



2024 DEVELOPMENT ACTIVITY RECAP



2024

ANNUAL
DEVELOPMENT
REPORT

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The City of McKinney: By the Numbers

	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25
Estimated Population	198,305	206,654	211,397	214,810	224,043
Incorporated City Limits	67.6 mi. ²	69.1 mi. ²	69.2 mi. ²	69.2 mi. ²	69.7 mi.²
Percent Developed (Incorporated City Limits Only)	71%	69.5%	70.4 %	71.3%	74.1%
Average Collin Central Appraisal District Home Value	\$352,358	\$374,290	\$496,438	\$561,660	\$574,579
Total Single Family Dwelling Units	53,745	54,904	55,886	57,065	59,001
Total Multi-Family Dwelling Units	18,345	20,251	20,963	21,164	22,850

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

Development Trends:

- Strong growth continues;
- Increased SF residential permitting;
- Consistent non-residential activity.

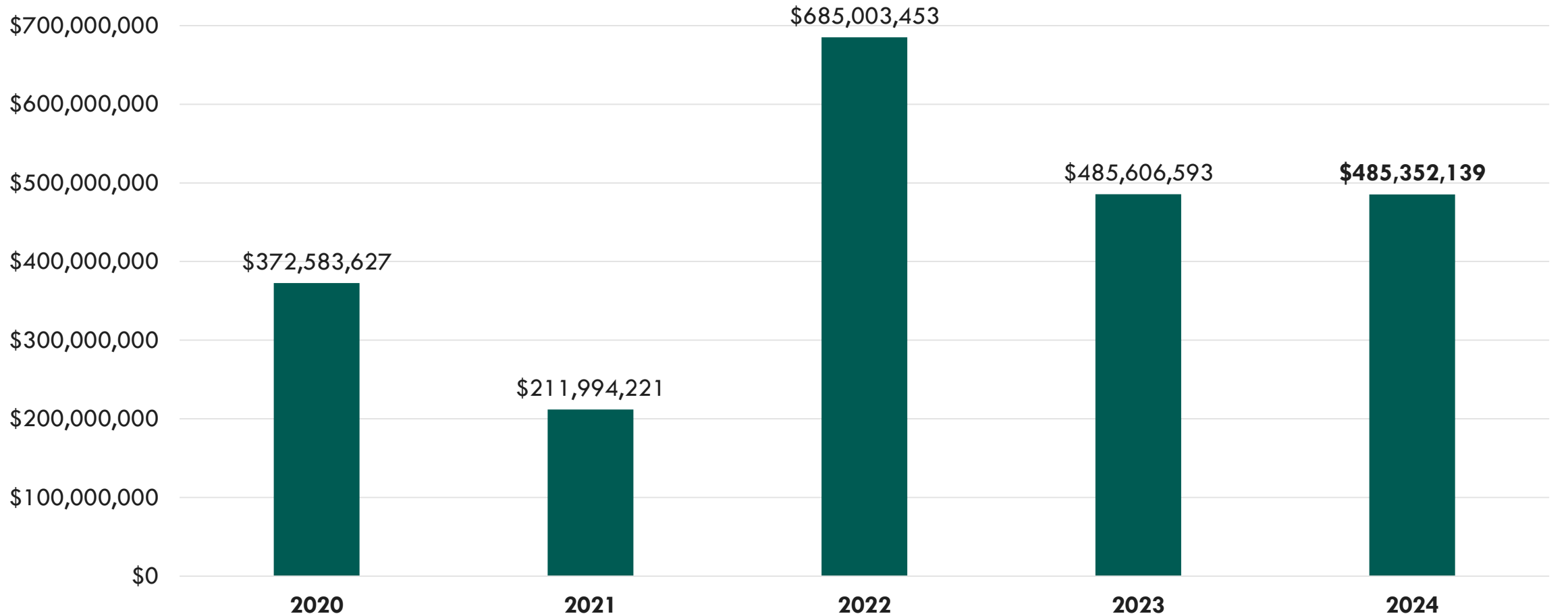
	2023	2024
Total New Construction Value (City Limits Only)	\$1,472,484,249*	\$1,302,634,081
New Residential Permits (City Limits Only)	1,538	1,930
Non-Residential Construction Value (City Limits Only)	\$485,606,593	\$485,352,139

Note: 2023's total value was inflated by a historic number of MF permits.

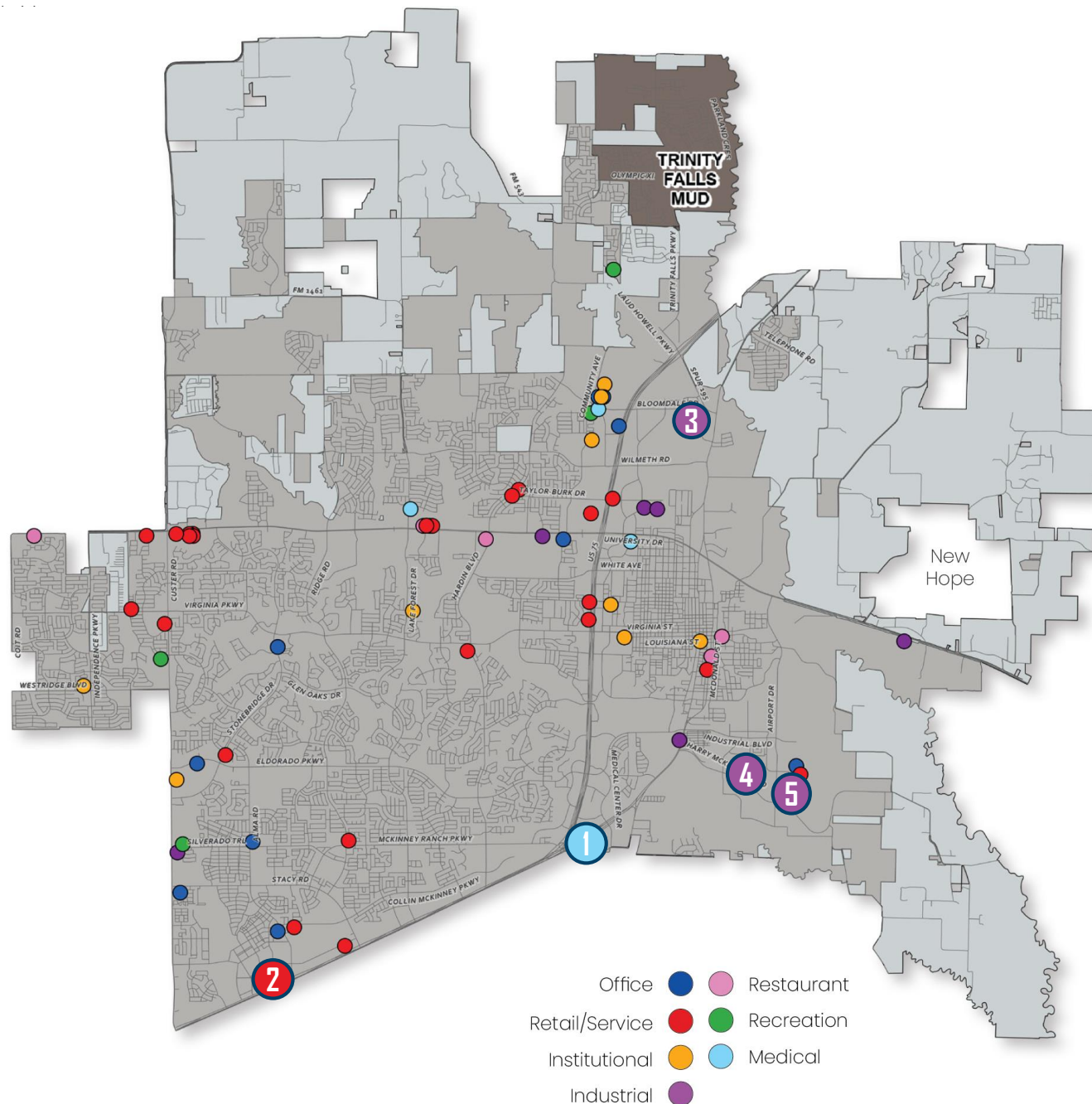
Permit Trends: New Non-Residential Permits

	2020	2021	2022	2023	2024
New Permits Issued	69	81	93	129	76
New Construction Valuation	\$372,583,627	\$211,994,221	\$685,003,453	\$485,606,593	\$485,352,139

Total New Non-Residential Construction Value



Visualize the Data: Non-Residential Permits



Top Projects

- Healthpark Medical Office Building:**
\$31.8M construction value
- AC Hotel by Marriott:**
\$30.75M construction value
- McKinney Logistics Center:**
\$24.5M construction value
- McKinney Industrial Business Park:**
\$20.25M construction value
- Encore Wire Hangar:**
\$10M construction value

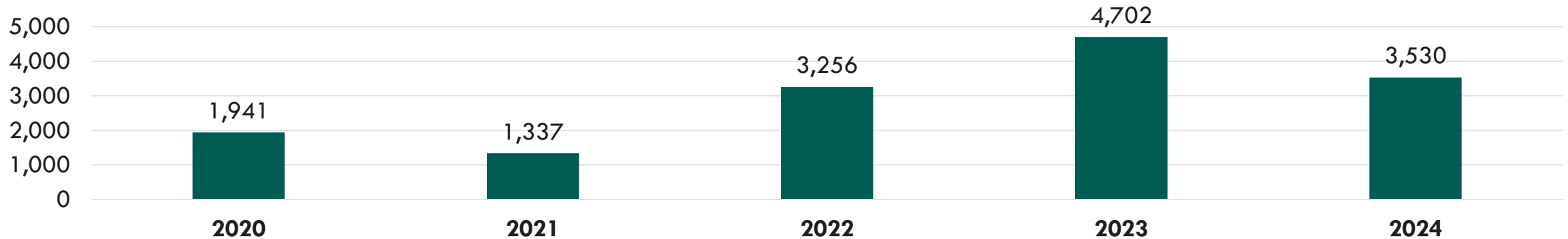
Note: Tax-exempt projects excluded.

Non-Residential Land Use Type	No. of Permits	Construction Value
Institutional	12	\$215,310,327
Industrial	11	\$92,455,245
Retail/Service	25	\$77,358,957
Medical	4	\$75,869,833
Office	14	\$15,827,982
Restaurant	6	\$5,010,000
Recreation	4	\$3,519,795

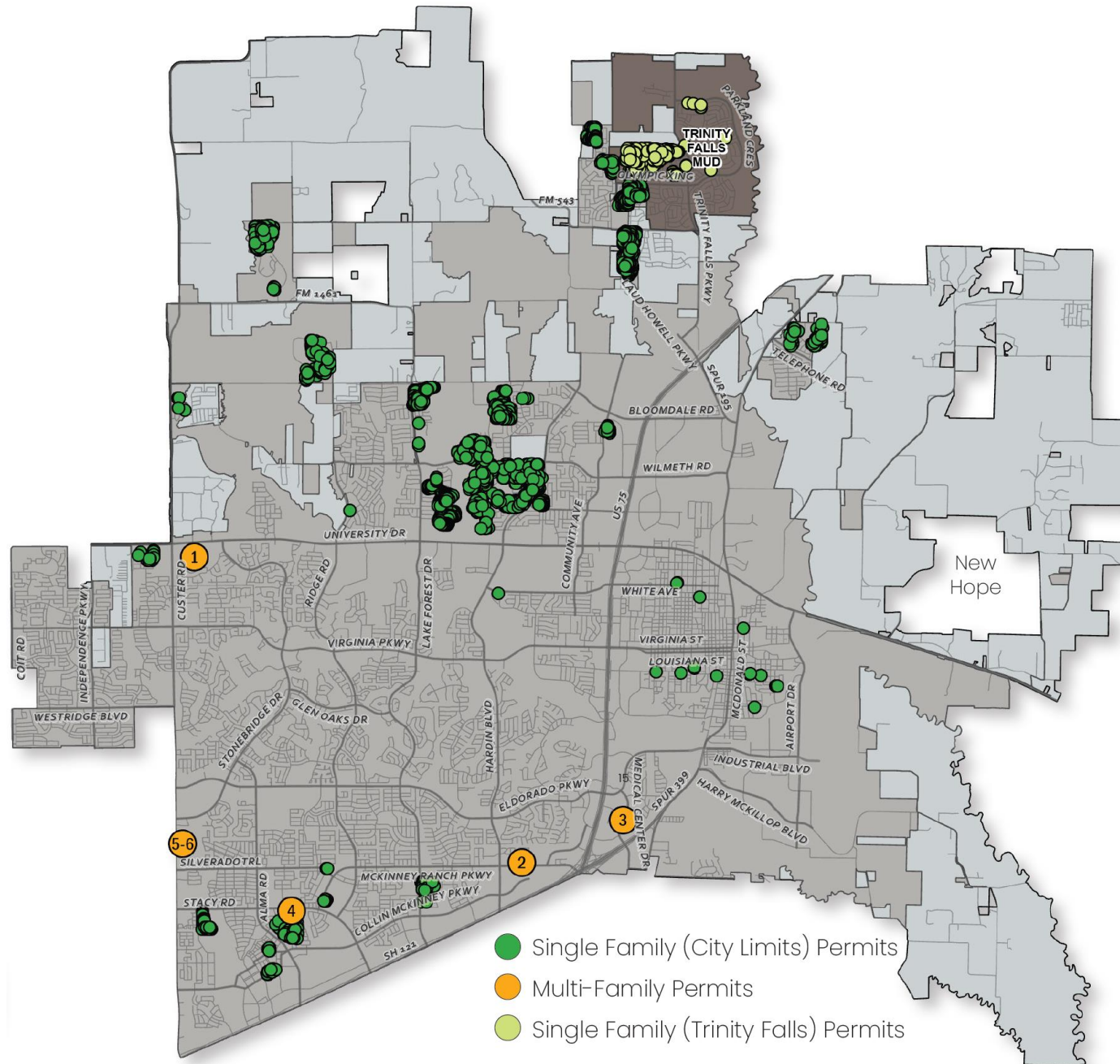
Permit Trends: New Residential Permits

	2020	2021	2022	2023	2024
New Single-Family Permits Issued (City Limits Only)	1,186	1,337	1,005	1,538	1,930
New Single-Family Construction Valuation (City Limits Only)	\$392,989,335	\$406,513,828	\$320,558,048	\$495,479,736	\$609,914,592
New Single-Family Permits Issued (Trinity Falls MUD Only)	362	385	281	315	380
New Single-Family Permits Issued (Total)	1,548	1,722	1,286	1,853	2,310*
New Multi-Family Permits Issued	4	0	10	16	6
New Multi-Family Dwelling Units	755	0	2,251	3,164	1,600
New Multi-Family Construction Valuation	\$78,274,913	\$0	\$339,030,798	\$491,397,920	\$207,367,350
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 Projects

Single Family Subdivision	Number of Permits Issued
Painted Tree	787
Trinity Falls (ETJ)	380
Shaded Tree	176
Erwin Farms	136
Honey Creek Addition	128
Preserve @ Honey Creek	120
Aster Park	120
Highland Lakes	110
Jefferson McKinney Stacy	49
Estates at Stacy Crossing	43

Noteworthy Projects: McKinney's New City Hall



401 E. Virginia Street | Approx. 175,000 ft.² | Temporary Certificate of Occupancy issued Oct. 2024

Home to: City Council Chambers, City Manager's Office, City Attorney, City Secretary's Office, Development Services, Fire Marshal (Plan Review), Housing & Community Development, Parks Administration, Human Resources, Finance & Utility Billing, Information Technology, Communications & Marketing

Noteworthy Projects: Tupps Brewery & Eastside Infrastructure

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Tupps Brewery | Mixed-Use Brewery and Entertainment Destination | Opened Summer 2024
Louisiana Street, Green Street, Andrews Street | Reconstructed road and utilities | Opened Summer 2024

Noteworthy Projects: Wilmeth Road

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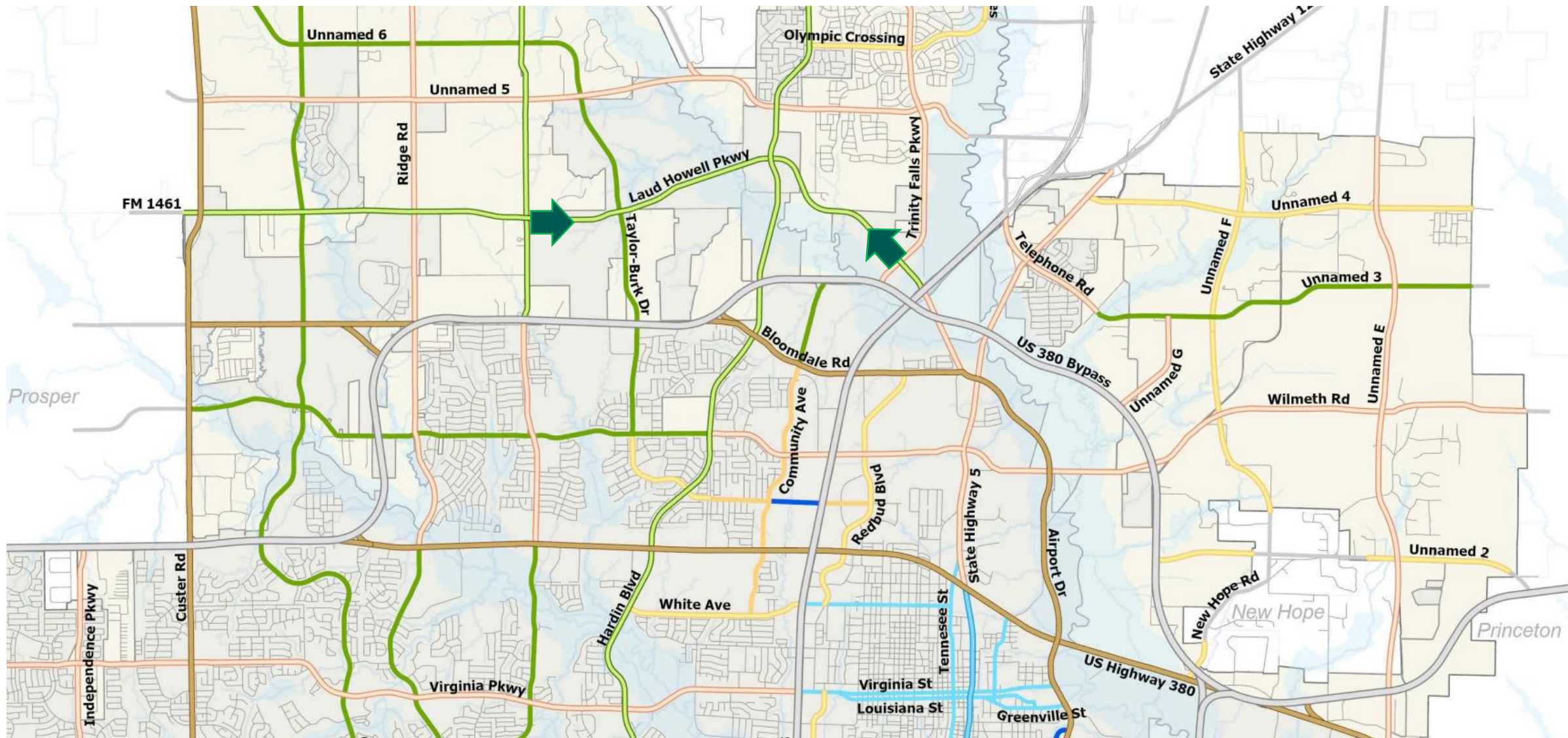


Wilmeth Road | Opened to traffic in July 2024

Anticipated completion of Lake Forest and Hardin roundabouts by end of Q1 2025

Noteworthy Projects: Laud Howell Parkway

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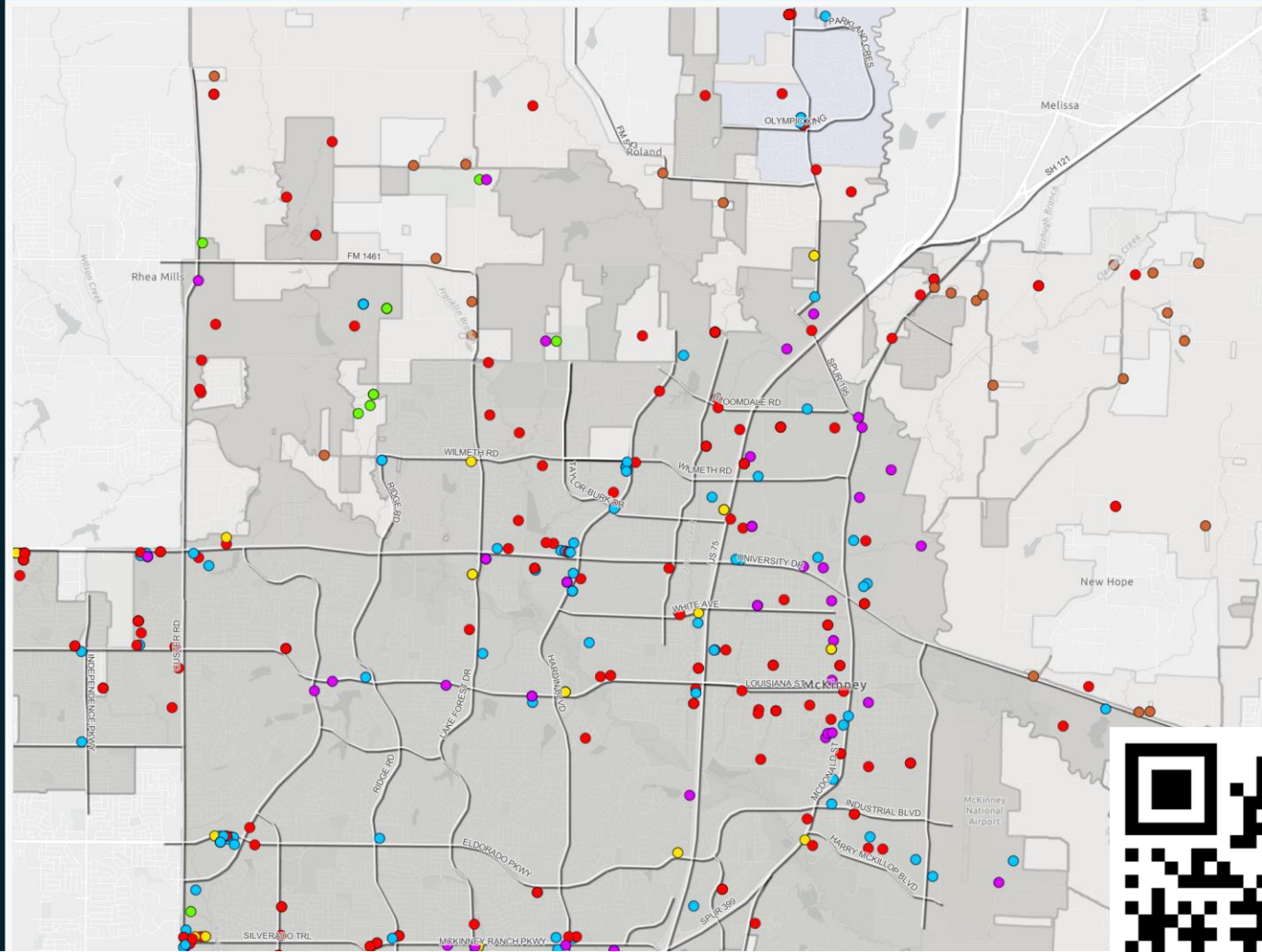
Honey Creek Development Agreement | Approved September 2024
Laud Howell Parkway | 6-Lane Greenway Arterial | Two lanes built by the end of 2027

One More Thing: Interactive Development Data

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Development Projects

Across 2024, Staff processed 402 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

Type	
Amending	
Annexation	
Concept Plan	
Conveyance	

Access an interactive story map online!

<https://is.gd/ec3ZgV>



Questions?



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



CITY OF MCKINNEY
DEVELOPMENT SERVICES

Together we'll make it happen.