



2317 Cuesta Lane, McKinney, TX 75072

Comparative Market Analysis • Saved on December 19, 2025 at 03:42 AM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$2,236/month

Based on 25 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$2,200/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

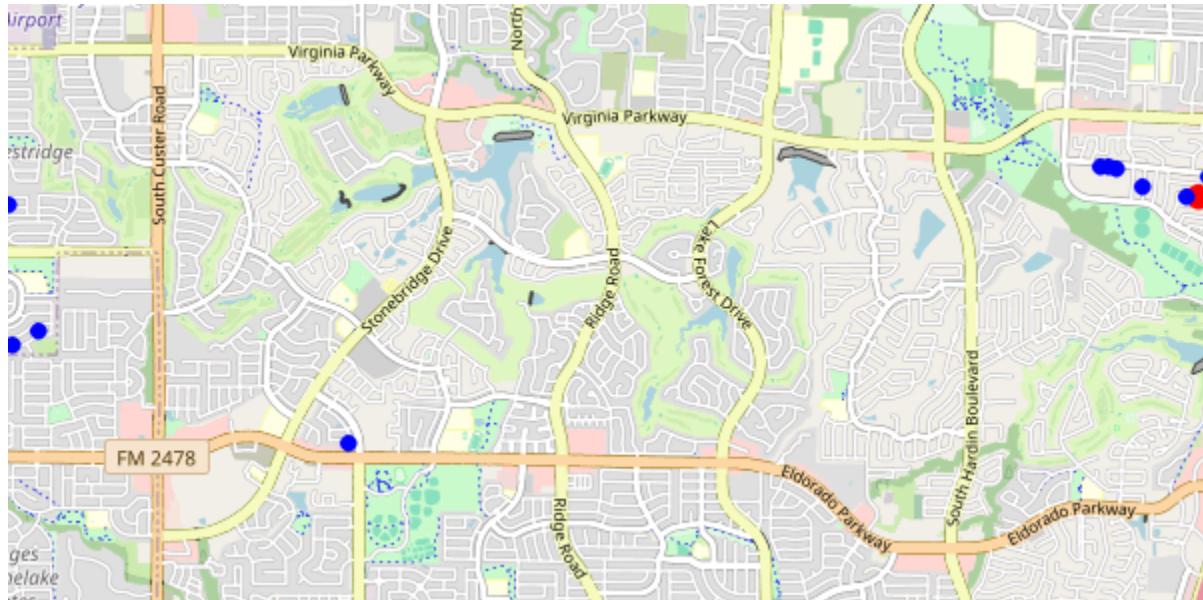
Property Details

Address	2317 Cuesta Lane, McKinney, TX 75072
Bedrooms	3
Bathrooms	2.0
Square Feet	1,493
Property Type	Single Family

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	4
Average Comp Rent	\$2,234
Rent Range	\$2,057 - \$2,415

Property Location Map



Subject property location shown on map. View the web version for an interactive map with all comparable properties.

Comparable Properties (25)

2329 Cuesta Ln, McKinney, TX 75072	Single Family	\$2,200	3BR/2BA	0	0.06 mi	100%
2709-511 Rockhill Rd, McKinney, TX 75072	Single Family	\$2,699	3BR/2.5BA	0	0.44 mi	100%
618 Bandera St, McKinney, TX 75072	Single Family	\$1,860	3BR/2.5BA	0	0.29 mi	100%

2305 Rockhill Rd, Mckinney, TX 75072	Single Family	\$2,100	3BR/2BA	0	0.11 mi	93%
7509 Burton Ln, Mckinney, TX 75072	Single Family	\$2,300	3BR/2BA	0	4.38 mi	89%
9520 George Washington Dr, Mckinney, TX 75072	Single Family	\$2,200	3BR/2BA	0	5.79 mi	85%
2709-500 Rockhill Rd, Mckinney, TX 75072	Single Family	\$2,499	3BR/2BA	0	0.50 mi	85%
2709-506 Rockhill Rd, Mckinney, TX 75072	Single Family	\$2,499	3BR/2BA	0	0.47 mi	85%
9804 George Washington Dr, Mckinney, TX 75072	Single Family	\$2,100	3BR/2BA	0	5.92 mi	85%
9836 Wild Ginger Dr, Mckinney, TX 75072	Single Family	\$2,300	3BR/2BA	0	5.90 mi	85%
2709-509 Rockhill Rd, Mckinney, TX 75072	Single Family	\$2,499	3BR/2BA	0	0.45 mi	85%
2217 Teddy Roosevelt Dr, Mckinney, TX 75072	Single Family	\$2,100	3BR/2BA	0	5.70 mi	85%
9732 Hedge Bell Dr, Mckinney, TX 75072	Single Family	\$2,399	3BR/2BA	0	5.77 mi	85%
9704 Mystic Dunes Dr, Mckinney, TX 75072	Single Family	\$2,300	3BR/2BA	0	5.89 mi	85%
2305 Brookview Dr, Mckinney, TX 75072	Single Family	\$2,225	3BR/2BA	0	0.12 mi	85%
2008 Webb Dr, Mckinney, TX 75072	Single Family	\$2,150	3BR/2.5BA	0	6.41 mi	85%
9905 George Washington Dr, Mckinney, TX 75072	Single Family	\$1,950	3BR/2BA	0	6.00 mi	85%
2012 Clinton Dr, Mckinney, TX 75072	Single Family	\$2,150	3BR/2BA	0	5.90 mi	85%
10304 Colfax Dr, Mckinney, TX 75072	Single Family	\$1,995	3BR/2BA	0	6.57 mi	85%
6420 Lasalle Ln, Mckinney, TX 75072	Single Family	\$2,295	3BR/2BA	0	3.47 mi	82%
2709-101 Rockhill Rd, Mckinney, TX 75072	Single Family	\$2,499	3BR/2BA	0	0.55 mi	82%
9921 Tanglebrush Dr, Mckinney, TX 75072	Single Family	\$2,495	3BR/2BA	0	6.08 mi	78%
9416 Harrell Dr, Mckinney, TX 75072	Single Family	\$2,100	3BR/2BA	0	5.63 mi	78%
9717 Mystic Dunes Dr, Mckinney, TX 75072	Single Family	\$2,150	3BR/2BA	0	5.92 mi	78%
9805 Meadow Rue Dr, Mckinney, TX 75072	Single Family	\$1,795	3BR/2BA	0	5.77 mi	78%

Note: Comparables are ranked by correlation score (90%+ = high correlation). Properties with higher correlation scores are more similar to the subject property.

Blue Atlas Realty | Professional Property Management

Data Source: BA Algorithm with RentCast Comparables | Analysis Date: December 19, 2025

This report is for informational purposes only and should not be considered as a formal appraisal.