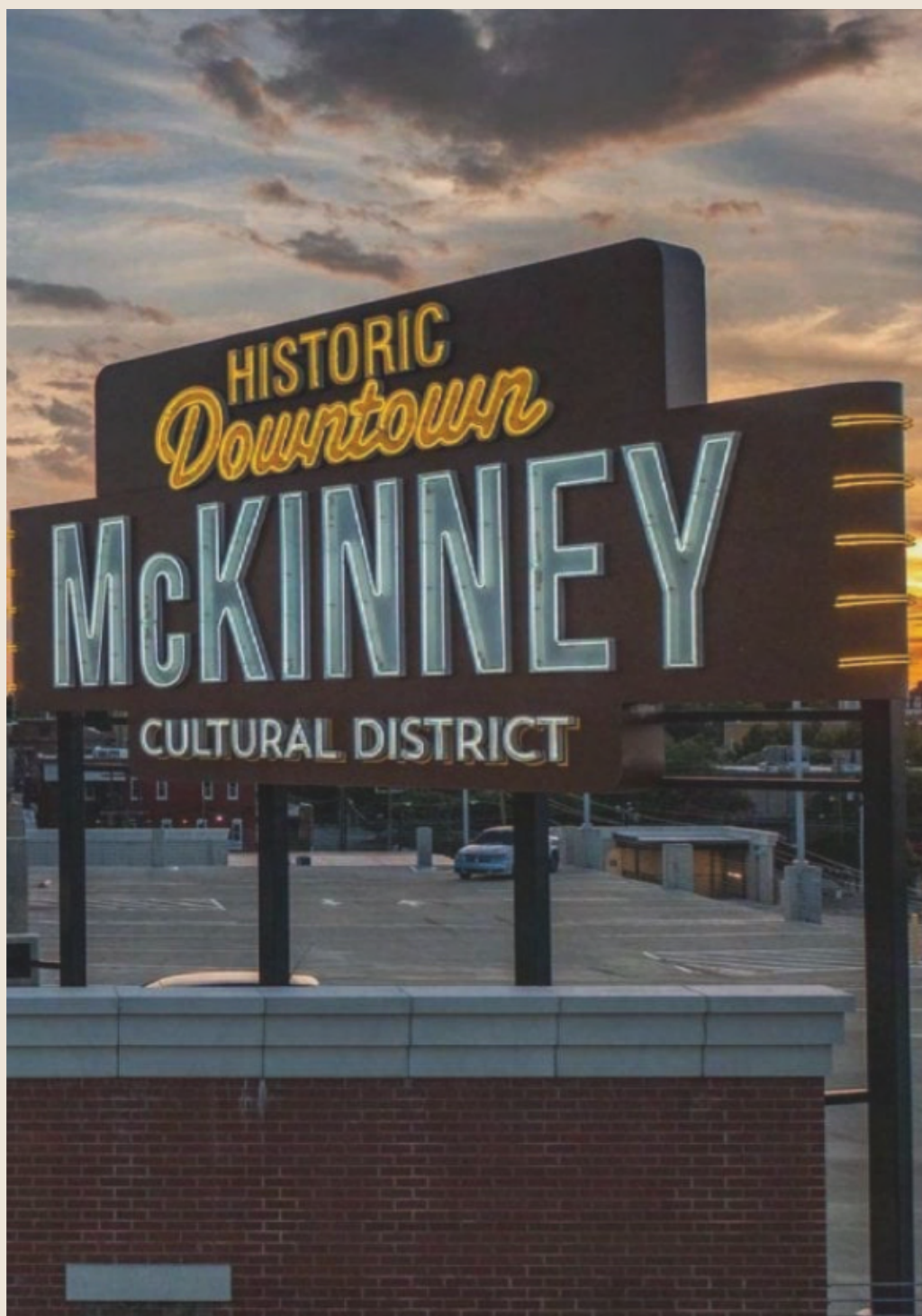




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214.945.1970 | INFO@SOCIALLIVINGRE.COM



COMMUNITY GUIDE MCKINNEY, TX

THE ULTIMATE GUIDE TO LIVING, WORKING, & PLAYING
IN MCKINNEY, TX

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UNDERLYING
MCKINNEY'S HOMEY
SOUTHERN CHARM IS A
THOROUGHLY MODERN
CITY. THE AREA IS A
HOTBED FOR GROWTH-
INDUSTRY JOBS ...
CAREER AND COLLEGE
PREP ARE BIG IN
MCKINNEY'S SCHOOLS.

- MONEY MAGAZINE

MEET YOUR AGENT



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SOCIAL LIVING REAL ESTATE BOUTIQUE
P.O. BOX 868 MCKINNEY, TX 75070

MOBILE (267) 690 - 6753

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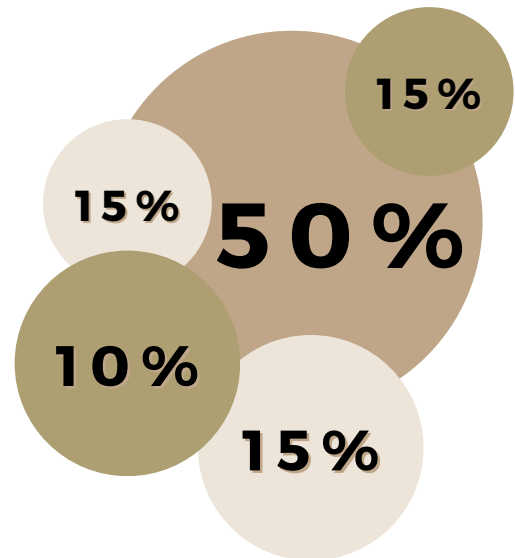
MCKINNEY AT A GLANCE



UNIQUE BY NATURE

One of the fastest-growing cities in the United States and ranked #2 in *Smart Asset's Safest Cities in America - 2023 Edition*, McKinney Texas is located just 30 miles north of Downtown Dallas. The community spirit is evident, allowing residents to enjoy rapid economic development while still holding strong ties to the town's roots and history. Originally established in 1848 and growing ever since, the last 175 years have provided McKinney the opportunity to become a sought-after spot to live, work, and play.

"A picturesque city with a small-town feel close to the metroplex."



DEMOGRAPHICS

As of January 1, 2023

Population

211,397

Median Household Income

\$98,317

Employment

106,650

Gender

49.3% Male | 50.7% Female

Median Age

36.5 Male | 37.2 Female

Education

95.5% High School Diploma

53.3% Bachelor's Degree

18.2% Graduate Degree

LOCAL LIVING

From the thriving Historic Downtown to Croatian-inspired Adriatica Village and beyond, living in McKinney is an inherently unique experience.

COST OF LIVING

On average, McKinney is 4% less expensive compared to National averages, but is the 39th most expensive city in Texas. Costs for food and transportation tend to be more expensive when compared to other communities, and housing costs are similar to National averages.

CRIME RATES

According to the FBI's Uniform Crime Report (the official crime report of the McKinney Police Department), 277 offenses were reported in 2021. For the Community Crime Map, [click here](#).

CLIMATE

The average annual temperature in McKinney is 65.7 degrees Fahrenheit, with about 43.7" of annual precipitation. The hottest month of the year is typically August, and coldest is January.



LOCAL SERVICES



Regardless of which area of the city you reside in, there are a plethora of resources available to serve you should the need arise. Visit McKinney's City Services website for more community resources.

FIRE, POLICE, & EMERGENCY MEDICAL SERVICES

The McKinney Fire Department is organized into 11 response districts with 9 fire stations throughout the city; for a map of these districts and locations, click [here](#). The City of McKinney is also divided into four police districts, which are used to organize police beats. This district map can be found [here](#).



MCKINNEY HOSPITALS

There are 4 major hospitals in the city limits of McKinney, as well as numerous Urgent Cares, outpatient centers, and private medical offices. Always be sure to check with your insurance provider for your closest in-network facility to provide medical care.



MCKINNEY PUBLIC LIBRARY SYSTEM

There are two main libraries in the City of McKinney - the Roy & Helen Hall Memorial Library, located at 101 E. Hunt St. McKinney, TX 75069, and the John & Judy Gay Library located at 6861 W. Eldorado Pkwy. McKinney, TX 75070. For more information on their services, click [here](#).



OUR FIRST RESPONDERS ARE *FABULOUS!*

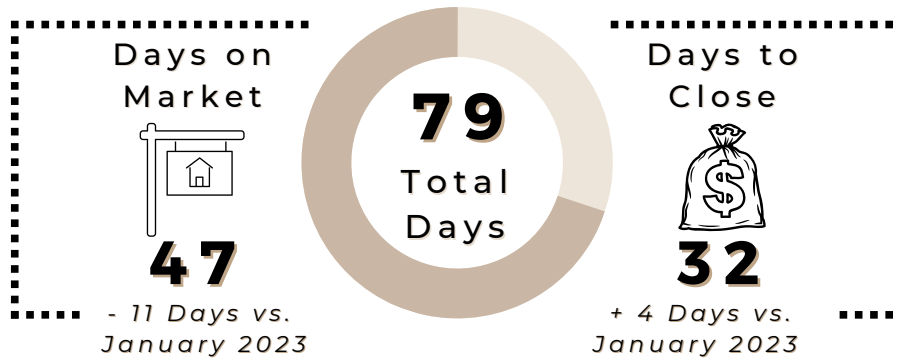
- Michael C.

MARKET STATS

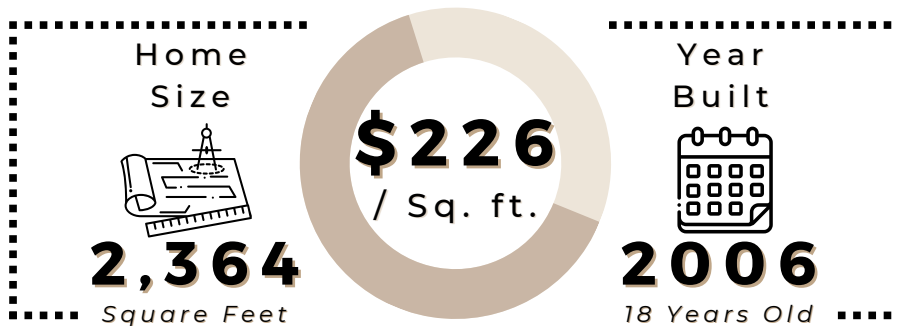
Housing statistics for January 2024



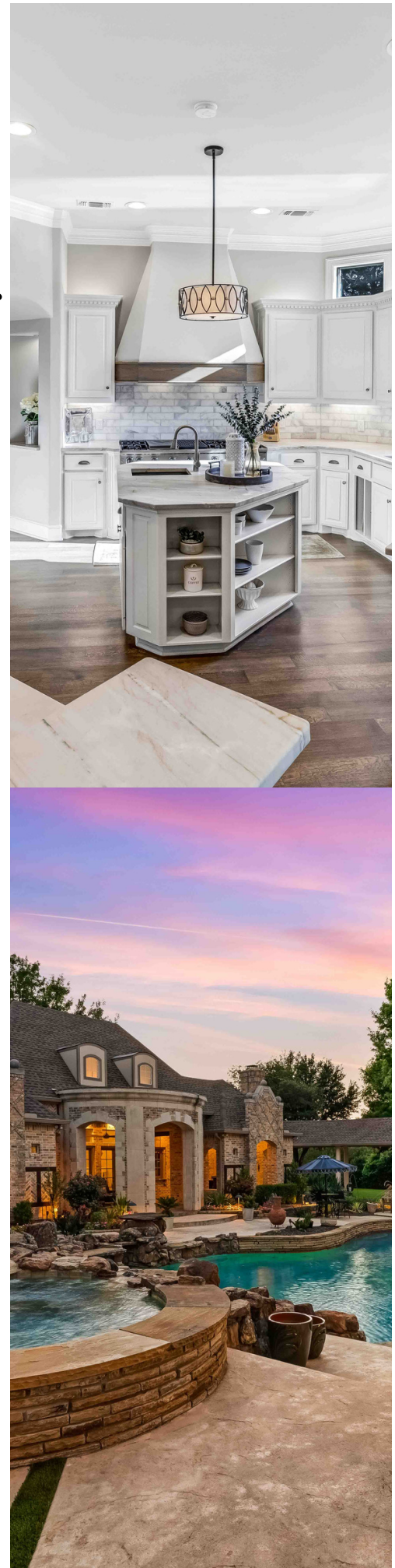
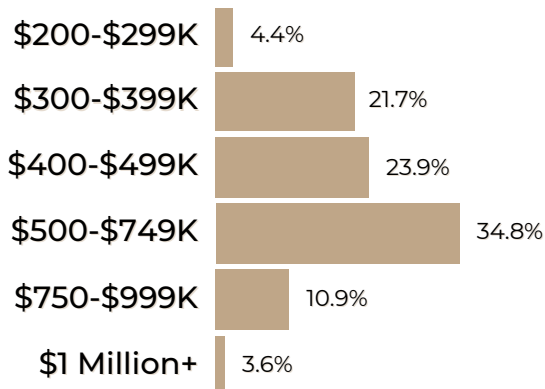
AVG. TRANSACTION TIMELINE



MEDIAN HOME VALUE STATS



PRICE DISTRIBUTION



SEARCH BY COMMUNITY

Did You Know? Within the city limits there are 5 zip codes encompassing over 200 unique subdivisions, and McKinney also has an ETJ (Extraterritorial Jurisdiction) in Collin County.

SEARCH BY ZIP CODE

HOMES IN THE CITY LIMITS

75069 75070 75071

75072 75454



SEARCH BY SUBDIVISION

POPULAR COMMUNITIES

STONEBRIDGE RANCH

CRAIG RANCH

VILLAGE OF ELDORADO

WESTRIDGE

SEARCH FOR MORE HERE



SEARCH BY ACREAGE

HOMES ON LAND IN
MCKINNEY, TX

1-2 Acres

3-5 Acres

6+ Acres



AREA SCHOOLS

MCKINNEY INDEPENDENT SCHOOL DISTRICT

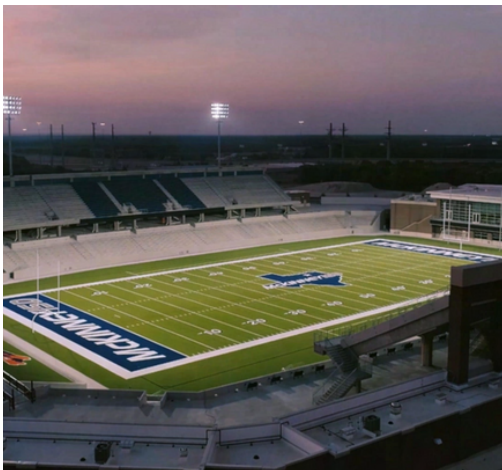
One of the fastest growing school districts in Texas, McKinney ISD currently enrolls more than 24,500 students across 20 elementary schools, 5 middle schools, 3 high schools, 2 alternative campuses, and 1 early childhood education center. Learn more [here](#).

COLLIN COLLEGE - MCKINNEY CAMPUS

The only public college in the county, Collin College offers more than 100 degrees and certificates in a wide range of disciplines. The McKinney campus is located at 2200 West University Drive McKinney, TX 75071. Other locations include Allen, Celina, Farmersville, Frisco, Plano, Rockwall, Wylie, and online.

LOCAL UNIVERSITIES

Due to the city of McKinney being located conveniently near major road ways, you're always just a short commute away from local Universities such as University of Texas at Dallas, University of North Texas, Southern Methodist University, and other accredited post-secondary schools.



LOCAL BITES

FEATURED LOCALLY-OWNED EATERIES

As unique as the people, places, and properties in McKinney are, so are the restaurants! No matter which types of cuisine your palette prefers, you're sure to find somewhere that satisfies your each and every craving.



LAYERED

111 E. Virginia St. McKinney, TX 75069

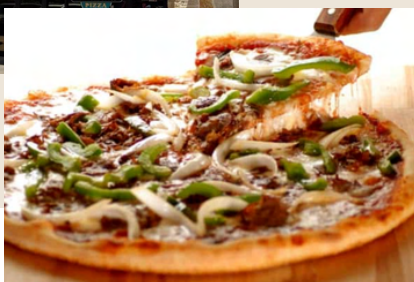
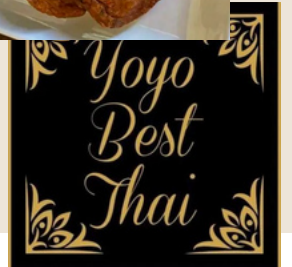
Exceptional coffee, baked goods, & distinctive family recipes come together for a dining experience that's anything but ordinary.

HISTORIC
DOWNTOWN
SQUARE
FAVORITE

YOYO BEST THAI

1720 N. Central Expy #170 McKinney, TX 75070

Inspired by travel and a passion for different cultures, a vast menu of culinary delights utilizes the freshest ingredients to bring homemade dishes straight to your table, with a unique Thai cuisine experience.



BROTHER'S PIZZA & PASTA

6150 Eldorado Pkwy #180 McKinney, TX 75070

Voted McKinney's Best Pizza at the McKinney Pizza Crawl, this New York-style pizzeria has been serving the area with Italian food made fresh daily since 2004.

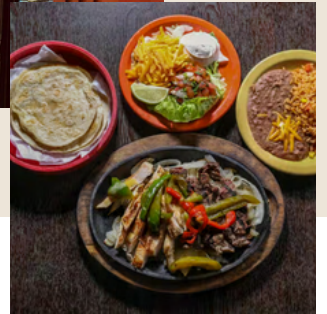
*Did You Know? There are
over 20 restaurants just in
McKinney's Historic
Downtown alone!*

HISTORIC
DOWNTOWN
SQUARE
FAVORITE

EL MEJOR MEXICAN KITCHEN + CANTINA

119 W. Virginia St. #100 McKinney, TX 75069

A family-owned & operated Tex-Mex
beacon, bringing a fusion of Mexican influence
that is rooted deeply into Texas culture.



RICK'S CHOPHOUSE

107 N. Kentucky St. Suite No. 200
McKinney, TX 75069

An award-winning, classic fine-dining
steakhouse nestled in a historic hotel in
the heart of Downtown McKinney.



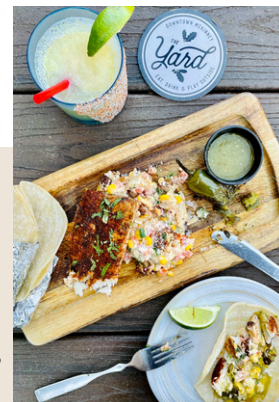
HISTORIC
DOWNTOWN
SQUARE
FAVORITE

HISTORIC
DOWNTOWN
SQUARE
FAVORITE

THE YARD

107 S. Church St. McKinney, TX 75069

Eat, drink, & play outside - The whole
family is welcome to enjoy The Yard's
takes on classic backyard grub under
the towering canopy of old oaks.



CULTURE & RECREATION

EXPLORING MCKINNEY, TX

McKinney's culture and recreational scene is as unique as the rest of the community. By offering a rich combination of family-fun events, a vibrant arts scene, parks, and more, the lives of residents and visitors alike are enriched.



PARKS & TRAILS

The City of McKinney maintains 80 miles of hiking trails and almost 3,000 acres of parks & open spaces. [Click here to find a park near you!](#)

OAK HOLLOW GOLF COURSE

Just minutes from Historic Downtown McKinney, Oak Hollow offers a reasonably priced round of golf, a 7,300 sq ft clubhouse, & a full-service grill and bar.



AREA LAKES

For the fisherman or boater, McKinney's convenient location provides quick access to Lavon Lake, Lake Ray Hubbard, Lake Lewisville, & Ray Roberts Lake.



Click [here](#) to stay up-to-date on community events going on in McKinney's Cultural District!

APEX CENTRE

This 80,000 sq ft aquatics and fitness facility includes an indoor competition pool, supervised playroom, dry sauna, elevated track, basketball courts, & more!



CULTURAL DISTRICT

Residents and visitors alike are offered shopping, dining, and arts; with regular festivals held such as Oktoberfest, Arts in Bloom, & the Fourth of July Hometown Parade.



PERFORMING ARTS CENTER

Located in the historic Collin County Courthouse, McKinney's Performing Arts Center hosts live entertainment including off-Broadway, comedy, theater, concerts, & more.



No matter what you like to do for fun, in McKinney there's something for everyone!

**SEARCH BY
AMENITY**

WORKING WITH ME



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6+ Year industry veteran with a background in assisting top-producing agents and brokers across the country since 2016.

Specialties Include:

- Digital and Traditional Marketing & Advertising
- Transaction Management and Closing Coordination
- Residential Sales
- Residential Leasing
- Property Management Services
- Military Relocation & VA Loans

SELLER RESOURCES

How Much is My Home Worth?

Book a No-Obligation Listing Consultation [Here](#)

BUYER RESOURCES

Mortgage Calculator

Book a No-Obligation Buyer's Consultation [Here](#)

RECENTLY CLOSED IN MCKINNEY

BY SHANNON THOMAS, REALTOR®



7904 Blacktail Trail
McKinney, TX 75070
\$2,495 / Month



3724 Estates Way
McKinney, TX 75072
\$3,200 / Month



MCKINNEY HAS THE
FIFTH-LOWEST
PROPERTY CRIME
RATE ... 887
INCIDENTS WERE
REPORTED FOR EVERY
100,000 RESIDENTS.

- SMARTASSET



READY TO MAKE A MOVE?



Shannon Thomas REALTOR®

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FOLLOW ALONG:

