

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
		LI - Light Industrial	n/a
Annual Operating Revenues	\$1,313,723	n/a	\$827,079
Annual Operating Expenses	\$180,544	n/a	\$113,665
Net Surplus (Deficit)	\$1,133,180	n/a	\$713,414

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	n/a	\$0
Residential Development Value (per unit)	\$0	n/a	\$0
Residential Development Value (per acre)	\$0	n/a	\$0
Total Nonresidential Development Value	\$132,195,888	n/a	\$83,226,368
Nonresidential Development Value (per square foot)	\$108	n/a	\$108
Nonresidential Development Value (per acre)	\$1,176,120	n/a	\$740,448

Projected Output			
Total Employment	949	n/a	597
Total Households	0	n/a	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	n/a	0.0%
% Retail	0.0%	n/a	0.0%
% Office	0.0%	n/a	0.0%
% Industrial	22.3%	n/a	14.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	n/a	0.0%
% Retail	0.0%	n/a	0.0%
% Office	0.0%	n/a	0.0%
% Industrial	56.4%	n/a	35.5%

*ONE McKinney 2040 Comprehensive Plan