

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Office)	PD - Planned Development (Retail)	Collin McKinney Commercial District: Urban Living
Annual Operating Revenues	\$118,635	\$314,929	\$119,992
Annual Operating Expenses	\$49,432	\$28,836	\$126,740
Net Surplus (Deficit)	\$69,202	\$286,093	(\$6,748)

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$13,132,800
Residential Development Value (per unit)	\$0	\$0	\$144,000
Residential Development Value (per acre)	\$0	\$0	\$2,880,000
Total Nonresidential Development Value	\$11,290,752	\$13,172,544	\$470,448
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$2,352,240	\$2,744,280	\$1,960,200

Projected Output			
Total Employment	194	113	6
Total Households	0	0	91

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.3%
% Retail	0.0%	2.1%	0.0%
% Office	1.1%	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%	1.4%
% Retail	0.0%	6.8%	0.1%
% Office	5.5%	0.0%	0.1%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan