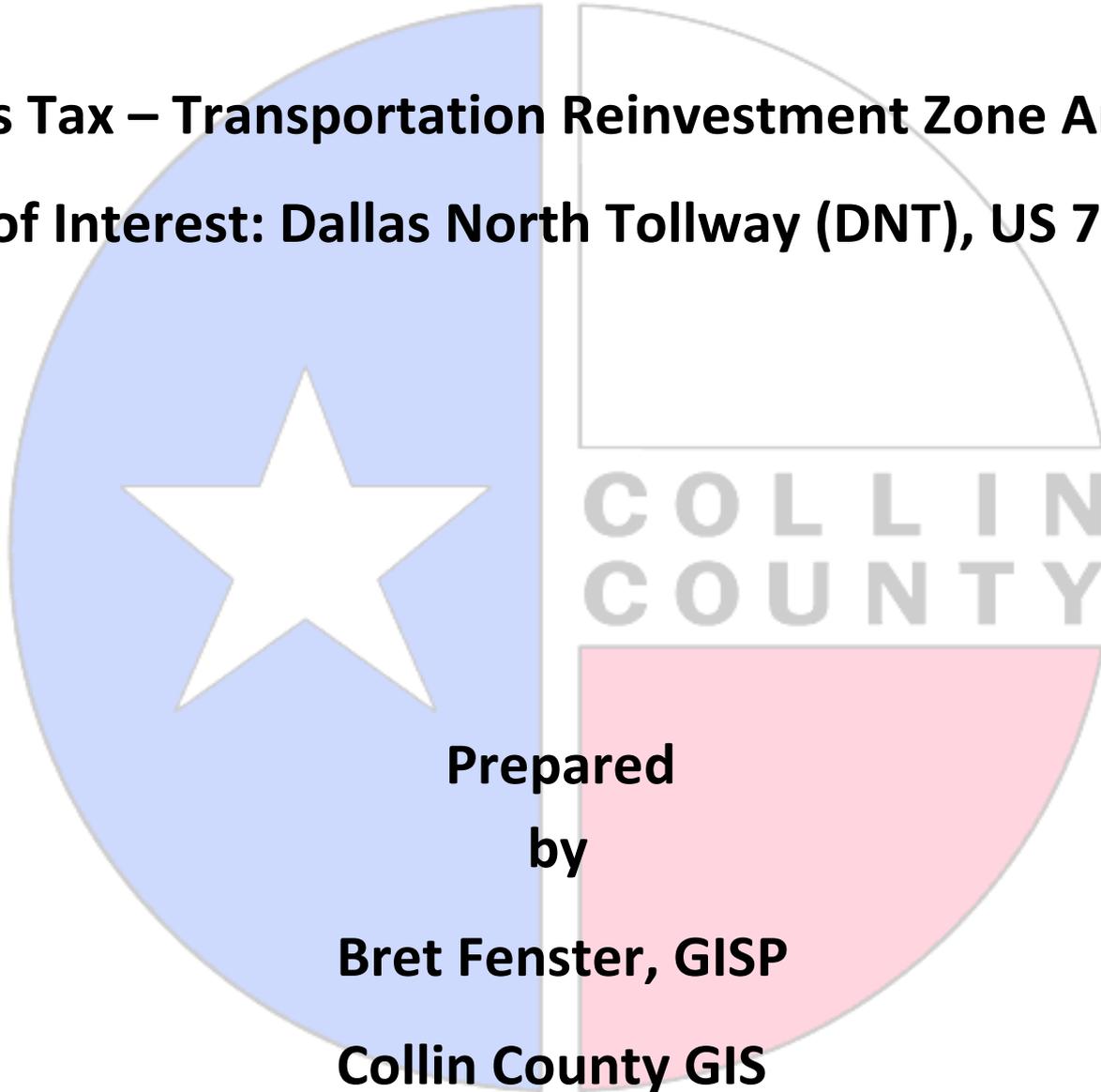


Sales Tax – Transportation Reinvestment Zone Analysis

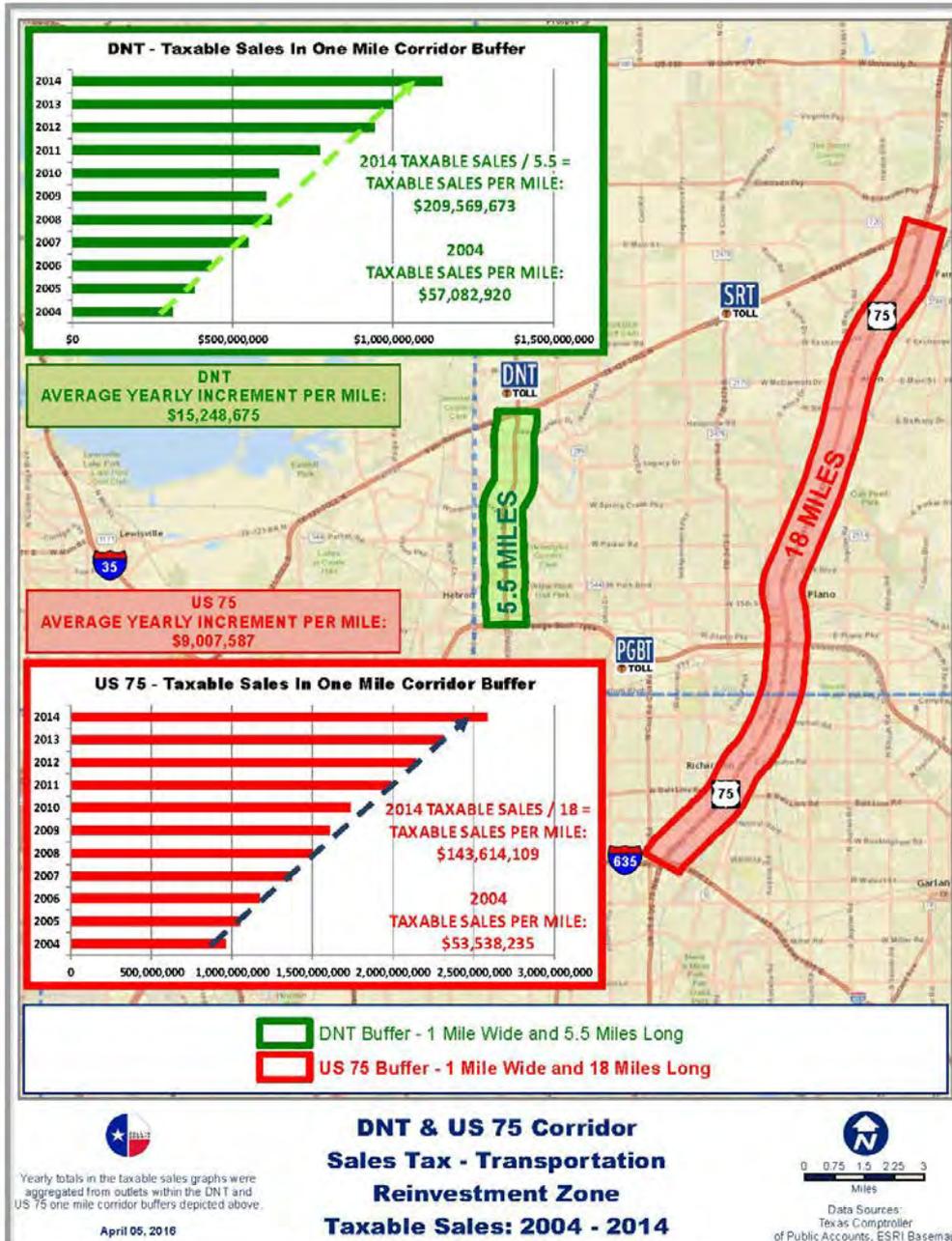
Areas of Interest: Dallas North Tollway (DNT), US 75, US 380



**Prepared
by**

Bret Fenster, GISP

Collin County GIS



Yearly totals in the taxable sales graphs were aggregated from outlets within the DNT and US 75 one mile corridor buffers depicted above.

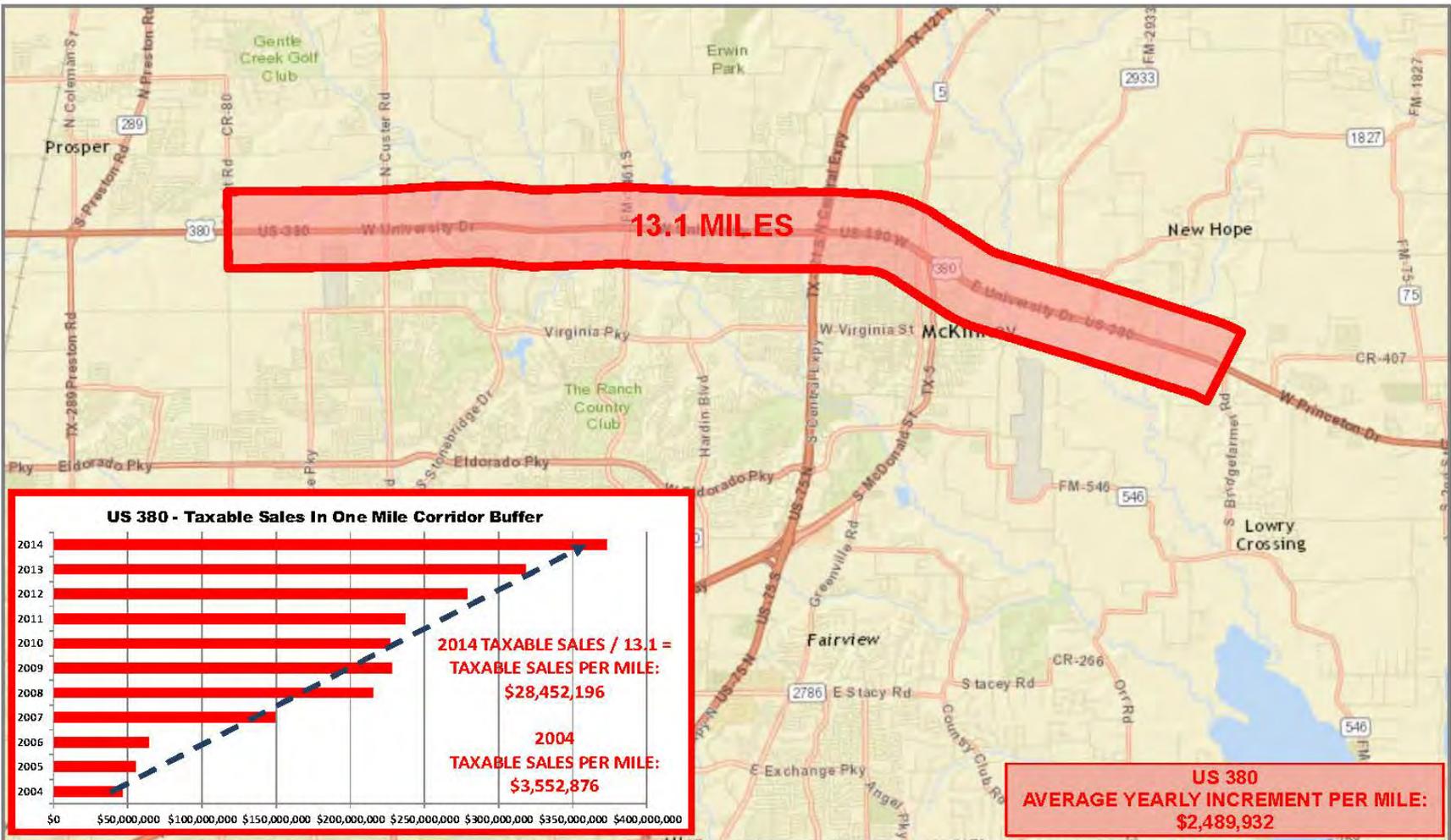
April 05, 2016

**DNT & US 75 Corridor
Sales Tax - Transportation
Reinvestment Zone
Taxable Sales: 2004 - 2014**



0 0.75 1.5 2.25 3
Miles

Data Sources:
Texas Comptroller
of Public Accounts, ESRI Basemap



US 380 Buffer - 1 Mile Wide and 13.1 Miles Long



Yearly totals in the taxable sales graph were aggregated from outlets within the US 380 one mile corridor buffer depicted above.

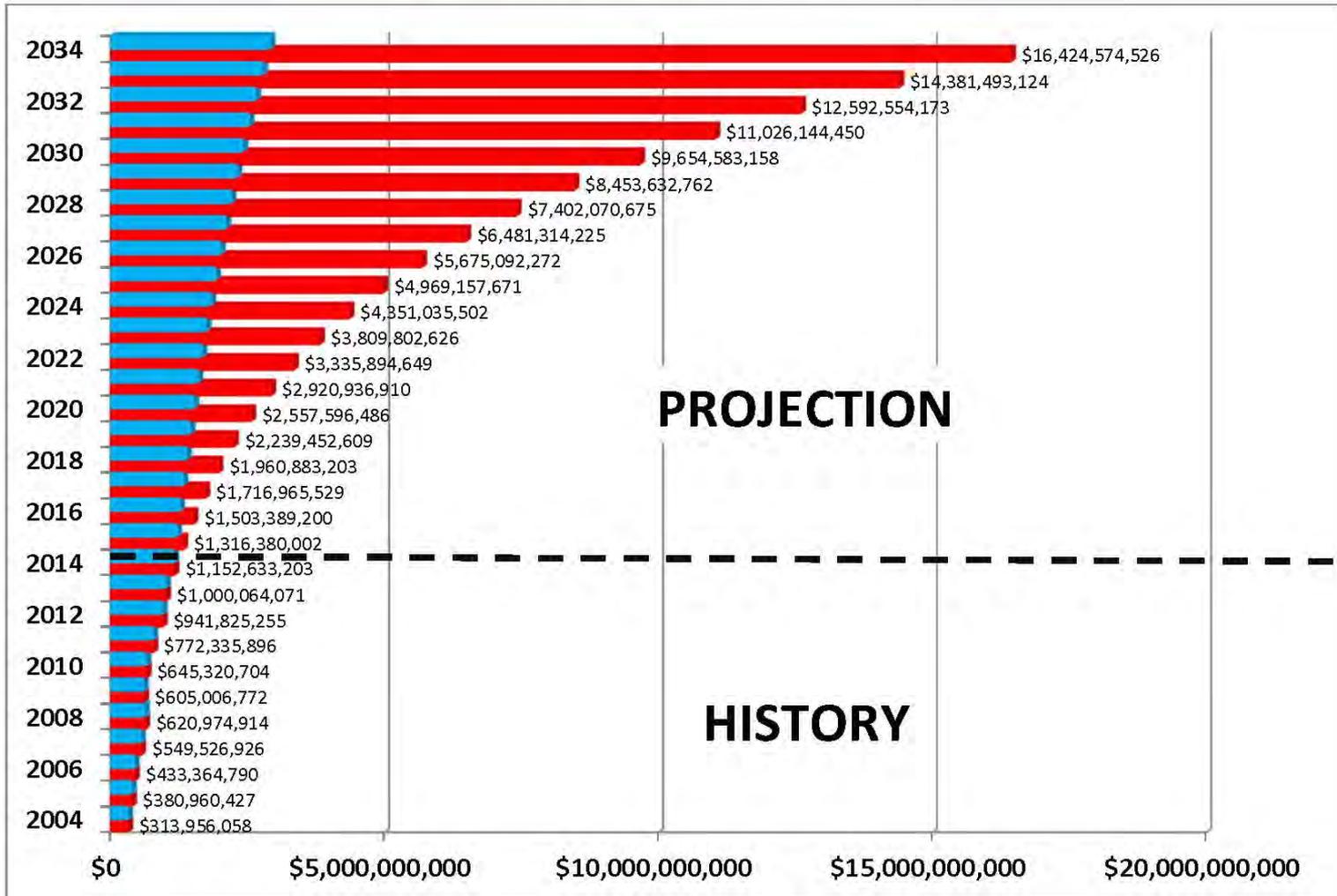
April 01, 2016

**US 380 Corridor
Sales Tax - Transportation
Reinvestment Zone
Taxable Sales: 2004 - 2014**



Data Sources:
Texas Comptroller
of Public Accounts, ESRI Basemap

DNT – Taxable Sales Projection in One Mile Corridor



The DNT taxable sales projection is based on the average growth from 2004 – 2014. (Average growth factor = 1.142063233)

One-third of the average growth is represented in the stacked blue bars above. (Growth factor = 1.047354411)

The DNT taxable sales projection is based on the average growth from 2004 – 2014. (Average growth factor = 1.142063233)

Year	Taxable Sales	Increment From Baseline 2014	Projected Sales Tax Increment
2004	\$313,956,058		
2005	\$380,960,427		
2006	\$433,364,790		
2007	\$549,526,926		
2008	\$620,974,914		
2009	\$605,006,772		
2010	\$645,320,704		
2011	\$772,335,896		
2012	\$941,825,255		
2013	\$1,000,064,071		
2014	\$1,152,633,203		
2015	\$1,316,380,002	\$163,746,799	\$10,234,175
2016	\$1,503,389,200	\$350,755,997	\$21,922,250
2017	\$1,716,965,529	\$564,332,326	\$35,270,770
2018	\$1,960,883,203	\$808,250,000	\$50,515,625
2019	\$2,239,452,609	\$1,086,819,406	\$67,926,213
2020	\$2,557,596,486	\$1,404,963,283	\$87,810,205
2021	\$2,920,936,910	\$1,768,303,707	\$110,518,982
2022	\$3,335,894,649	\$2,183,261,446	\$136,453,840
2023	\$3,809,802,626	\$2,657,169,423	\$166,073,089
2024	\$4,351,035,502	\$3,198,402,299	\$199,900,144
2025	\$4,969,157,671	\$3,816,524,468	\$238,532,779
2026	\$5,675,092,272	\$4,522,459,069	\$282,653,692
2027	\$6,481,314,225	\$5,328,681,022	\$333,042,564
2028	\$7,402,070,675	\$6,249,437,472	\$390,589,842
2029	\$8,453,632,762	\$7,300,999,559	\$456,312,472
2030	\$9,654,583,158	\$8,501,949,955	\$531,371,872
2031	\$11,026,144,450	\$9,873,511,247	\$617,094,453
2032	\$12,592,554,173	\$11,439,920,970	\$714,995,061
2033	\$14,381,493,124	\$13,228,859,921	\$826,803,745
2034	\$16,424,574,526	\$15,271,941,323	\$954,496,333

DNT CORRIDOR

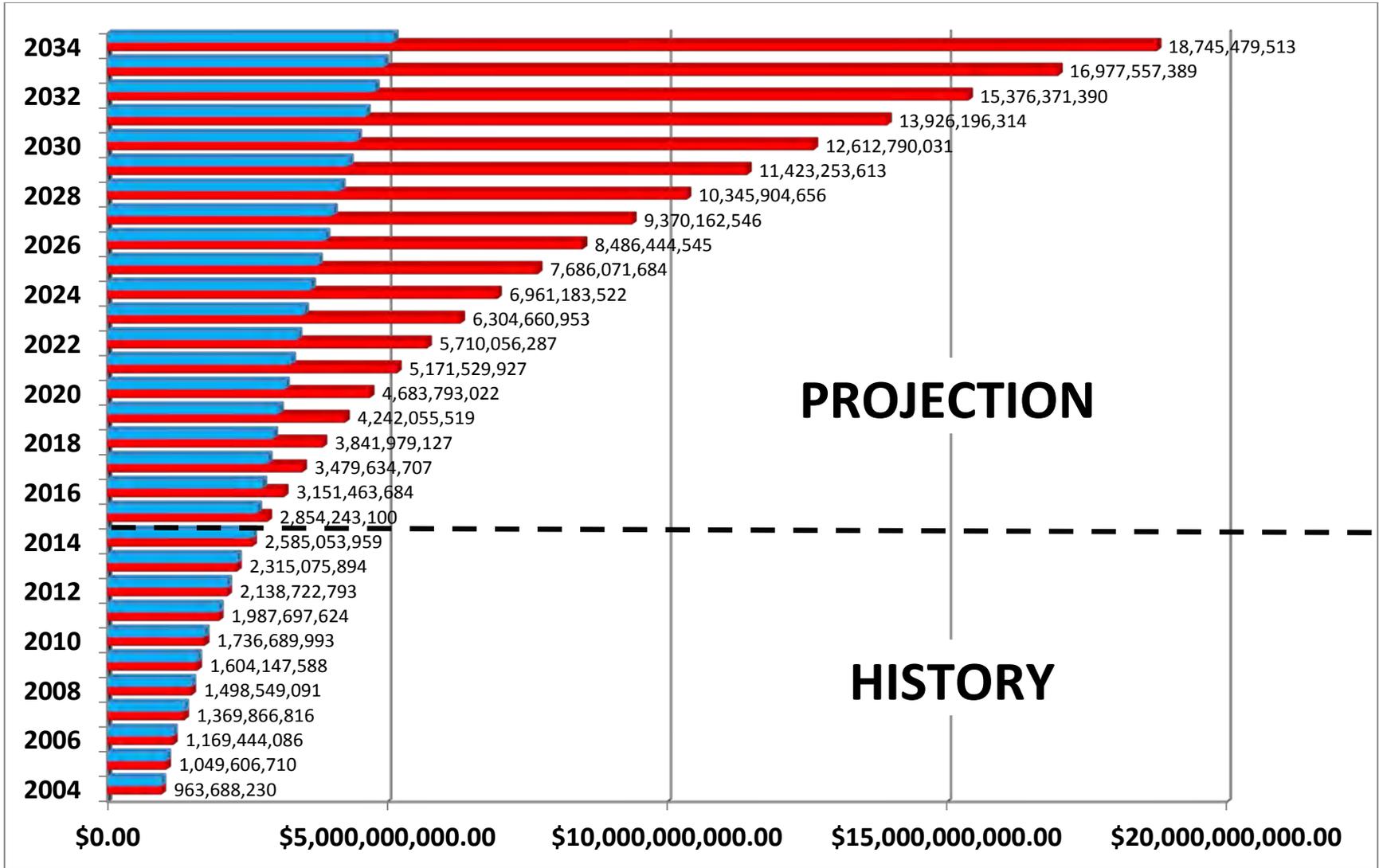
ST-TRZ FORMULA REVIEW - SALES TAX PROJECTION

1. Taxable Sales
2004 – 2014 Taxable Sales are from the Texas Comptroller’s Office.
2015 -2034 Taxable Sales were calculated using the average growth rate from 2004 – 2014
(Applied Average Growth Factor of 1.142063233)
2. Increment From Baseline 2014
The 2014 baseline (\$1,152,633,203) was subtracted from the yearly 2015 – 2034 Taxable Sales.
3. Projected Sales Tax Increment
Increment From Baseline 2014 x (.0625)
4. Projected Sales Tax 2015-2034

\$6,232,518,106

5.5 Miles

US 75 – Taxable Sales Projection in One Mile Corridor



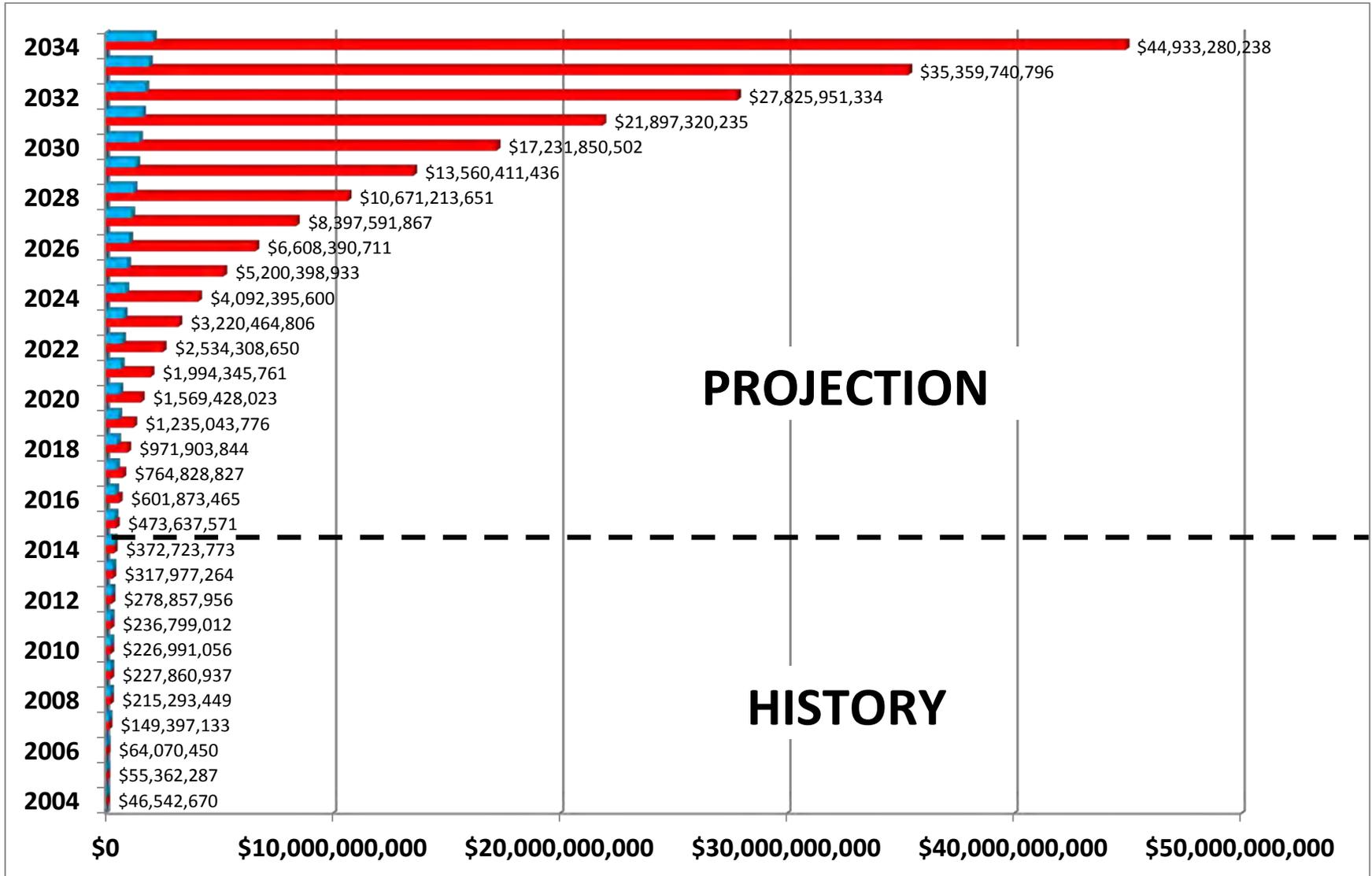
The US 75 taxable sales projection is based on the average growth from 2004 – 2014. (Average growth factor = 1.104132890516)

One-third of the average growth is represented in the stacked blue bars above. (Growth factor = 1.0347109635)

**The US 75 taxable sales projection is based on the average growth rate from 2004 - 2014
(Average growth factor = 1.104132890516)**

Year	Taxable Sales	Increment From Baseline 2014	Projected Sales Tax
2004	\$963,688,230		
2005	\$1,049,606,710		
2006	\$1,169,444,086		
2007	\$1,369,866,816		
2008	\$1,498,549,091		
2009	\$1,604,147,588		
2010	\$1,736,689,993		
2011	\$1,987,697,624		
2012	\$2,138,722,793		
2013	\$2,315,075,894		
2014	\$2,585,053,959		
2015	\$2,854,243,100	\$269,189,141	\$16,824,321
2016	\$3,151,463,684	\$566,409,725	\$35,400,608
2017	\$3,479,634,707	\$894,580,748	\$55,911,297
2018	\$3,841,979,127	\$1,256,925,168	\$78,557,823
2019	\$4,242,055,519	\$1,657,001,560	\$103,562,597
2020	\$4,683,793,022	\$2,098,739,063	\$131,171,191
2021	\$5,171,529,927	\$2,586,475,968	\$161,654,748
2022	\$5,710,056,287	\$3,125,002,328	\$195,312,646
2023	\$6,304,660,953	\$3,719,606,994	\$232,475,437
2024	\$6,961,183,522	\$4,376,129,563	\$273,508,098
2025	\$7,686,071,684	\$5,101,017,725	\$318,813,608
2026	\$8,486,444,545	\$5,901,390,586	\$368,836,912
2027	\$9,370,162,546	\$6,785,108,587	\$424,069,287
2028	\$10,345,904,656	\$7,760,850,697	\$485,053,169
2029	\$11,423,253,613	\$8,838,199,654	\$552,387,478
2030	\$12,612,790,031	\$10,027,736,072	\$626,733,504
2031	\$13,926,196,314	\$11,341,142,355	\$708,821,397
2032	\$15,376,371,390	\$12,791,317,431	\$799,457,339
2033	\$16,977,557,389	\$14,392,503,430	\$899,531,464
2034	\$18,745,479,513	\$16,160,425,554	\$1,010,026,597

US 380 – Taxable Sales Projection in One Mile Corridor

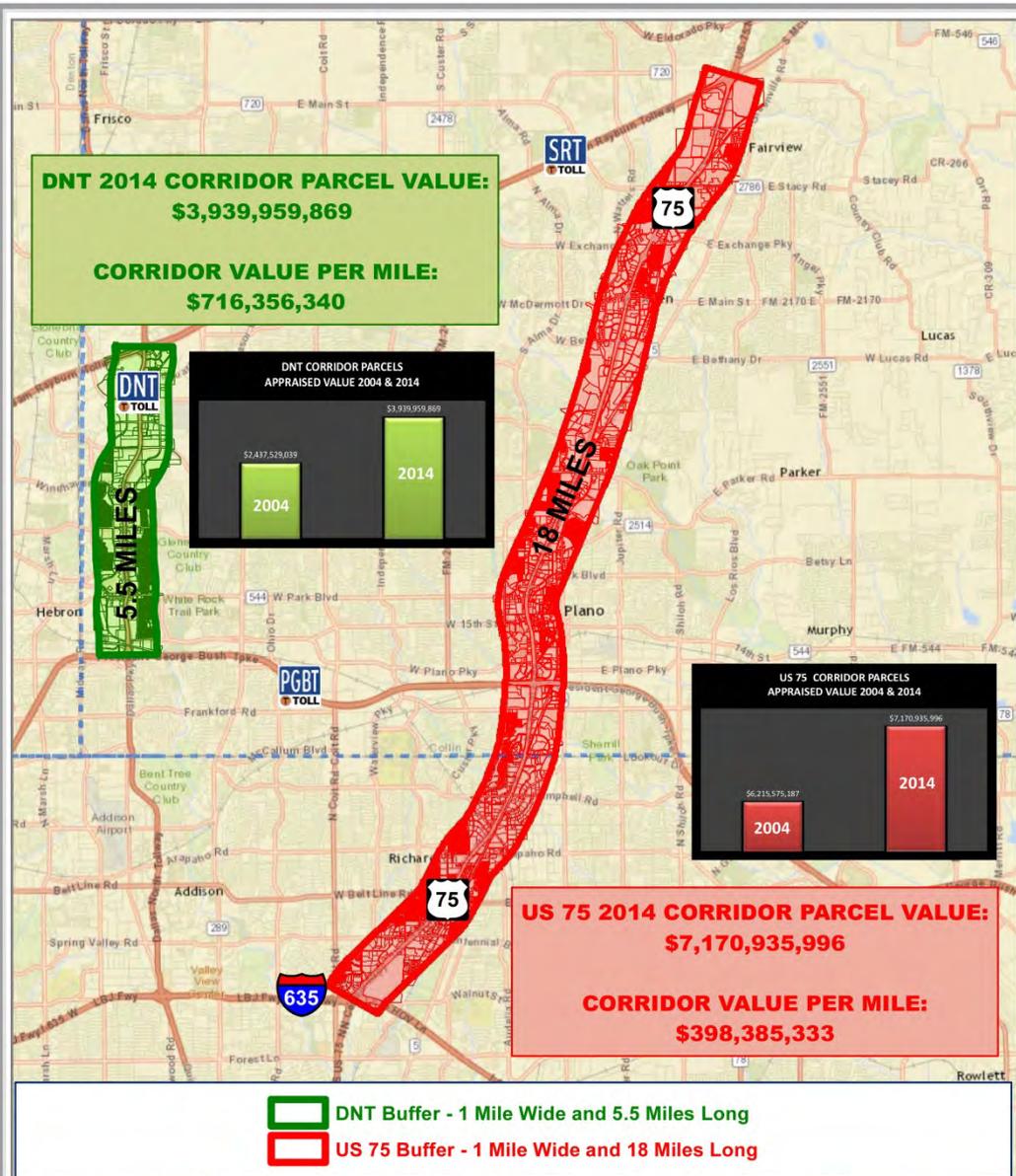


The US 380 taxable sales projection is based on the average growth from 2004 – 2014. (Average growth factor = 1.2707468784)

One-third of the average growth is represented in the stacked blue bars above. (Growth factor = 1.090248959)

The US 380 taxable sales projection is based on the average growth from 2004 – 2014. (Average growth factor = 1.2707468784)

Year	Taxable Sales	Increment From Baseline 2014	Projected Sales Tax Increment
2004	\$46,542,670		
2005	\$55,362,287		
2006	\$64,070,450		
2007	\$149,397,133		
2008	\$215,293,449		
2009	\$227,860,937		
2010	\$226,991,056		
2011	\$236,799,012		
2012	\$278,857,956		
2013	\$317,977,264		
2014	\$372,723,773		
2015	\$473,637,571	\$100,913,798	\$6,307,112
2016	\$601,873,465	\$229,149,692	\$14,321,856
2017	\$764,828,827	\$392,105,054	\$24,506,566
2018	\$971,903,844	\$599,180,071	\$37,448,754
2019	\$1,235,043,776	\$862,320,003	\$53,895,000
2020	\$1,569,428,023	\$1,196,704,250	\$74,794,016
2021	\$1,994,345,761	\$1,621,621,988	\$101,351,374
2022	\$2,534,308,650	\$2,161,584,877	\$135,099,055
2023	\$3,220,464,806	\$2,847,741,033	\$177,983,815
2024	\$4,092,395,600	\$3,719,671,827	\$232,479,489
2025	\$5,200,398,933	\$4,827,675,160	\$301,729,698
2026	\$6,608,390,711	\$6,235,666,938	\$389,729,184
2027	\$8,397,591,867	\$8,024,868,094	\$501,554,256
2028	\$10,671,213,651	\$10,298,489,878	\$643,655,617
2029	\$13,560,411,436	\$13,187,687,663	\$824,230,479
2030	\$17,231,850,502	\$16,859,126,729	\$1,053,695,421
2031	\$21,897,320,235	\$21,524,596,462	\$1,345,287,279
2032	\$27,825,951,334	\$27,453,227,561	\$1,715,826,723
2033	\$35,359,740,796	\$34,987,017,023	\$2,186,688,564
2034	\$44,933,280,238	\$44,560,556,465	\$2,785,034,779



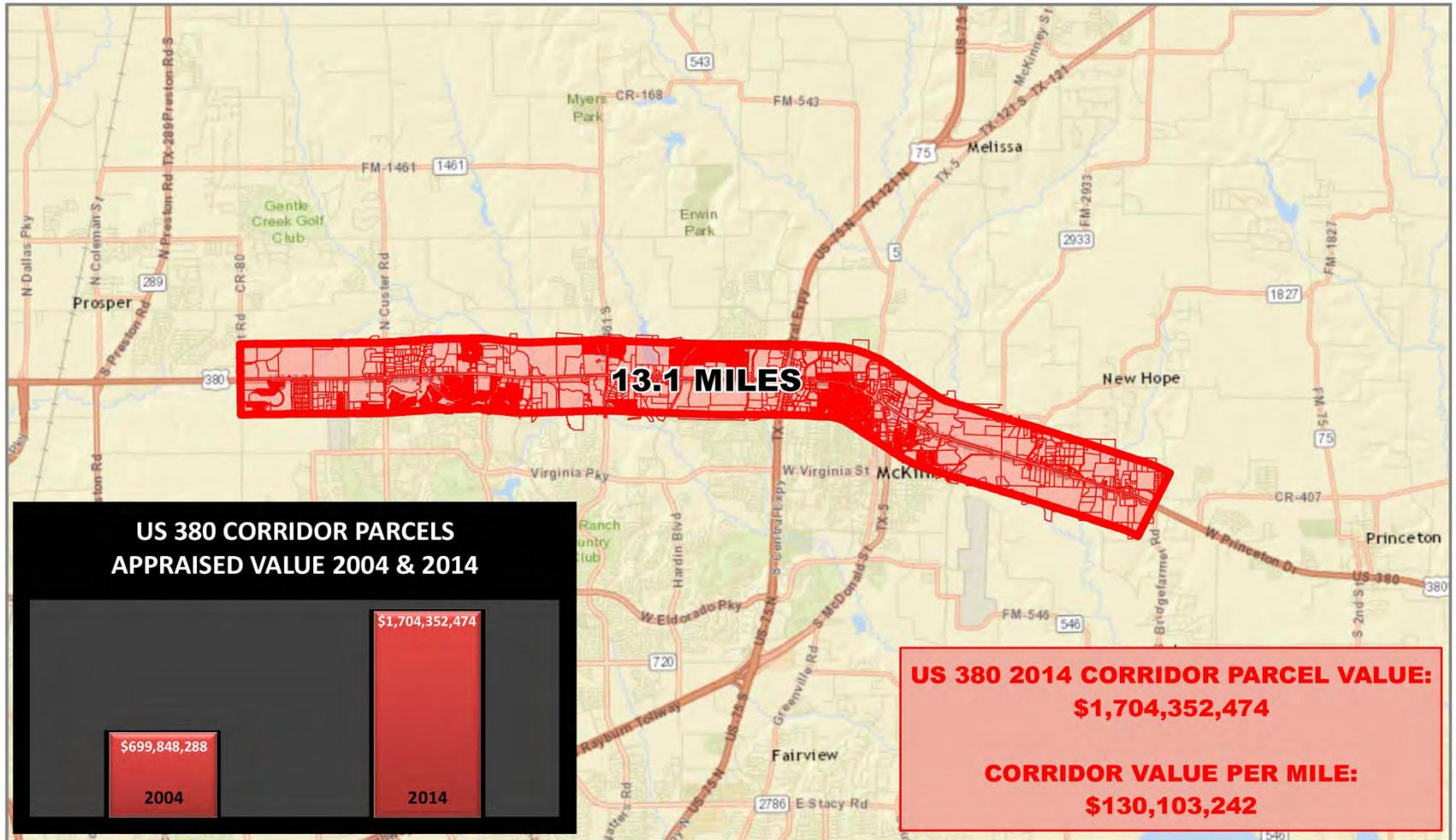
Parcel values within the corridors were summed and then divided by the corridor length.

April 05, 2016

**DNT & US 75 Corridor
Sales Tax - Transportation
Reinvestment Zone
2004 & 2014 Property Values**



Data Sources:
Texas Comptroller
of Public Accounts, Collin CAD,
Dallas CAD, Collin GIS, ESRI Basemap



 US 380 Buffer - 1 Mile Wide and 13.1 Miles Long



Parcel values within the corridor were summed and then divided by the corridor length.

April 05, 2016

**US 380 Corridor
Sales Tax - Transportation
Reinvestment Zone
2004 & 2014 Property Values**



Data Sources:
Texas Comptroller
of Public Accounts, ESRI Basemap

AVERAGE GROWTH RATE FORMULA

FOR TAXABLE SALES PROJECTION

**US 75 Example: $(2014 - 2013) = \Delta$ (Net Change)/ 2013 =
Change Rate Factor**

$\$2,585,053,959 - \$2,315,075,894 = \Delta \$269,978,065$

$\$269,978,065 / \$2,315,075,894 = .116617371249$

The yearly change rate factor was calculated for 2004 – 2014 and then averaged.

The average change rate + 1 was applied to 2014 – 2034 to project taxable sales.

US 75 Change Rate Factor + 1 = 1.104132890516 (10.4% Yearly Growth)

DNT Change Rate Factor + 1 = 1.142063233 (14.2% Yearly Growth)

US 380 Change Rate Factor + 1 = 1.2707468784 (27.1% Yearly Growth)