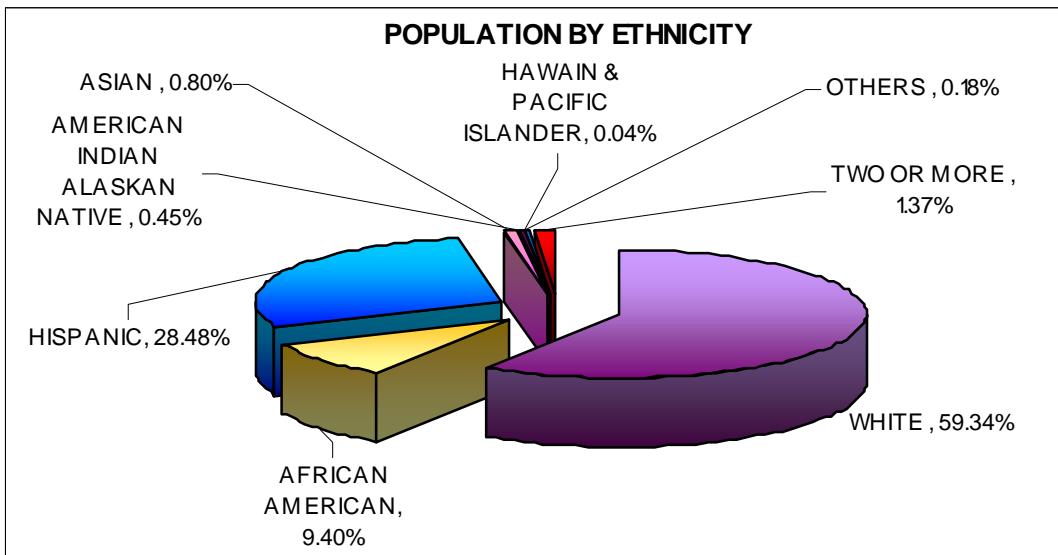


STUDY AREA DEMOGRAPHICS

POPULATION BY RACE	PERSONS	PERCENTAGE
TOTAL	28,347	100%
WHITE	16,820	59.34%
AFRICAN AMERICAN	2,666	9.40%
HISPANIC	8,073	28.48%
ASIAN	227	0.80%
AMERICAN INDIAN ALASKAN NATIVE	128	0.45%
HAWAIN & PACIFIC ISLANDER	10	0.04%
OTHERS	51	0.18%
TWO OR MORE	372	1.37%

The above information is based on Census 2000 estimates for the zip code 75069.



STUDY AREA DEMOGRAPHICS

AVERAGE HOUSEHOLD SIZE	2.81
MEDIAN HOUSEHOLD INCOME	\$42,324
MALE PER 100 FEMALE RATIO	104.4
MEDIAN AGE	30.3
POPULATION BELOW POVERTY LEVEL	14%
TOTAL HOUSING UNITS	10,309
% OCCUPIED HOUSING UNITS	94%
% VACANT HOUSING UNITS	6%
% RENTER OCCUPIED HOUSING UNITS	40%
% OWNER OCCUPIED HOUSING UNITS	60%
GROUP QUARTER POPULATION	1,038
AVERAGE APPRAISED VALUE OF PARCELS*	\$107,274
AVERAGE MARKET VALUE OF PARCELS*	\$106,317
AVERAGE ASSESSED VALUE OF PARCELS*	\$106,317
EXTEND OF STUDY AREA	5.1 Sq. Miles

*Averages for study area

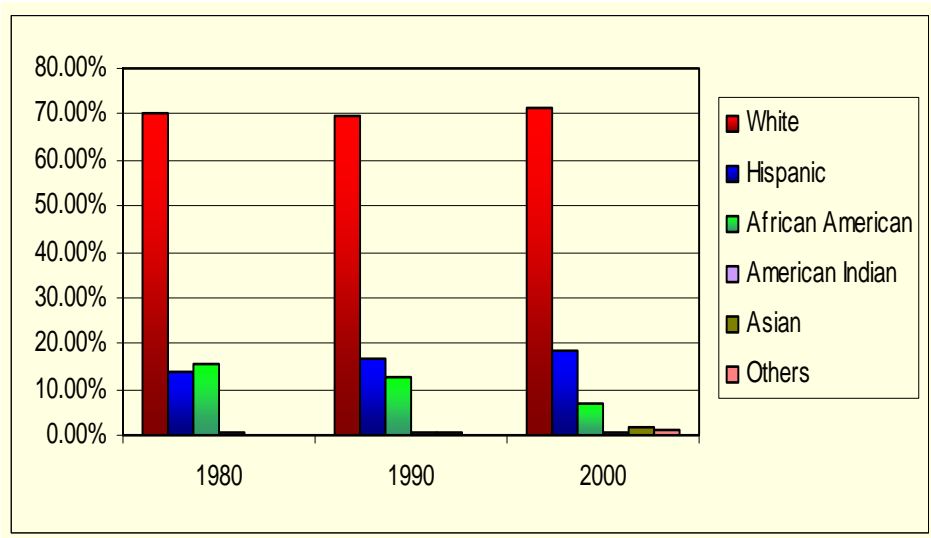
Source: Census 2000 data for zip code 75069

MEANS OF TRANSPORTATION OF WORKERS 16 YEARS AND OVER - CENUS 2000	
TOTAL	13,504
DROVE ALONE	10,060
CARPOOLED	2,734
PUBLIC TRANSPORTATION	30
MOTORCYCLE	10
BICYCLED	32
WALKED	220
OTHER MEANS	73
WORKED AT HOME	345

Source: Census 2000 data for zip code 75069

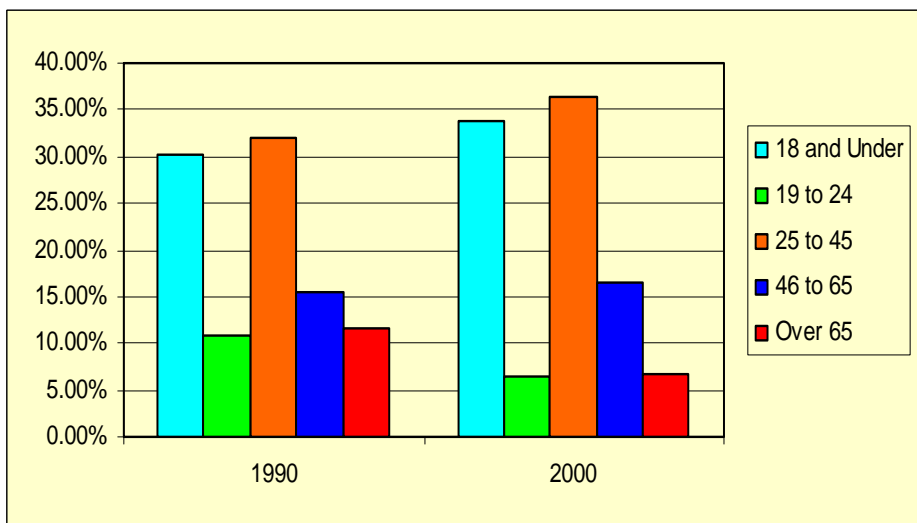
CITY OF MCKINNEY DEMOGRAPHICS

MCKINNEY BY ETHNICITY



The above information is based on Census estimates for 1980, 1990 & 2000. Comparing the census data, the ethnic composition of the city remained fairly the same, except for the decrease in the percentage of African American population. The African American population percentage has dropped from 16% in 1980, to 12% in 1990 and 7% in 2000.

MCKINNEY AGE DISTRIBUTION



The City has seen an increase in the age group between 25 and 45, due migration of younger families to McKinney. There has been a decrease of population over 65 from 11% in 1990 to 6% in 2000.

CITY OF MCKINNEY DEMOGRAPHICS

CATEGORY	CITY	STUDY AREA
AVERAGE HOUSEHOLD SIZE	2.89	2.81
MEDIAN HOUSEHOLD INCOME	\$63,366	\$42,324
MALE PER 100 FEMALE RATIO	102.4	104.4
MEDIAN AGE	30.6	30.3
POPULATION BELOW POVERTY LEVEL	5%	14%
TOTAL HOUSING UNITS	19,462	10,309
% OCCUPIED HOUSING UNITS	93%	94%
% VACANT HOUSING UNITS	7%	6%
% RENTER OCCUPIED HOUSING UNITS	30%	40%
% OWNER OCCUPIED HOUSING UNITS	70%	60%
GROUP QUARTER POPULATION	1,827	1,038
MEAN APPRAISED VALUE OF PARCELS*	\$163,458	\$107,274
MEAN MARKET VALUE OF PARCELS*	\$174,650	\$106,317
AVERAGE ASSESSED VALUE OF PARCELS*	\$163,236	\$106,317
CITY OF MCKINNEY AREA	62.9 Sq. Miles	5.1 Sq. Miles

Note: Census 2000 data for the City of McKinney

*Collin County Parcel Data

The above table lists City of McKinney demographic information to the study area demographic information per Census 2000. The study area encompasses 8% of City of McKinney.

MEANS OF TRANSPORTATION OF WORKERS 16 YEARS AND OVER - CENUS 2000	
TOTAL	26,001
DROVE ALONE	20,924
CARPOOLED	3,445
PUBLIC TRANSPORTATION	100
MOTORCYCLE	0
BICYCLED	32
WALKED	354
OTHER MEANS	131
WORKED AT HOME	1,015

Source: Census 2000 data for City of McKinney