

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C2 - Local Commercial	BG - General Business, AG - Agricultural	Collin Crossing District: Urban Living
Annual Operating Revenues	\$136,056	\$70,943	\$51,839
Annual Operating Expenses	\$12,458	\$6,681	\$54,754
Net Surplus (Deficit)	\$123,598	\$64,262	(\$2,915)

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$49,485	\$5,673,643
Residential Development Value (per unit)	\$0	\$495,000	\$144,000
Residential Development Value (per acre)	\$0	\$49,500	\$2,880,000
Total Nonresidential Development Value	\$5,690,813	\$2,947,357	\$203,243
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$2,744,280	\$1,960,200

Projected Output			
Total Employment	49	25	3
Total Households	0	0	39

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.1%
% Retail	0.9%	0.5%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	2.4%
% Retail	6.7%	3.5%	0.1%
% Office	0.0%	0.0%	0.2%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan