentage share of its residents employed in this industry category is low compared to county, metropolitan, state, and national averages. Still, continued expansion of Collin County Regional Airport, future roadway improvements to US 75, US 380, and State Highway 121, and continued growth of the Dallas-Fort Worth area could influence this category going forward.

4.8 Travel Time to Work

Travel time to work is one measure that helps demonstrate the traveling patterns of residents not working at home for a given location. Travel time to work can provide information about the time spent commuting to work and how this impacts resident's quality of life. It can be an indicator as to whether a community is self sufficient by providing attractive jobs for its residents or whether it functions as a bedroom community.



Regional Economic Center, Collin County

The mean travel

time to work for

employed McKinney

residents was 27.3

minutes.

Of those workers not working at home, a large share of McKinney residents either work within the City of McKinney or commute to work in nearby business centers, such as the Telecom Corridor in Richardson, the Central Expressway (US 75) corridor in Allen and Plano, the Dallas North Tollway corridor and Legacy in west Plano, and the newer commercial developments around Stonebriar Mall in Frisco. The travel times of the employed McKinney residents reflects closely the traveling patterns of the employed population in the Dallas-Fort Worth area. The mean travel time to work for McKinney residents was 27.3 minutes, a few minutes below the 30 minutes for employed residents of Allen and slightly below the 27.5 minutes for residents of Plano as well as employed residents of the metropolitan area. McKinney residents shaved off approximately one minute in travel time compared to their neighbors in Collin County, which recorded 28.4 minutes.

Table 4.12: Travel Time to Work (workers who did not work at home)

	City of McKinney	Collin County	Dallas - Fort Worth Area*	State of Texas	United States
Less than 10 minutes	14.1%	9.2%	10.0%	13.7%	14.4%
10 to 14 minutes	15.5%	12.0%	12.4%	14.8%	15.0%
15 to 19 minutes	10.1%	13.6%	14.9%	16.5%	15.8%
20 to 24 minutes	10.6%	14.0%	14.9%	14.3%	14.5%
25 to 29 minutes	5.4%	5.9%	6.1%	5.4%	5.8%
30 to 34 minutes	15.5%	16.6%	16.9%	14.7%	13.2%
35 to 44 minutes	8.2%	8.6%	7.1%	5.6%	5.9%
45 to 59 minutes	12.1%	11.9%	9.9%	7.8%	7.4%
60 to 89 minutes	6.4%	6.4%	5.5%	4.7%	5.2%
90 or more minutes	2.0%	1.8%	2.3%	2.5%	2.8%
Mean travel time to work (minutes)	27.3	28.4	27.5	25.4	25.5

Source: United States Census Bureau, 2000.

*Dallas-Fort Worth area includes those counties that make up the nine-county metropolitan area.

68.3% of
McKinney's owner-
occupied housing
units were built
sometime after 1990.

4.9 Housing Characteristics - Age of Housing

The age of housing structures within a given area presents one particular glimpse of the housing choices for residents and potential residents. It can also serve as a representation of the economic activity of a given area, the dynamics of a local housing market, and serve as an indicator into the life cycle and make up of a local housing inventory. The information below was gathered and processed by the United State Census Bureau during the 2000 Census and represents only owner-occupied housing units.

Despite the fact that the City of McKinney has a large inventory of older housing structures east of US 75, according to the 2000 Census, 68.3% of the owner-occupied housing units in McKinney were built between 1990 and 2000. Compared to other geographic areas, McKinney's share of recently built housing units is impressive. Allen recorded less than 61% of their owner-occupied housing units

built between 1990 and 2000 while Plano accounted for approximately 44%. A majority (50.8%) of the owner-occupied housing units in Plano were built between 1970 and 1990, according to the 2000 Census. In comparison, the percentage share of owner-occupied housing units built after 1990 in Collin County was 49.4%, in the Dallas-Fort Worth area was 25.2%, and nationally was 19.2%. The large share of McKinney's owner-occupied housing inventory in recently developed structures indicates a dramatic influx of new residents and building and is a harbinger of future growth and service needs for the community.

Table 4.13: Year Structure Built - Owner-Occupied Housing Units

	City of McKinney	Collin County	Dallas- Fort Worth Area*	State of Texas	United States
Built 1999 to March 2000	13.0%	7.9%	4.1%	3.7%	2.5%
Built 1995 to 1998	35.3%	24.5%	12.0%	11.2%	8.5%
Built 1990 to 1994	20.0%	17.0%	9.1%	8.4%	8.2%
Built 1980 to 1989	10.6%	26.5%	23.1%	21.2%	15.8%
Built 1970 to 1979	3.6%	15.8%	18.4%	19.6%	17.6%
Built 1960 to 1969	5.5%	4.7%	13.0%	12.9%	13.1%
Built 1950 to 1959	5.3%	1.6%	11.7%	11.9%	13.4%
Built 1940 to 1949	2.4%	0.8%	4.1%	5.5%	6.8%
Built 1939 or earlier	4.3%	1.3%	4.5%	5.6%	14.2%
Median	1995	1990	1979	1977	1971

Source: United States Census Bureau, 2000.

*Dallas-Fort Worth area includes those counties that make up the nine-county metropolitan area.

