



2317 Cuesta Lane, McKinney, TX 75072

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

BA Algorithm Rent Estimate	AI Rent Estimate
■ BA Transparent Rent Algorithm	■ Machine Learning Model
\$2,236/month	\$2,200/month
Based on 25 comparable properties	Advanced AI analysis of market trends
Confidence: N/A	AI Confidence: 85.0%

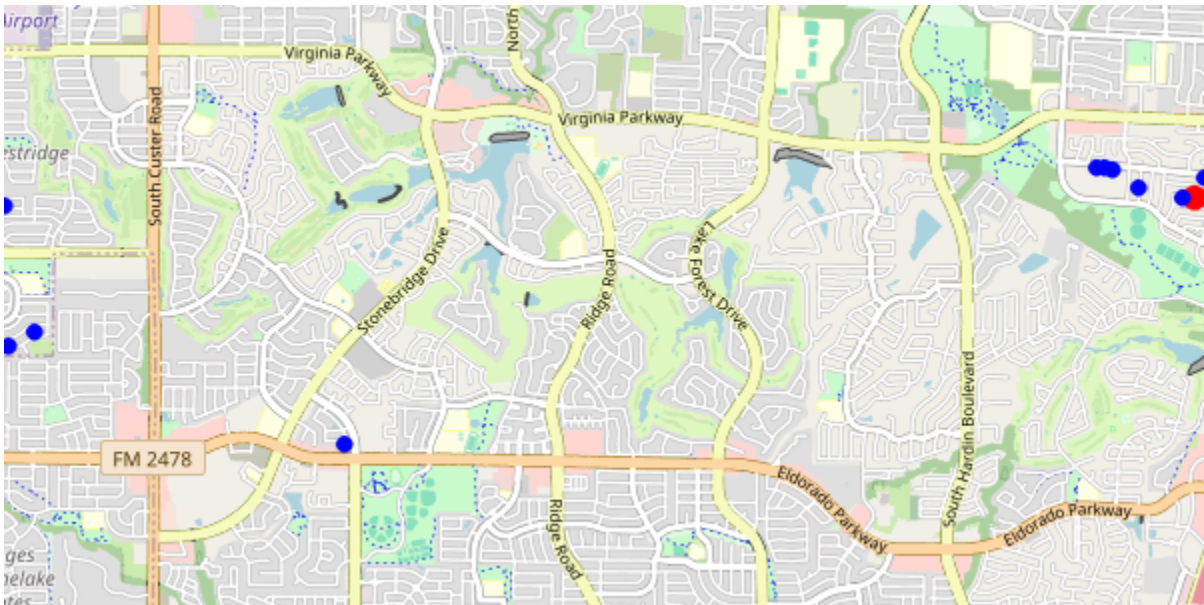
Property Details

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)

Address	Property Type	Rent	Bedrooms	Bathrooms	Distance	Confidence
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.