

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C1 - Neighborhood Commercial	RS 60 - Single Family Residence	Town Center District: Historic Town Center - Mix
Annual Operating Revenues	\$7,264	\$3,078	\$4,581
Annual Operating Expenses	\$665	\$1,716	\$757
<b>Net Surplus (Deficit)</b>	<b>\$6,599</b>	<b>\$1,362</b>	<b>\$3,824</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$315,000	\$0
Residential Development Value (per unit)	\$0	\$315,000	\$0
Residential Development Value (per acre)	\$0	\$1,050,000	\$0
Total Nonresidential Development Value	\$303,840	\$0	\$247,011
Nonresidential Development Value (per square foot)	\$180	\$0	\$180
Nonresidential Development Value (per acre)	\$1,012,800	\$0	\$1,176,243

Projected Output			
Total Employment	3	0	3
Total Households	0	1	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.00%	0.00%	0.00%
% Retail	0.05%	0.00%	0.02%
% Office	0.00%	0.00%	0.01%
% Industrial	0.00%	0.00%	0.00%

\*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.1%	0.0%
% Retail	0.8%	0.0%	0.4%
% Office	0.0%	0.0%	0.3%
% Industrial	0.0%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan