

2025 DEVELOPMENT ACTIVITY RECAP



2025

ANNUAL
DEVELOPMENT
REPORT

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Access the 2025 Annual Development Report online

<https://is.gd/B7sf65>



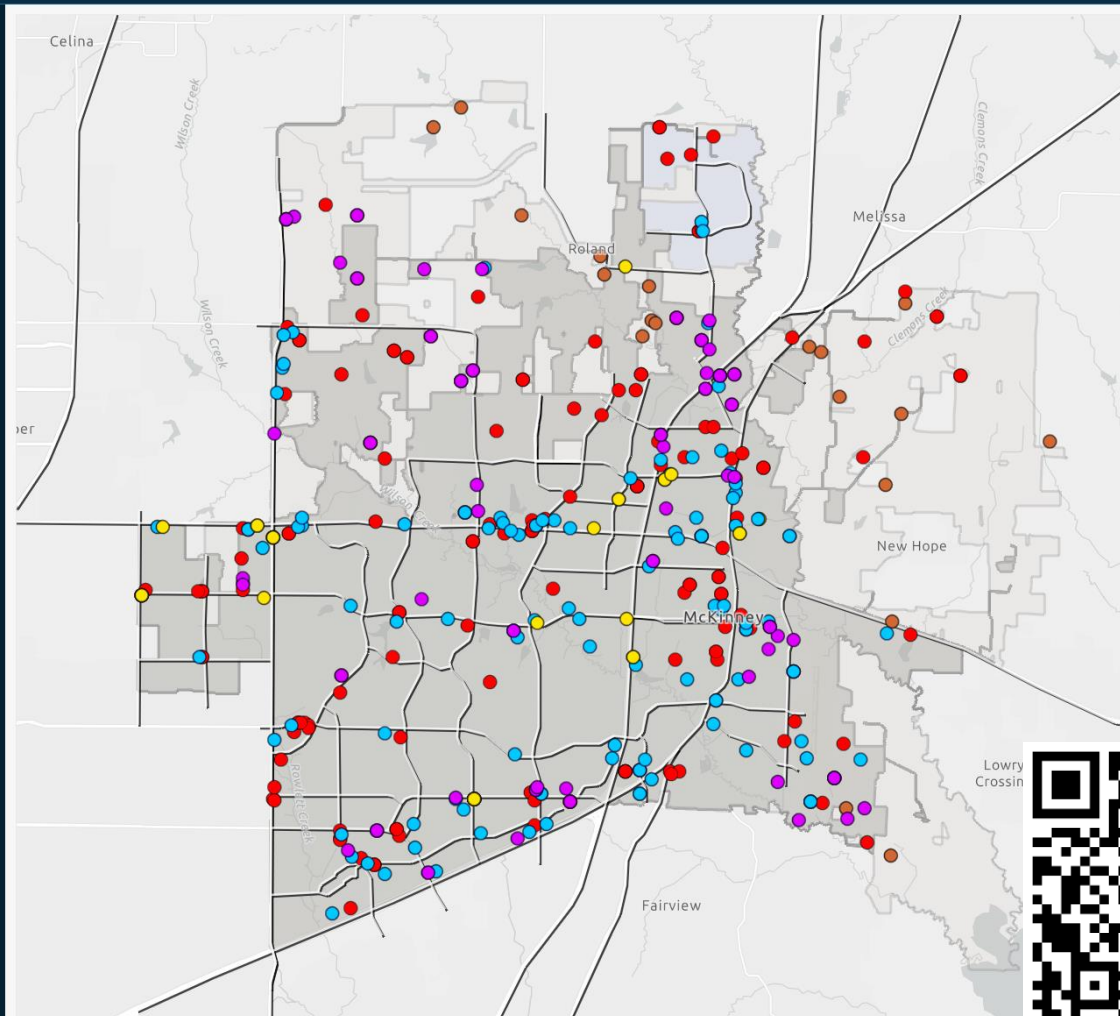
Engage with the Data: Interactive Development Data

2025 DEVELOPMENT RECAP

- Growth
- Development Projects
- Residential Building Activity
- Commercial Building Activity
- Major Projects
- City Projects & Programs
- Historic Preservation
- Code Services

Development Projects

Across 2025, Staff processed 401 development application submittals, including Plats, Site Plans, Specific Use Permits (SUPs), and Re-Zoning requests.



- Submittals**
- Annexation
 - Concept Plan
 - ETJ Release
 - General Development Plan
 - Plats
 - Site Plan
 - Specific Use Permit
 - Zoning/Rezoning

Access an interactive story map online!

<https://is.gd/3ii2R3>



The City of McKinney: By the Numbers

	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26
Estimated Population	206,654	211,397	214,810	224,043	237,130
Incorporated City Limits	69.1 mi. ²	69.2 mi. ²	69.2 mi. ²	69.7 mi. ²	70.4 mi.²
Percent Developed (Incorporated City Limits Only)	69.5%	70.4 %	71.3%	74.1%	76.2%
Average Collin Central Appraisal District Home Value	\$374,290	\$496,438	\$561,660	\$574,579	\$591,947
Total Single-Family Dwelling Units	54,904	55,886	57,065	59,001	60,833
Total Multi-Family Dwelling Units	20,251	20,963	21,164	22,850	26,670

Note: Dwelling units do not include the Trinity Falls Municipal Utility District (MUD) or the Extraterritorial Jurisdiction (ETJ).

Development Trends:

- Strong growth continues;
- Record non-residential construction values.

	2023	2024	2025
Total New Construction Value (City Limits Only)	\$1,472,484,249	\$1,302,634,081	\$1,445,696,623
Non-Residential Construction Value (City Limits Only)	\$485,606,593	\$485,352,139	\$732,996,398¹

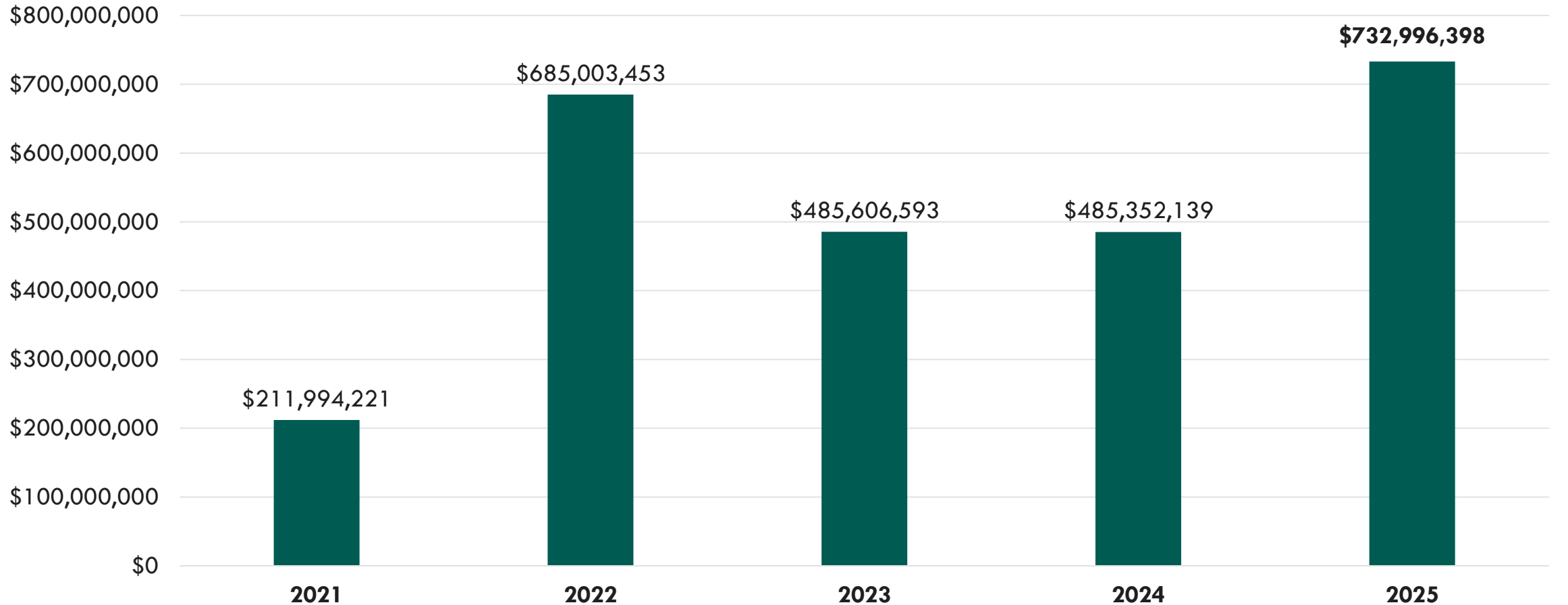
Notes:

1. Exceeds the previous record set by 2022's \$685 million.
2. Bold values represent records.

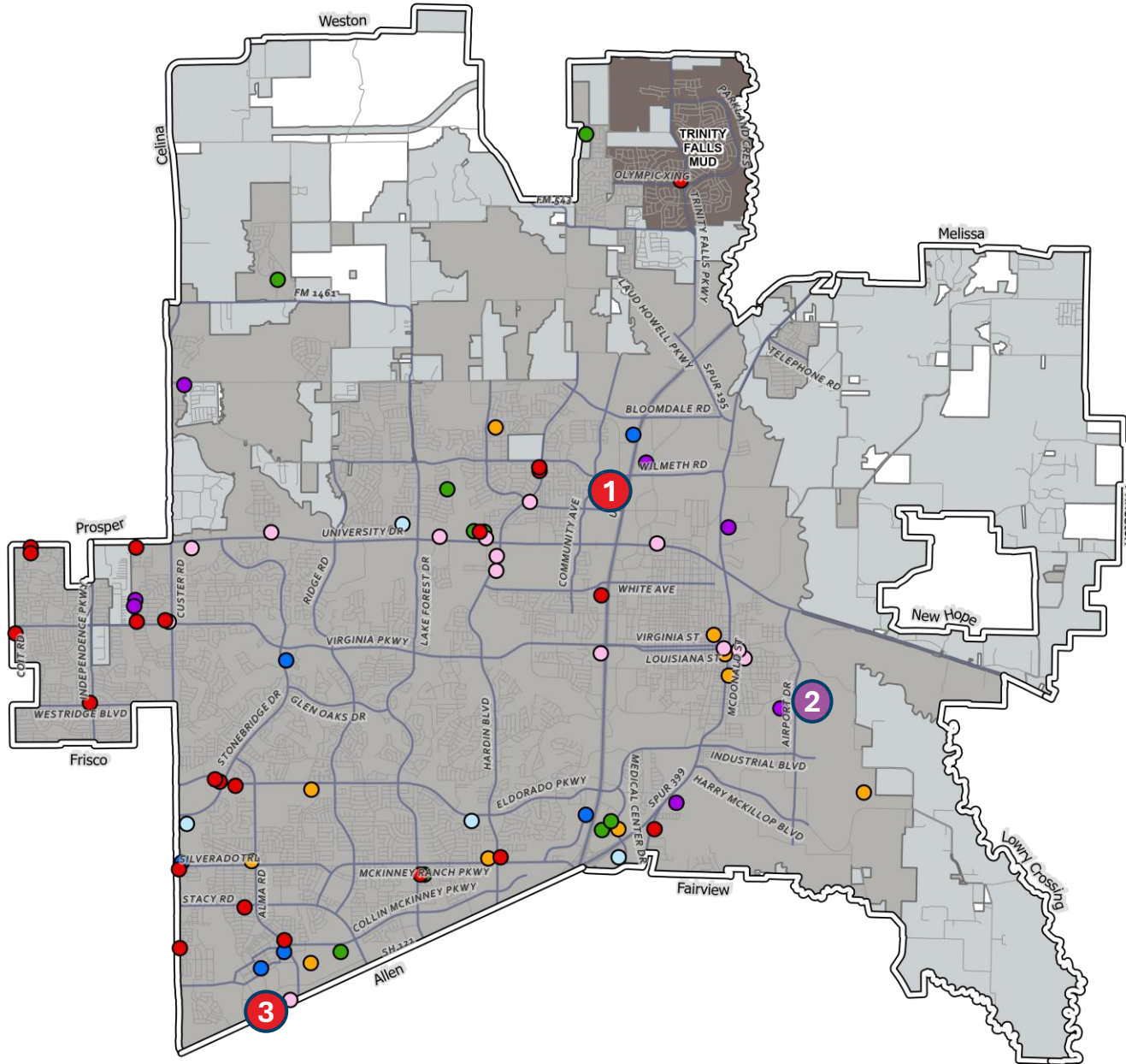
Permit Trends: New Non-Residential Permits

	2021	2022	2023	2024	2025
New Permits Issued	81	93	129	76	113
New Construction Valuation	\$211,994,221	\$685,003,453	\$485,606,593	\$485,352,139	\$732,996,398

Total New Non-Residential Construction Value



Visualize the Data: Non-Residential Permits



Top Completed Projects

- BMW of McKinney:**
\$24M construction value
- Encore Wire Expansion:**
\$20M construction value
- Denizen Hotel:**
\$11.4M construction value

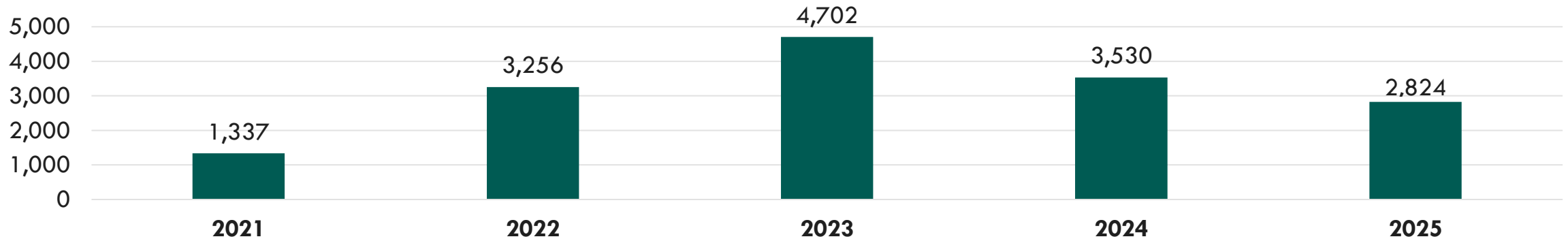
Note: Tax-exempt projects excluded.

Non-Residential Land Use Type	No. of Permits	Construction Value
Recreation	19	\$266,310,605
Industrial	18	\$215,634,670
Retail/Service	33	\$107,996,398
Institutional	11	\$71,202,692
Medical	4	\$42,790,000
Restaurant	14	\$20,765,000
Office	14	\$8,639,374

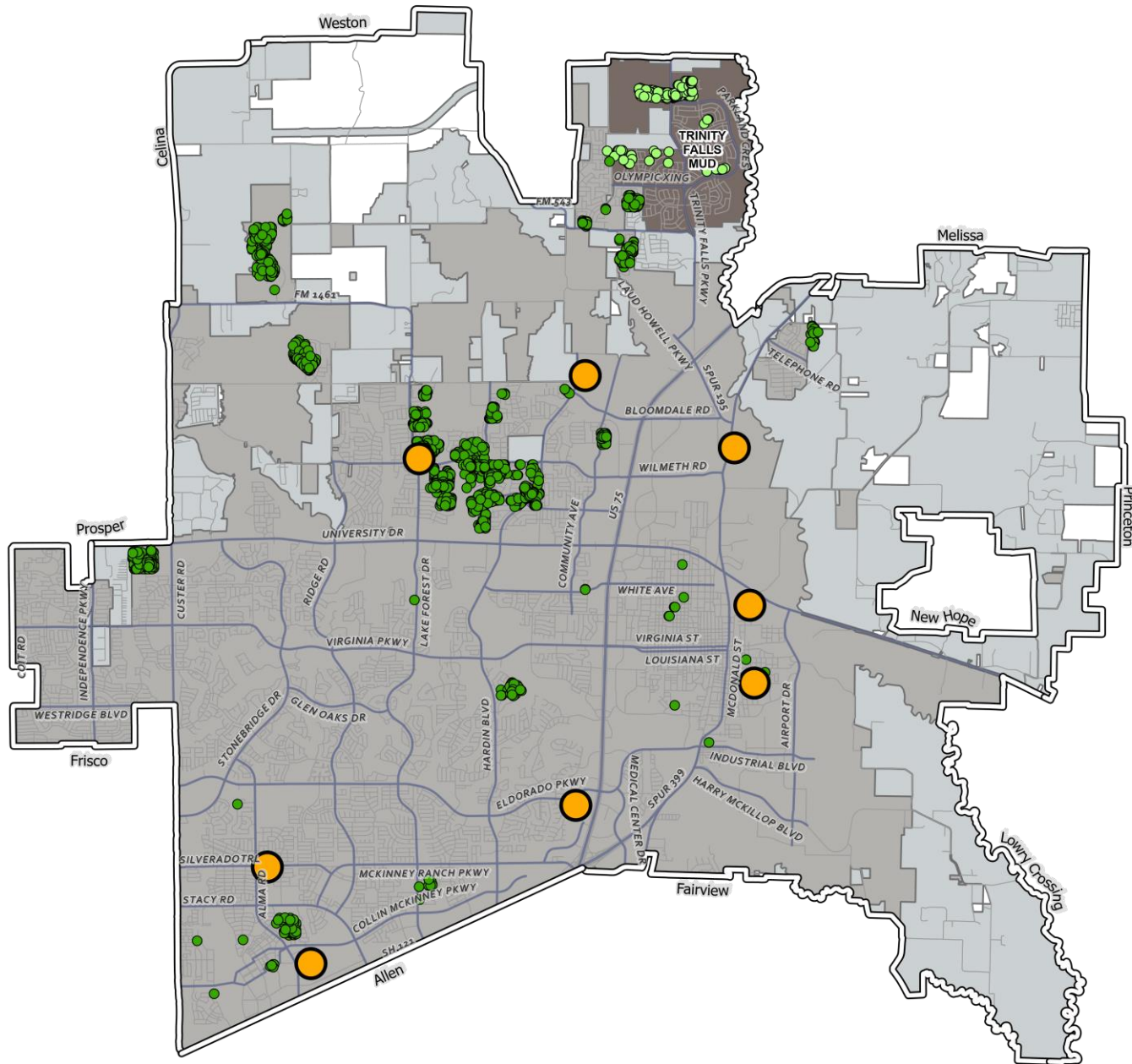
Permit Trends: New Residential Permits

	2021	2022	2023	2024	2025
New Single-Family Permits Issued (City Limits Only)	1,337	1,005	1,538	1,930	1,433
New Single-Family Construction Valuation (City Limits Only)	\$406,513,828	\$320,558,048	\$495,479,736	\$609,914,592	\$609,914,592
New Single-Family Permits Issued (Trinity Falls MUD Only)	385	281	315	380	206
New Single-Family Permits Issued (Total)	1,722	1,286	1,853	2,310	1,639
New Multi-Family Permits Issued	0	10	16	6	8
New Multi-Family Dwelling Units	0	2,251	3,164	1,600	1,391
New Multi-Family Construction Valuation	\$0	\$339,030,798	\$491,397,920	\$207,367,350	\$223,785,782
Note: 2024's 2,310 new single-family residential permits are the highest since 2017's 2,521 new permits.					

Total New Permitted Residential Dwelling Units (City Limits Only)



Visualize the Data: Residential Permits

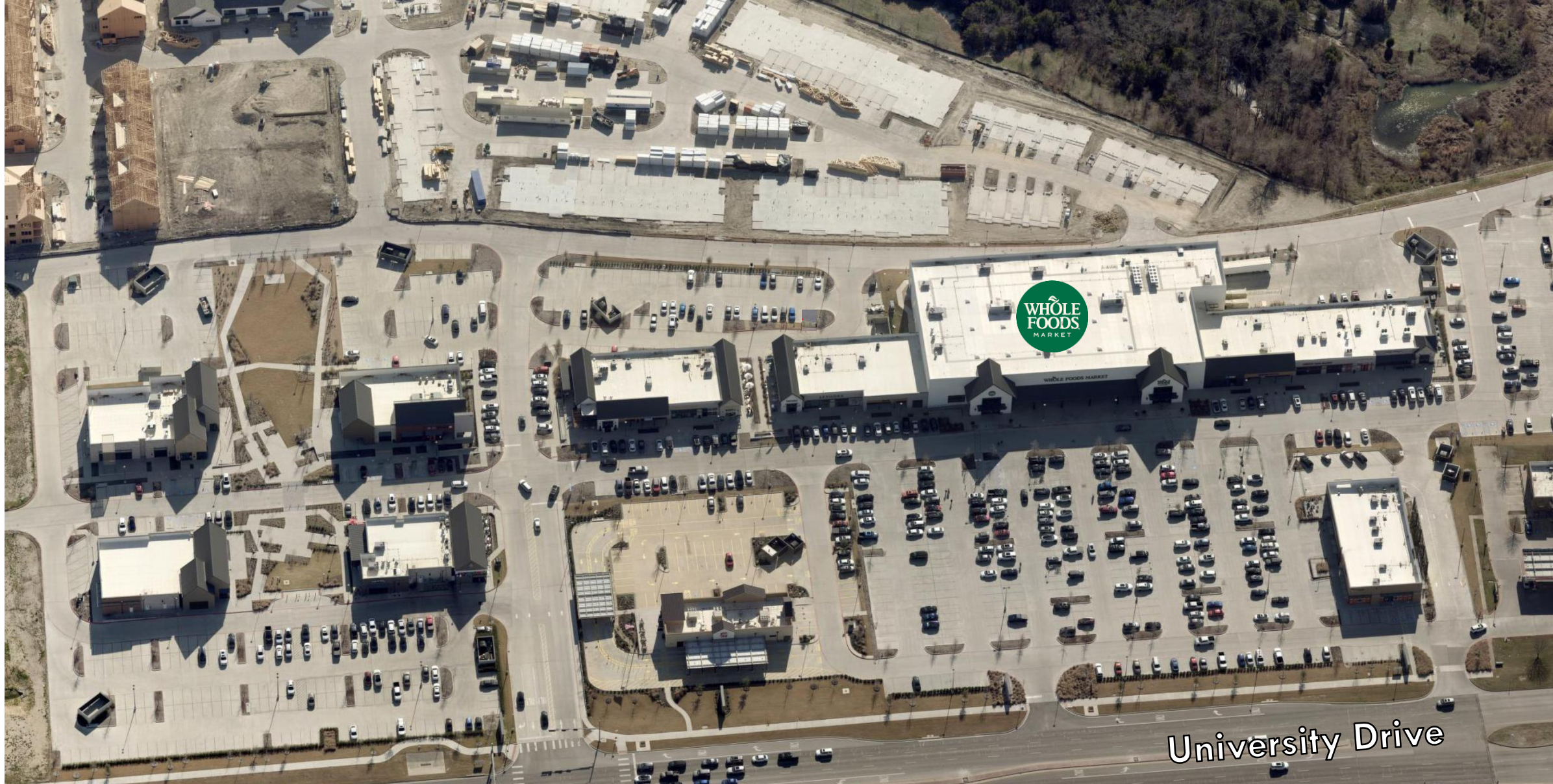


Top Single-Family Projects

Single-Family Subdivision	Number of Permits Issued
1 Painted Tree	680
2 Trinity Falls (ETJ)	206
3 Aster Park	131
4 Hidden Lakes	122
5 Highland Lakes	108
6 Shaded Tree	68
7 Honey Creek	66
8 TCR McKinney Pitts	65
9 Estates at Stacy Crossing	45
10 Erwin Farms	34

Noteworthy Projects: West Grove

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University Drive

Whole Foods and more! | SEC of University Dr. and Custer Rd. | Retail, Restaurant, Personal Service, Park | Now Open!

Noteworthy Projects: 380 Commons – Dave & Buster's

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Dave & Buster's | NWC of U.S. Highway 380 and Hardin Blvd. | Permitted Aug. 2025, Anticipate opening in 2026

Noteworthy Projects: VENU's Sunset Amphitheater

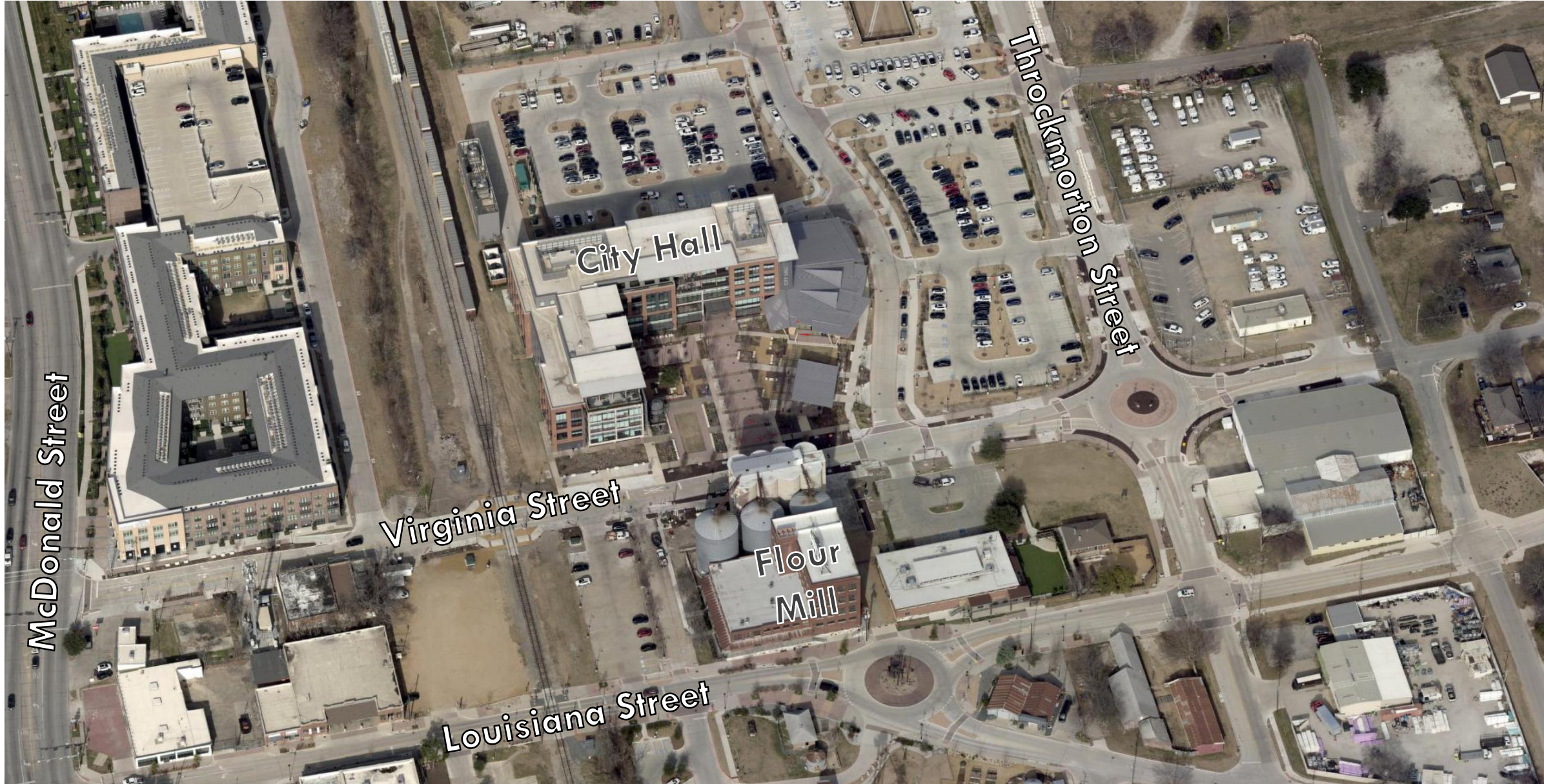
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Sunset Amphitheater | 20,000 seat performance venue | Permitted Nov. 2025, Opening anticipated in 2027

Noteworthy Projects: City Hall & Eastside Infrastructure

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Virginia Street and Throckmorton Street | Reconstructed road and utilities | Completed Late 2025

Questions?



Find more information online at: www.mckinneytexas.org/reports



CITY OF MCKINNEY
DEVELOPMENT SERVICES

Together we'll make it happen.